

17th January 2022

DA STATEMENT NINE DESIGN PRINCIPLES
TORONTO MIXED USE DEVELOPMENT
CARY STREET & ARNOTT AVENUE, TORONTO

DESIGN QUALITY PRINCIPLE (SEPP 65)	SITE DESIGN PRINCIPLE	SITE DESIGN PRINCIPLE RESPONSE
<p>Principle 1: Context and Neighbour Character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>To respect the complex fine and coarse grain context of the existing surrounding built form , the eclectic nature of adjacent building use and open space activity of the immediate neighbourhood and the broader urban context.</p>	<p>The large site is visible from all sides with two street frontages, a public reserve and a single storey building on the other boundary. There is a busy arterial road (4 lanes) along Cary Street and quieter frontages to the Reserve and Arnett Avenue.</p> <p>The adjacent public Reserve is the former Toronto to Fassifern rail line that is now a bike/walking track. Running alongside the Southern edge of the site, the track provides casual pedestrian connection to the town centre as it extends along the waterfront.</p> <p>At the intersection of Victory Parade and Cary Street the site forms the Northern boundary of the Toronto town centre, signifying the transition zone from the business district to the residential area further North. The site is set back one block from the waterfront and is in close proximity to marine activities with the Royal Motor Yacht Club and jetties immediately adjacent.</p> <p>This building will form the gateway to the Northern approach to Toronto.</p> <p>The large site area provides opportunity for new commercial at Ground Level that will extend and enhance Toronto's commercial infrastructure, as well as residential apartments addressing the quieter frontages of the site.</p> <p>The building is designed to be seen "in the round" and directly accessible from all street frontages and the Reserve.</p> <p>Along Cary St, soft landscaping in front of the 1m elevated set back shopfronts, together with awnings and balustrades, help mitigate the heavy vehicle activity of Cary Street.</p> <p>The Arnett Avenue and public reserve frontages incorporate apartments with courtyards and substantial landscaping & dep soil to provide a passive residential scale to these lower scale neighbours.</p> <p>The articulation of the building forms responds to the lower scale buildings immediately adjacent by breaking up the mass with projecting and recessive elements and fenestration detailing such as screens, awnings, balustrades, colour variation.</p> <p>Landscaping and paving compliment the Reserve and maintain pedestrian links between the residential areas to the North and the Town Centre and Lake to the South East. The proposed new landscaping will enhance the surrounds for both residents and the general public.</p>

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<p>Principle 2: Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>To acknowledge the 'gateway' location of the site and reference larger built urban form to develop full site potential for residents and the community. Maximise opportunity along Cary St frontage to represent the site as the Northern bookend gateway for the Town Centre.</p> <p>Step building back at the south acknowledging the former rail corridor, now a public reserve/bike track.</p> <p>Massing break-up achieved with two main building forms separated by a large ground level communal outdoor space. The building forms are articulated to further break down the mass with prominent entry points, vertical divisions signifying natural light/ventilation/viewpoints for the apartment hallways, balcony/screen treatments.</p>	<p>As a large site under the LMCC Toronto Town Centre Area Plan, a "Concept Plan" was prepared and presented to both Council and the SEPP65 Design Review Panel in the original 2018 DA.</p> <p>The proposal has also been assessed by the JRPP and the Land Environment Court experts through 2019 to 2021 . The design has consequently developed based on the various feedback from these authorities.</p> <p>The scale has been addressed by articulating the form into a series of "separate" buildings defined by deep recesses along the West and East facades. The building form fronting the Reserve is treated as another "separate" building that steps back at the upper levels. It is intended that overall the project appears as a single development comprised of several composed buildings. Colour will be used to further define the individual masses.</p> <p>As a predominantly residential building, the treatment of the balconies, the external expression of each apartment, the positioning of windows and sunscreens will add another finer layer of articulation. At ground level the shopfronts, awnings, café's, outdoor seating provide appropriate scale.</p> <p>The Cary Street and Arnott Avenue buildings are separated by a 15.295m wide opening that accommodates a landscaped deep soil outdoor space at ground level. Visual appreciation of this separation is achieved as the outdoor space opens towards the public reserve and the Cary St/Victory Parade intersection. This massing arrangement is in line with the Block Plan indicated in the Toronto Town Centre Area Plan.</p> <p>As an open site, lacking street alignments defined by any existing buildings, generous setbacks have been provided to all boundaries. This provides the curtilage or "breathing space" a building of this scale requires. This also maintains the more open character of this precinct as the Reserve links to the Lake.</p> <p>The proposed height of the Cary St building exceeds the LEP heights nominated for the site. The LEP nominates three different heights in different locations over the site. The LEP has a lower height along Cary Street (13.0ms) with a higher height on Arnott Avenue (16.0ms). This is at odds with conventional urban design theory which normally provides the highest buildings on the wider, busier roads and lower buildings on the narrower quieter streets adjoining residential neighbours.</p> <p>The proponent's urban and site analyses leads this proposal placing a five level building on Cary Street, a busy road with 4 lanes of traffic. The height provided along Cary Street is intended to create a scale suitable for this prominent site as an urban landmark and gateway site for the Northern end of the Toronto CBD. This positive urban design outcome would not be possible with the lower height nominated in the LEP. This height also meets the development potential of the site.</p> <p>The images provided show how a building of this height on Cary Street creates the desired civic presence and an appropriate relationship with the new Anglican Aged Care retirement development which forms the Southern gateway at the other end of Toronto.</p> <p>On Arnott Avenue the proposal is for a building lower than a previous Approval and, more or less, in compliance with the LEP height. The building fronting the Reserve is also in compliance with the LEP heights with lower height and larger setback than the previous Approval for the site. The submitted sections demonstrates these comparisons.</p> <p>This proposal responds to this urban design analysis with a prominent building intended to serve as a positive catalyst for future development.</p>

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<p>Principle 3: Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>To achieve true 'urban form' in a building designed to provide choice for purchasers in a higher density living environment with generous and varied common open spaces that separates and therefore reduces the building mass.</p>	<p>The density of this development is appropriate to the site and its context. There is a high level of amenity for all residents. This amenity is evident in the following measures:</p> <ul style="list-style-type: none">- Apartment mix.- Variety in Apartment size and layout.- Generous balconies.- Wide, naturally lit and ventilated common areas and accessways.- Provision of views to Lake and mountains from various angles and locations on site.- Access to several large external communal areas at both ground and rooftop levels- Proximity to Toronto town centre services. <p>On any large site a residential development needs to be composed of several buildings in order to achieve natural light and ventilation into each apartment. The individual buildings must then be separated by distances that provide privacy. The dimensions of this site make this achievable. The orientation of the buildings allows Northern sunlight to enter the central outdoor space throughout different times of the year and also to the balconies and Living areas on both buildings facing the central space.</p> <p>Services investigations, amplifications and redirections are being undertaken, it has been established the site is capable of supporting the proposed development.</p> <p>This development with its increased residential density makes greater use of the existing infrastructure, public transport, stimulates economic activity, increases employment and will offer enhanced recreation facilities.</p>

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<p>Principle 4: Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</p>	<p>Building mass divided through the creation of an central outdoor area and Living areas and decks oriented to maximise for Winter morning or afternoon sun access.</p> <p>Living areas at corner locations allows natural cross ventilation with windows/door openings on different facades.</p> <p>Significant roof overhangs/screens protects from summer sun.</p> <p>Vehicle access and accommodation restricted and concentrated to reduce physical presence and is located in basements with mechanical filtering to reduce emission impact.</p> <p>Significant deep soil zones accommodated.</p>	<p>Unlike the continuing spread of suburban development that demands ever-increasing extension of infrastructure and roads with the corresponding reliance on cars, this apartment development utilises the existing town infrastructure. It allows people to live closer to recreational areas, shops, services, schools and public transport. This greater use of existing infrastructure is the most significant sustainable feature of this project.</p> <p>The BASIX initiative for private houses in a new suburban estate remote from a town centre almost entirely misses the point: An "efficient" house in an entirely inefficient and unsustainable form of housing development!</p> <p>The apartments have been designed to incorporate passive solar strategies including:</p> <ul style="list-style-type: none">- Natural light and ventilation.- Sunscreening of openings.- High levels of insulation.- Provision of corner apartments.- Roof overhangs/decks for appropriate sun protection.- Building orientation to facilitate Winter sun access to maximum number of apartments within the site's constraints. <p>The apartments will be provided with low energy use appliances and lighting. The re-cycling of stormwater and efficient hot water heating have been included in the BASIX Assessment.</p> <p>The roofs present an opportunity for photo-voltaic panels, which in conjunction with the recent developments in battery storage, could alleviate total reliance on the main electricity grid. This is to be investigated with our Services Consultants during construction documentation.</p> <p>Deep soil zones have been provided for ground water re-charge and vegetation. These deep soil zones are contiguous with the adjoining Reserve, providing extensive landscaping flowing from the site to its surrounds. Other areas of landscaping are also provided including within the central common area and roof gardens to both buildings.</p>
<p>Principle 5: Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbour's amenity, provides for practical establishment and long term management.</p>	<p>To connect the proposed landscape successfully with the immediate and broader landscape character and scale, referencing historical residential landscapes and streetscapes while maintaining important long views from across the lake.</p> <p>Deep soil zones minimum 6m wide, 10% of the site area, contiguous with adjacent parkland and able to be appreciated by the public and residents.</p>	<p>Continuation of the existing North East landscape characteristic is proposed to be extended along Arnott Ave with Auracaria trees.</p> <p>Street trees and new landscaping are included along Cary St.</p> <p>Landscape species will draw heavily from existing mix of exotics and natives as massed planting as indicated in the Landscape Architect's design.</p> <p>Transition of landscape from private to public domain is planned to integrate existing landscapes and historic elements with new proposed elements.</p> <p>6m wide deep soil is included along the full length of the Northern side boundary adjoining the McDonalds restaurant.</p> <p>Deep soil zones are incorporated connecting with the public reserve and Arnott Ave as well as within the central common area between the buildings.</p> <p>The total deep soil provided meets the 7% Objective 3E-1 minimum criteria.</p> <p>Additional planter boxes and landscape strips are included around the building perimeter addressing street frontages, complimenting shopfronts and entry points.</p> <p>Rooftop gardens are provided to both the apartment buildings for equitable access for all occupants.</p>

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<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p>	<p>To provide building amenity commensurate with a high level of design quality including 2.7m high ceilings to Living areas, Ensuites to all 2 bed and 3 bed apartments, functional kitchens, large picture windows and generous balconies to capture exceptional views, options for shared communal space, good solar accessibility and integration at ground level with adjacent public space.</p> <p>To keep all parking on site in basements. Restrict service vehicle access, garbage and back of house arranged to negate impact on residents, customers, neighbours, the general public.</p> <p>To provide strong pedestrian links to the broader context.</p>	<p>Externally the development offers ground level residents separation from public area with substantial landscaping and deep soil. Both apartment buildings include large communal rooftop gardens with landscaping and protected seating spaces. These roof gardens provide all residents access to the best views whilst being discretely located as they are set back on all sides from the building edge. Both these external areas are intended to offer year round use with shaded and sunny areas, soft and hard landscaping and seating and areas for socialising.</p> <p>At ground level, new commercial facilities are proposed including cafes, retail and office tenancies to supplement the existing Toronto business district and support the residential component. The site's ground level commercial facilities will integrate with the adjacent Reserve in the form of direct shopfront exposure, outdoor dining and social areas. Shopfronts and individual shop/commercial entries are located along both Cary St and the public reserve frontage to provide continuous activated street frontages, whilst also being separated from the ground level apartments facing the reserve and Arnott Avenue by the landscaping spaces.</p> <p>Outside the site the proximity to the Lake and Reserve offers residents larger areas in a natural setting. The existing town centre provides other recreational opportunities with various dining options and the Lakeside parks.</p> <p>The public reserve provides casual, recreational link from the site to the Town Centre as it sweeps around the waterfront along the former rail line.</p> <p>Internally the apartments are intended to offer a mix of accommodation: one, two and three bedrooms spread over three and four levels above the ground within two buildings offering a variety of aspect. The purchase price will vary according to floor area and location with a wide range of options to be offered.</p> <p>The apartments are of reasonable size with good facilities (Bathrooms, Kitchen, etc.) achieving the minimum areas under the ADG. All apartments have generous balconies adjoining the main living spaces. All apartments have good natural light and ventilation. All apartments will be provided with external storage in the basement carpark.</p>

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<p>Principle 7: Safety</p> <p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>To provide secure private access to resident only areas, appropriate balcony heights and to design all shared space in line with CPTED principles.</p>	<p>The residents will have security controlled access to the carpark, lift lobbies and communal areas. A security card will be used to secure doors and lift activation. Access for the public to the resident communal areas will be restricted. The key entry areas will also be monitored by CCTV cameras.</p> <p>The ground level central common area will have casual surveillance provided by the surrounding apartments. Lighting will be provided to allow use of the communal areas at night until a designated time. Low level security lighting will be maintained in these areas after hours.</p> <p>The internal commercial spaces will be open during normal business and retail trading hours. Outside these times the internal areas will be secured with glass doors, roller shutters or similar. The building will be monitored by a security firm including CCTV and alarm system. The dining tenancies fronting the Reserve may have extended trading hours in line with most restaurants. These tenancies can be secured individually.</p> <p>The external spaces surrounding the building will be lit at night. A higher level of lighting will be provided during early evening. After 9.00pm or 10.00pm, subject to the building management strata rules, a lower level of security lighting will be provided.</p> <p>The apartments provide good casual surveillance over Arnott Avenue, Cary Street and the Reserve.</p> <p>Accessways around and through the building at Ground level are designed with direct, clear sightlines. The main Commercial entry is clearly identified from various aspects and approaches. Glazed shopfronts are extensive and directly addresses the Cary St streetfront and the Reserve. There are minimal concealed, obscured areas promoting unsocial, illegal behaviour.</p> <p>All main entry points, to both commercial and residential are large open areas directly addressing the street or Reserve and easily identified. Concealed/obscured entries are avoided.</p> <p>All commercial, visitor and resident parking is underground in secured, monitored arrangement. All resident parking is on Basement level B2 clearly separated from public commercial and visitor parking on level B1. Ground level service vehicle parking directly off the entry driveway is included.</p> <p>All vehicle access is concentrated at the North East corner and controlled with security gates. A signalised, gated truck exit (for large service trucks only) on to Cary Street has been ratified with the RMS. This facilitates a safe, efficient vehicle movement system that concentrates service areas securely away from the public, minimises pedestrian/vehicle conflict and minimises vehicle activity created by the development along Arnott Avenue.</p>

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<p>Principle 8: Housing Diversity and Social Interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>	<p>To provide a building design that caters for various family typologies and budgets with a mixture of 1 bed, 2 bed, 3 bed efficiently designed and sized apartments. To include ground floor commercial /retail space in a relaxed integrated area with public access for all abilities.</p>	<p>Due to its location, i.e. in Toronto and not waterfront, it is expected that most apartments will be in the middle range of pricing consistent with recent developments in Warners Bay and Belmont.</p> <p>There is a range of apartment sizes, satisfying the ADG minimum areas different levels of appointment and a range of locations within the development. All of these factors will influence the sale price and create a greater opportunity for affordability.</p> <p>As a large development of 108 apartments, not targeted to a high-end demographic, it will offer a greater housing diversity.</p> <p>The external communal spaces, the public retail/café spaces at ground level within the development, as well as the generous public recreation areas adjacent the site offer numerous opportunities for both public and private social interaction.</p> <p>Larger spaces with natural light and ventilation are provided at each of the lift lobbies on all apartment levels facilitating social interaction between residents.</p>
<p>Principle 9: Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>To design a building that has genuine references to existing built form, historic landscapes and maritime setting while looking towards a strong, clean urban aesthetic that will set a future standard for Toronto.</p>	<p>This development responds to its location in close proximity to the Lake, the public Reserve and the unrestricted views to the mountains to the West. It is an “open” building with large glazed openings and balconies largely forming the external expression. The building is designed to be open to the attractive natural setting. This is in contrast to a “solid” building in a more dense urban setting where solid walls are punctured with small windows.</p> <p>The main masses are articulated by deep recesses to give the impression of separate “buildings”. This has been done to relieve the long facades and to avoid a monolithic appearance. Each “building” is then further articulated by the balcony treatment (solid and glass) and sunscreen louvres. These elements have been manipulated so they do not always repeat above each other vertically, creating a more interesting expression.</p> <p>At ground level there is a clear expression of the retail uses with obvious and distinct entries provided for both customers and residents. Awnings, paving, operable glass walls will allow the retail spaces to open internally and externally.</p> <p>Colour will be used to help reinforce and define the building forms with off-whites, warm greys and beiges used to create attractive and subtle differentiation.</p> <p>With the absence of any significant buildings within the immediate proximity it is for this development to set the standard for the character in this location. As a gateway site it is important that a building has a significant civic presence which acknowledges the natural assets of Toronto.</p>

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