



Bayview-Leaside BIA
Streetscape Master Plan

Bayview-Millwood Streetscape



March 20th, 2018

- Strive for similar quality as Yorkville
 - “Up our game” with street furniture
 - Need more public spaces/gardens
 - Consistent street tree plantings
 - Encourage people to stop, get out of cars, and walk
 - Continuous stretch of retail and restaurants: *Mall without a roof*
 - Streetscape should contribute to character
- Bayview Avenue is to be a retail and restaurant destination, with inviting boulevards lined with mature trees and comfortable, attractive street furniture. People will come here year round to shop, to eat, to linger, and to enjoy life. The greenness of Bayview will extend to include side street flankages making this one of the great public realms of Toronto.
- Seating in public realm
 - Keep sidewalks “trip free”
 - Provide places to tie up dogs
 - Attractive place to shop
 - Additional banners
 - “Foodie” heaven
 - Street trees in trees problematic
 - Prefer larger trees in-ground
 - Permeable paving not working: should be replaced with green
 - Animate corners/intersections
 - Utilize corners/gardens for education/concerning/programming
 - Green roofs
 - Buffer of “green”
 - Pilot project: intersection of Belsize Drive and Fleming Crescent
 - Signage as public art announcing entry into Bayview-Leaside
 - Quintessential shopping area
 - “Garden Oasis”: decent green space
 - Need to attract people from beyond neighbourhood: stop and linger
 - Create area that is a shopping destination
 - Pilot project: corner greening
 - Parking is fundamental: look at parking efficiency along street
 - Accommodate strollers
 - “Throat” narrowing at Bayview and Belsize intersection
 - Bad first impression of Bayview dangerous
 - Give people a reason to come here
 - Lots of street trees, wrap with LED lights
 - Urge the street
 - Green up corners

Emerging Vision

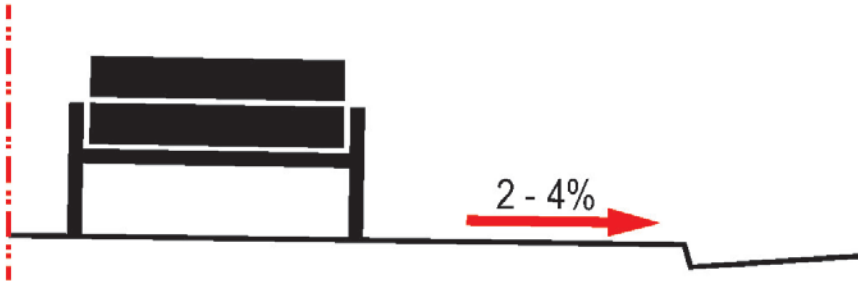




Intersection of Belsize Drive and Bayview Avenue

Streetscape Character

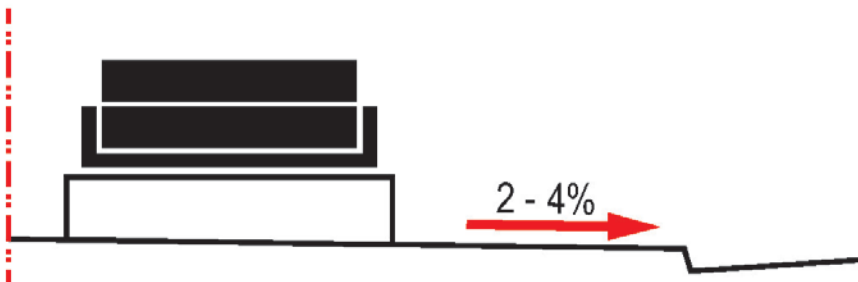




Bench on cross-slope



Bench on level support pad

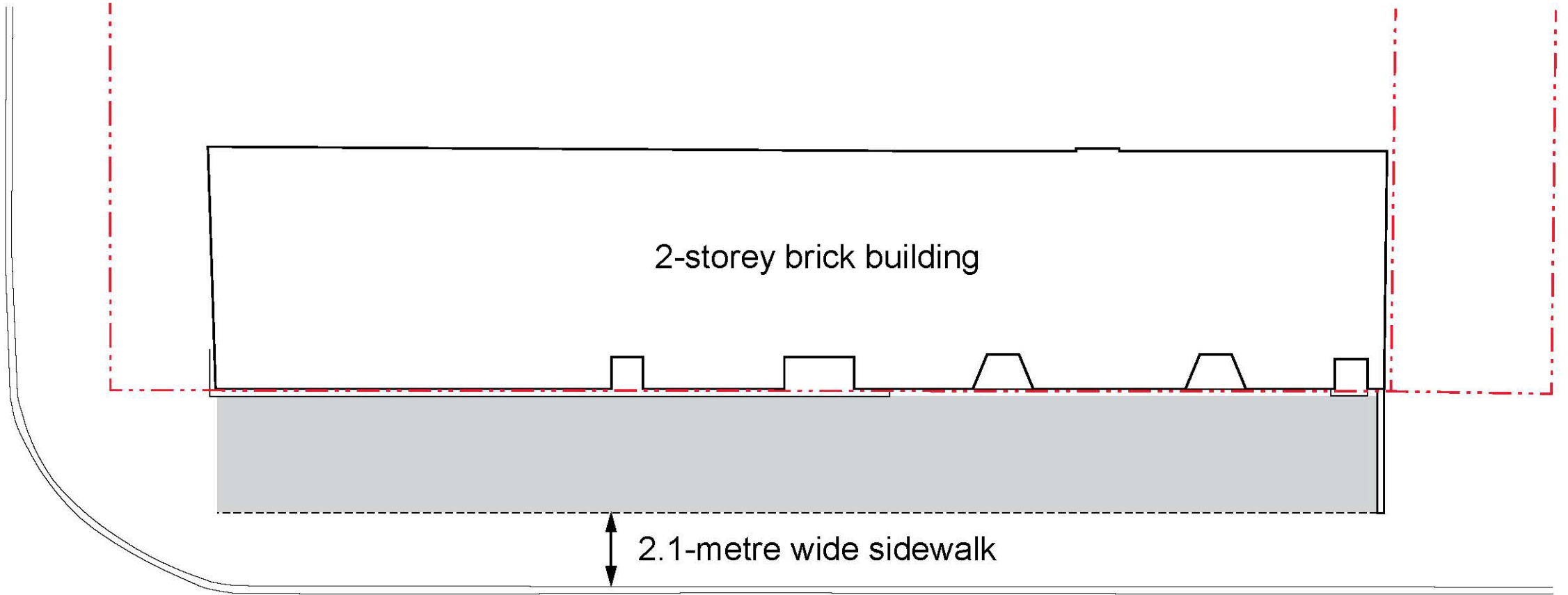


Legless Bench on level plinth

Design Considerations



Bayview Avenue

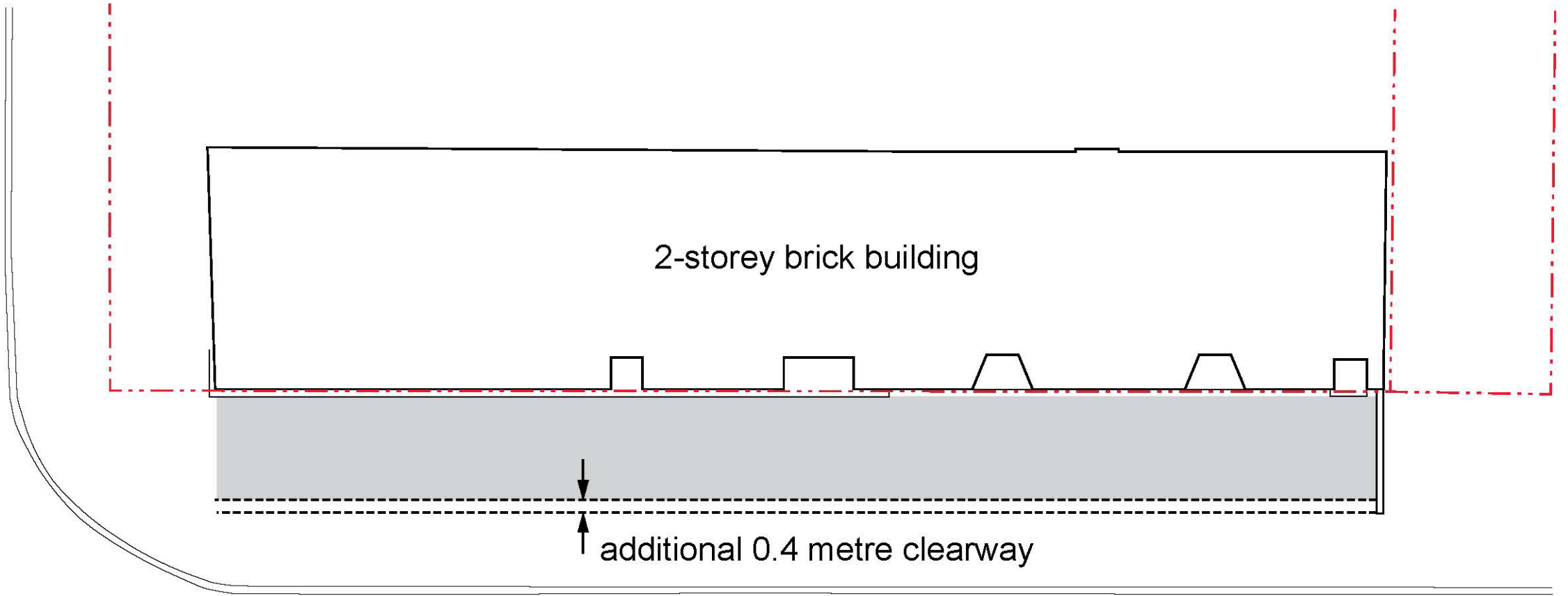


Millwood Road

Design Considerations: Eastside



Bayview Avenue

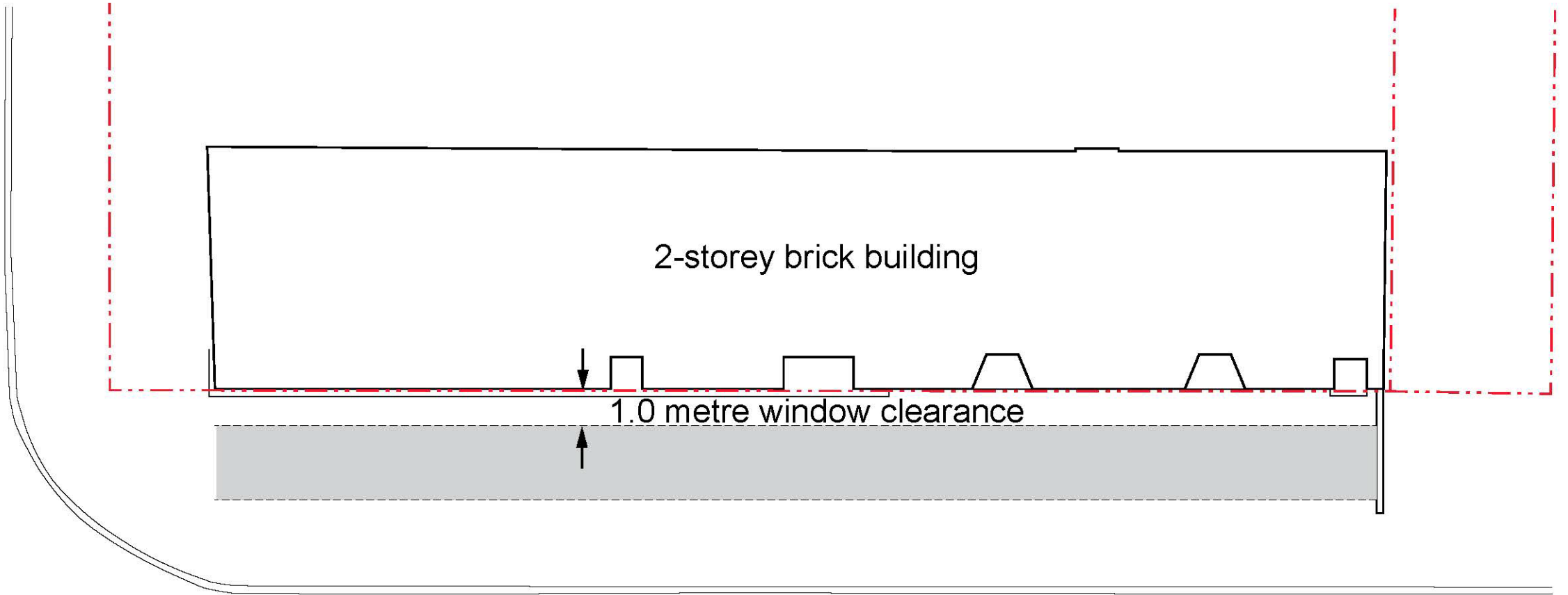


Millwood Road

Design Considerations: Eastside



Bayview Avenue



Millwood Road

Design Considerations: Eastside

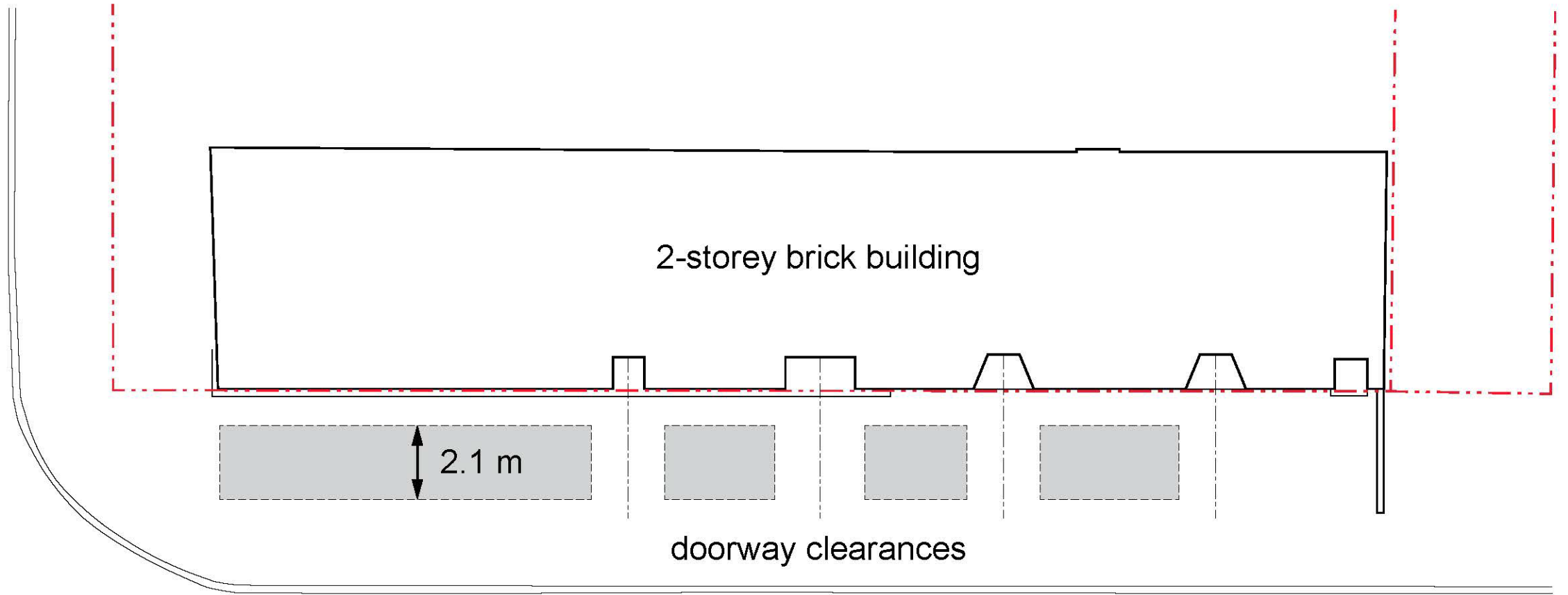




Design Considerations: Eastside



Bayview Avenue



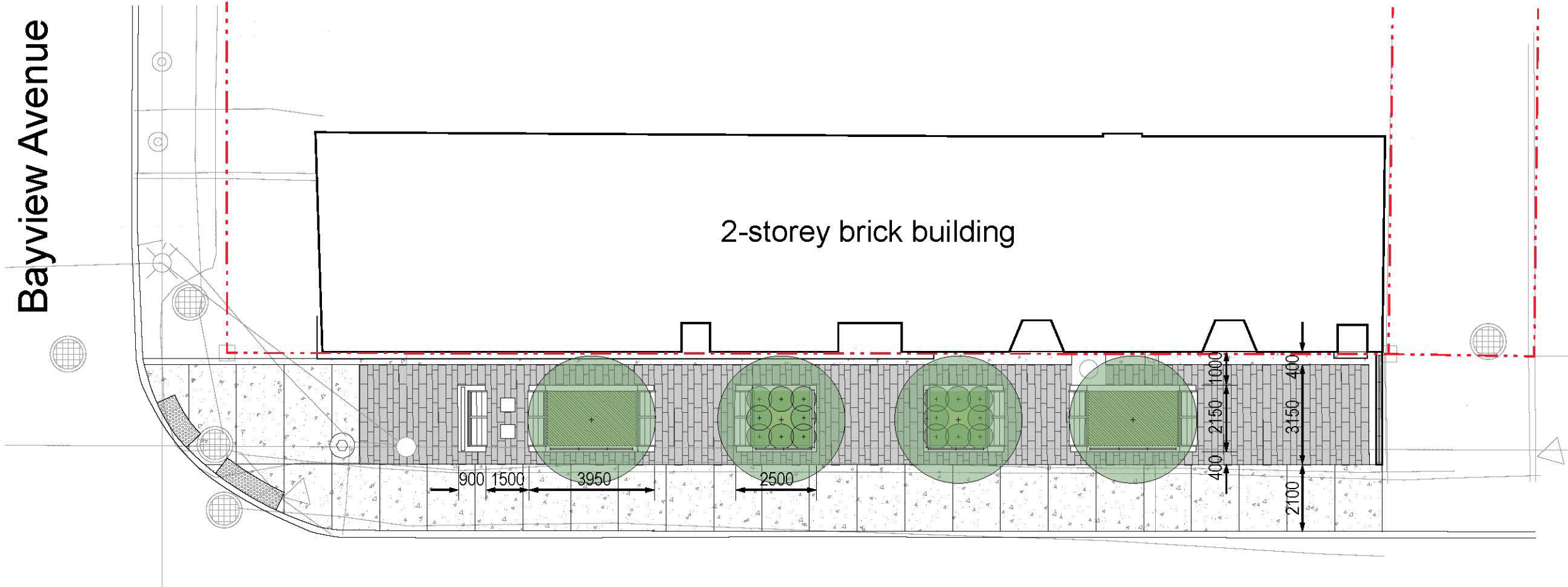
Design Considerations: Eastside

Bayview Avenue

2-storey brick building

Millwood Road

Streetscape Design: Eastside

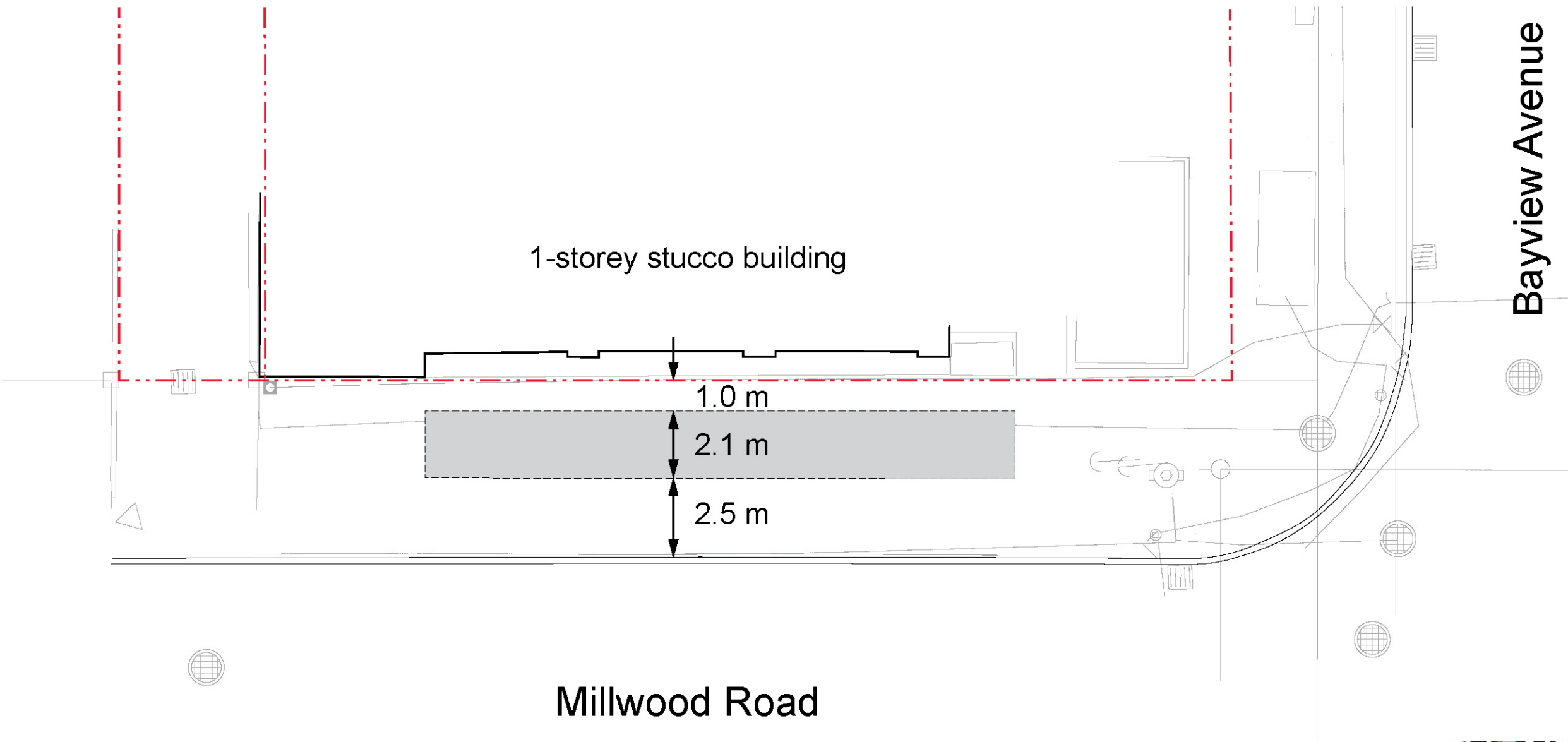




Elevation

Streetscape Design: Eastside





Bayview Avenue

Millwood Road

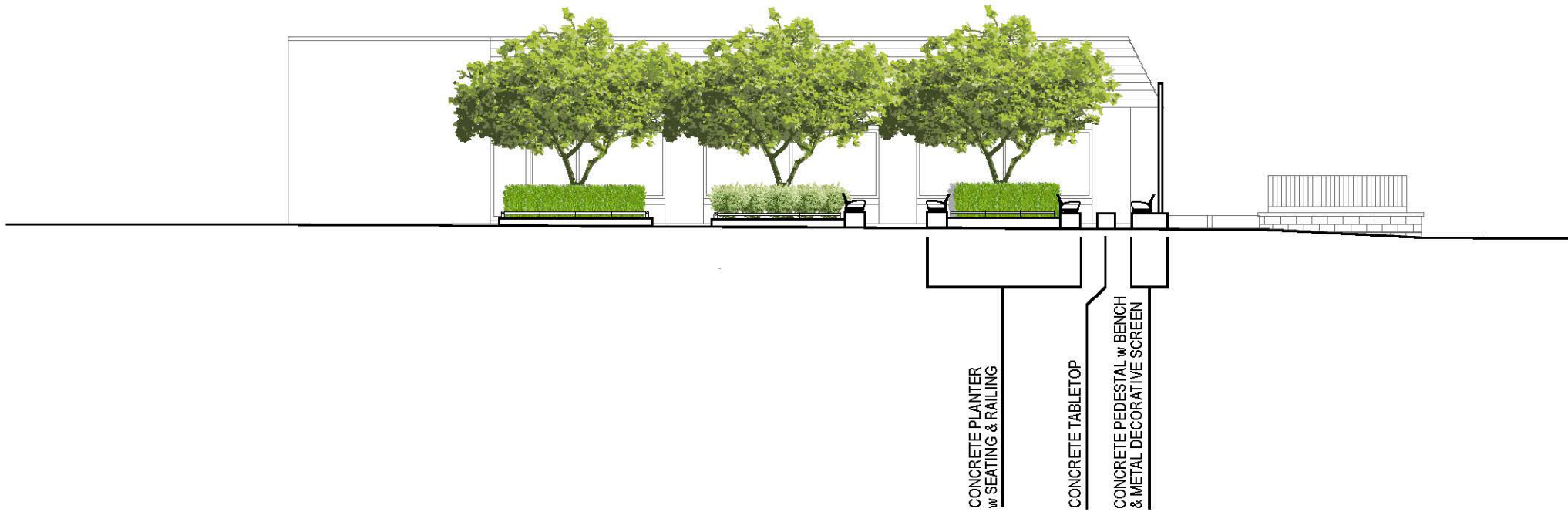
Design Considerations: Westside





Streetscape Design: Westside

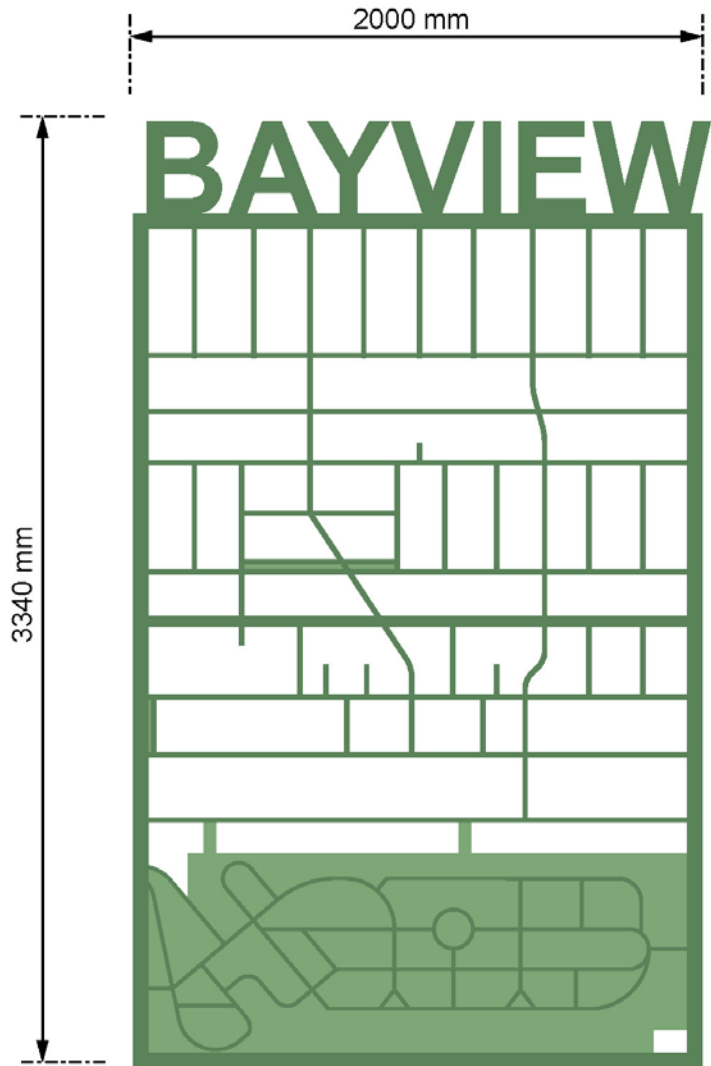




Elevation

Streetscape Design: Westside





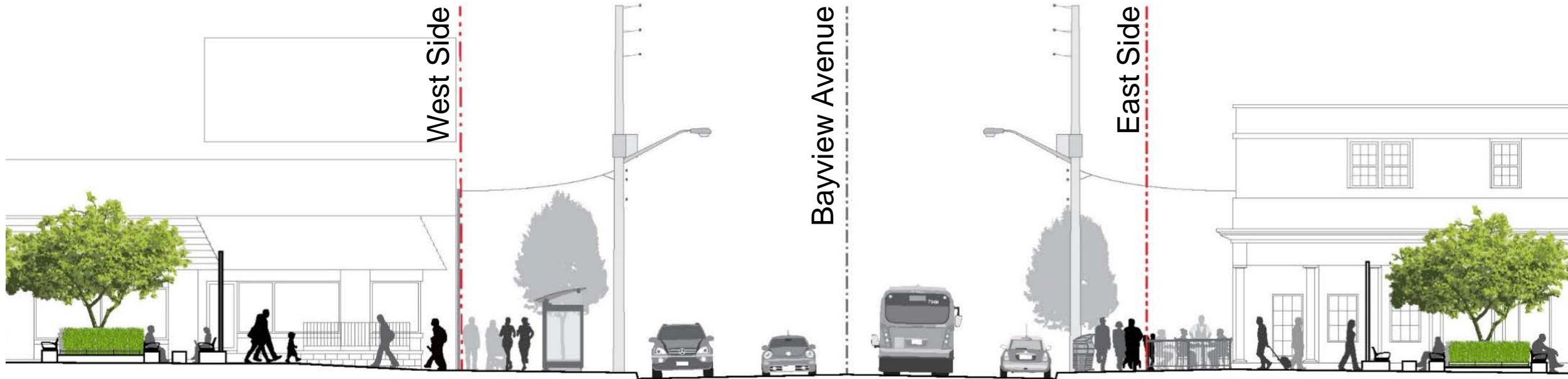
Millwood Road
(west side)



Millwood Road
(east side)

Gateway Screen Design





Bayview-Leaside Gateway



West Side

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	SUB-TOTAL
1.0 Site Preparation					
1.1 Pre- & Post-Construction Survey		allowance		\$1,500.00	\$1,500.00
1.2 Removals	removal of concrete walkway & hard landscape	175.0	m2	\$25.00	\$4,375.00
2.0 Pavement					
2.1 Unit Paving	concrete base	50.6	m2	\$270.00	\$13,662.00
2.2 Poured-in-place Concrete	2100 mm wide walkway & 200 mm wide curb	101.2	m2	\$95.00	\$9,614.00
3.0 Concrete					
3.1 Seatwall Base	cast-in-place reinforced concrete 520 mm wide	2.1	m	\$500.00	\$1,050.00
3.2 Planter Curb Edge	cast-in-place reinforced concrete 200 mm wide	16.1	m	\$230.00	\$3,703.00
4.0 Soft Landscape					
4.1 Deciduous Trees		3.0	each	\$500.00	\$1,500.00
4.2 Shrubs		14.0	each	\$40.00	\$560.00
4.3 Perennials, Grasses & Grd Covers		40.0	each	\$15.00	\$600.00
4.4 Planting Soil	900 mm depth	16.4	m3	\$10.00	\$164.00
4.5 Geotextiles		26.9	m2	\$3.00	\$80.70
5.0 Miscellaneous					
5.1 Ambient Lighting	solar-powered (forthcoming)		each		\$0.00
5.2 Benches	mounted onto concrete base	4.0	each	\$2,000.00	\$8,000.00
5.3 Metal Planter Rail	mounted onto concrete base	16.1	m	\$275.00	\$4,427.50
5.4 Detectable Warning Plates		8.0	each	\$200.00	\$1,600.00
5.5 Metal Decorative Gateway Screen		allowance		\$10,000.00	\$10,000.00
6.0 Maintenance & Testing					
6.1 Maintenance	City maintenance of unit paving	50.6	m2	\$55.00	\$2,783.00
6.2 Material Testing		allowance		\$5,000.00	\$5,000.00
				Sub-total:	\$58,619.20
				HST:	\$8,920.50
				10% Contingency:	\$7,753.97
				Total:	\$85,293.67

East Side

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	SUB-TOTAL
1.0 Site Preparation					
1.1 Pre- & Post-Construction Survey		allowance		\$1,500.00	\$1,500.00
1.2 Removals	removal of concrete walkway & hard landscape	207.0	m2	\$25.00	\$5,175.00
1.3 Green P Parking Signage	removal and relocation of sign (by others)	1.0	each		\$0.00
2.0 Pavement					
2.1 Unit Paving	concrete base	70.3	m2	\$270.00	\$18,981.00
2.2 Poured-in-place Concrete	2100 mm wide walkway & 200 mm wide curb	115.4	m2	\$95.00	\$10,963.00
3.0 Hard Landscape					
3.1 Seatwall Base	cast-in-place reinforced concrete 520 mm wide	15.0	m	\$500.00	\$7,500.00
3.2 Planter Curb Edge	cast-in-place reinforced concrete 200 mm wide	19.5	m	\$230.00	\$4,473.50
4.0 Soft Landscape					
4.1 Deciduous Trees		4.0	each	\$500.00	\$2,000.00
4.2 Shrubs		16.0	each	\$40.00	\$640.00
4.3 Perennials, Grasses & Grd Covers		32.0	each	\$15.00	\$480.00
4.4 Planting Soil		14.8	m3	\$10.00	\$148.00
4.5 Geotextiles		29.4	m2	\$3.00	\$88.20
5.0 Miscellaneous					
5.1 Ambient Lighting	solar-powered (forthcoming)		each		\$0.00
5.2 Benches	mounted onto concrete base	7.0	each	\$2,000.00	\$14,000.00
5.3 Metal Planter Rail	mounted onto concrete base	14.1	m	\$275.00	\$3,877.50
5.4 Detectable Warning Plates		7.0	each	\$200.00	\$1,400.00
5.5 Metal Decorative Gateway Screen		allowance		\$10,000.00	\$10,000.00
6.0 Maintenance & Testing					
6.1 Maintenance	City maintenance of unit paving	70.3	m2	\$55.00	\$3,866.50
6.2 Material Testing		allowance		\$5,000.00	\$5,000.00
				Sub-total:	\$90,092.70
				HST:	\$11,712.05
				10% Contingency:	\$10,180.48
				Total:	\$111,985.23



Bayview-Leaside Cost Estimate



Gateway Character

