



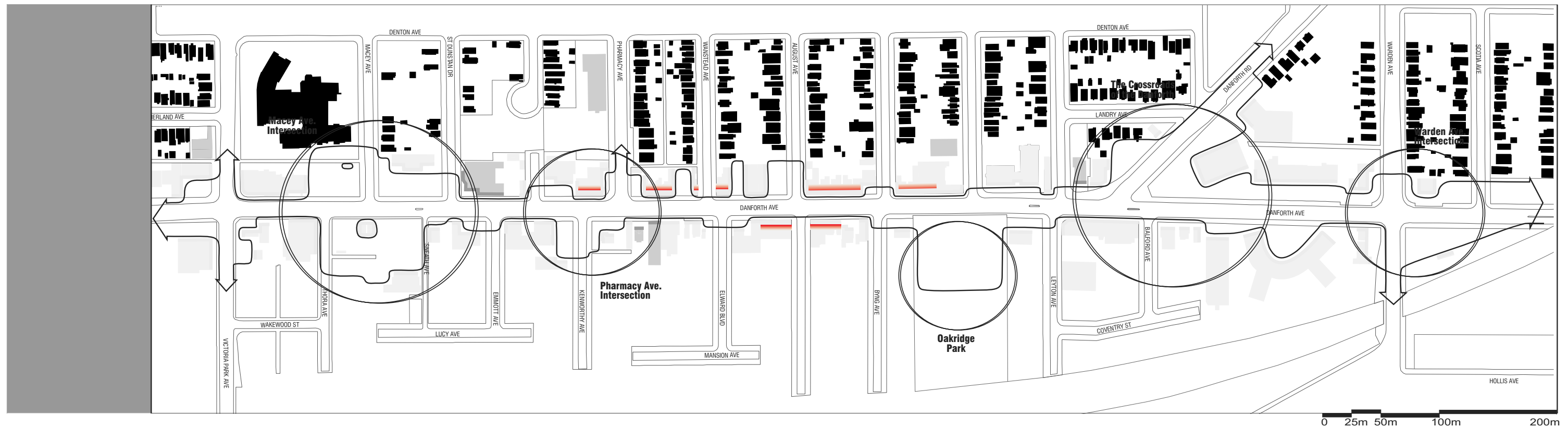
2.12 "Street Wall" Diagram

The "street wall" or the built up edge of Danforth Avenue is fragmented. Many buildings, particularly the beer store, the liquor store, the small convenience malls and those related to automobile sales and service, are set well back from the street. In these instances, pedestrians are addressed by surface parking rather than by a window or doorway. These uses are frequently housed in unattractive or temporary structures, creating an unappealing environment for people, pedestrian activity and traditional main street retail uses. Not only is it unappealing to walk along the street, there is often little reason to do so.

However, the majority of buildings between Pharmacy Avenue and Byng Avenue are established commercial uses situated to frame the street and, combined with existing parks and houses, they provide the foundations for Danforth's evolution into an 'Avenue'. With time, streetscape improvements and changes to the Community Improvement Plan Area, discussed in Section 5, there will be opportunities to advance streetscape initiatives and utilize redevelopment to repair breaks in the street wall, creating a consistent built-form edge to border the pedestrian environment. This development, along with a greener streetscape and uses that cater to pedestrians, will improve the visual appearance of the street, making it interesting and enjoyable to walk the length of Danforth Avenue from Warden Avenue to Victoria Park Avenue and contributing positively to the long-term viability of the area.

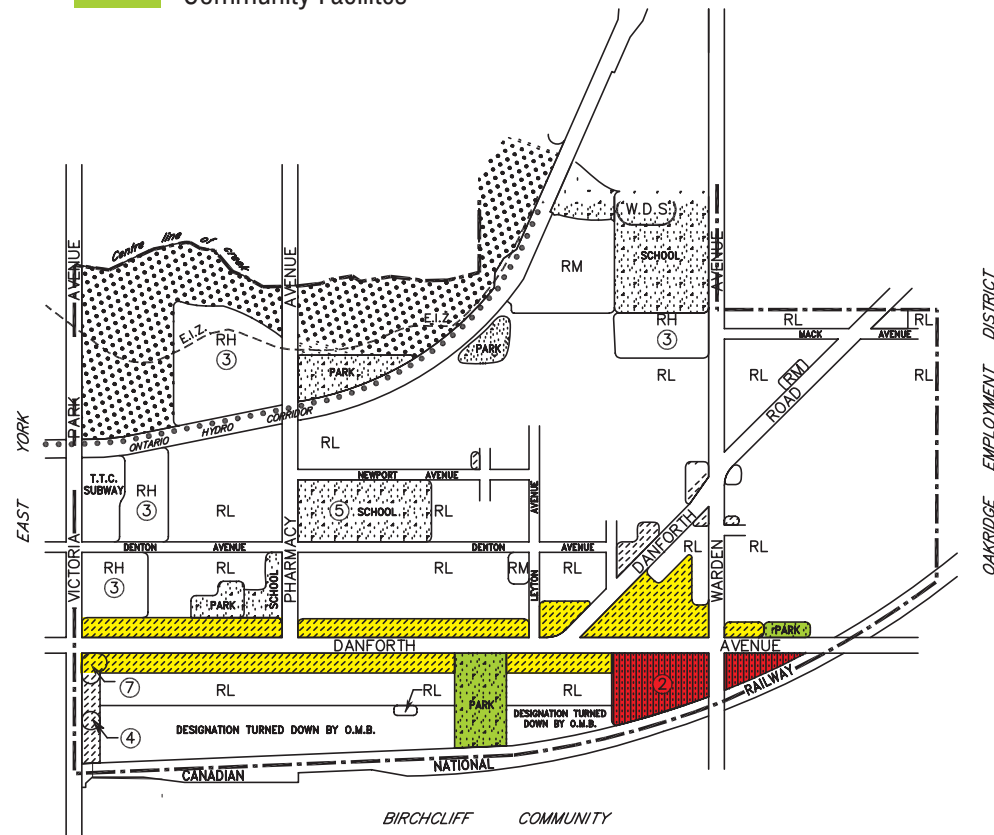
Legend

- Main Street Frontage
- Positive Main Street Frontage
- Main Street Fabric
- Gaps in Urban Fabric



Official Plan Designations

- Residential Mixed Use
- Commercial Mixed Use
- Community Facilities



Source: Oakridge Community Secondary Plan

.2.13 Planning Framework

New Toronto Official Plan

- Danforth Avenue is a Mixed Use Area, where a broad range of commercial, residential and institutional uses, as well as parks, open spaces and utilities are permitted.

Existing Official Plan (former Scarborough)

Residential Mixed-Use

- Primary Uses: low and medium density residential, community facility, service station and local retail commercial (business offices, restaurants and personal services)
- Density: 100 units per hectare for residential uses; GFA of 0.5 times the site area for commercial, office and ancillary retail
- Density: When residential, commercial and community uses are combined densities may be cumulative, depending upon compatibility with surrounding uses and capacity of services

Commercial Mixed-Use

- Primary Uses: high-density residential, office, commercial, hotel, service station and community facility uses.
- Secondary Uses: retail commercial uses (restaurant and personal services)
- Density: 150 units per hectare for residential uses; GFA of 1.5 times the site area for office, hotel and community facility uses
- Density: When residential and office, hotel and community facility uses are combined densities may be cumulative, depending upon compatibility with surrounding uses and capacity of services.

Commercial Mixed-Use

- Uses: On property south of Danforth Avenue, west of Warden, existing industrial uses are recognized. Expansion or diversification of industrial uses must be compatible with surrounding residential and commercial uses and contribute to the objective of a pedestrian oriented Danforth Avenue.

Existing Secondary Plan (Oakridge Community)

Residential Mixed-Use

- Uses: Encourages the development of a mixture of retail and services uses, housing, offices and community facilities along Danforth Avenue to create a pedestrian-oriented main street.
- Uses: Existing service stations, used car sales lots and public garages are recognized but additional uses of this nature are not permitted on properties fronting on Danforth Avenue and Danforth Road; redevelopment application for such operations assessed in light of the objective to create a pedestrian-oriented main street.
- Density: GFA of commercial, office and ancillary retail uses permitted up to a maximum of 1.0 times the site area on properties fronting on Danforth Avenue and Danforth Road.

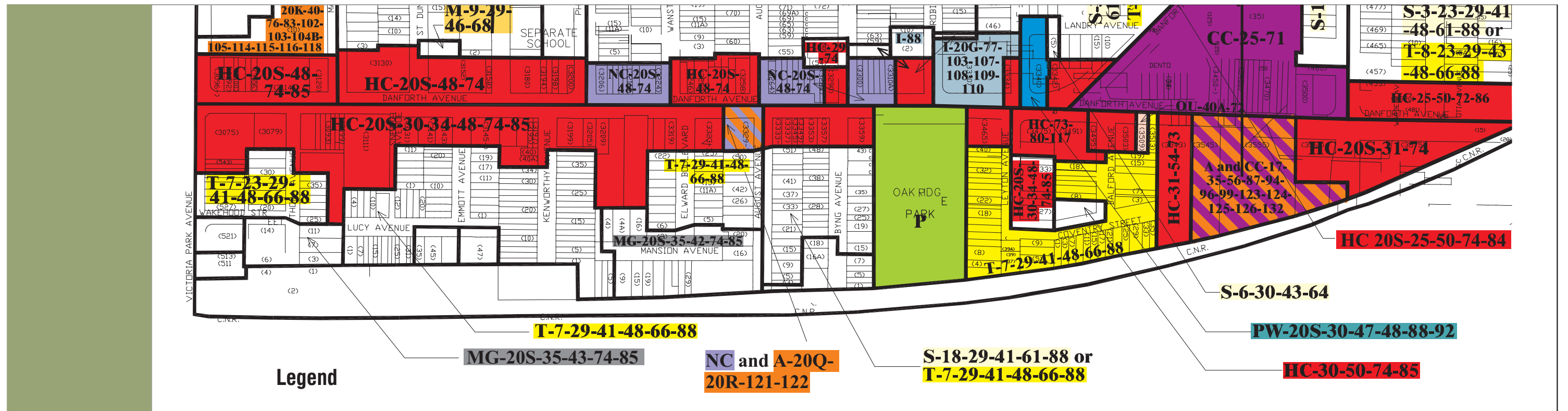


Zoning

- Zoning for use, GFA and setbacks is fragmented and complex and is generally regulated through site and area-specific exceptions
- Permitted GFA is low (generally 33% to 100%)
- Permitted height is specified for residential uses and some office uses
- Permitted uses often do not reflect existing land uses
- Most zones do not permit residential uses, although residential uses exist
- Highway Commercial is the most prevalent zone, which is automobile-oriented
In terms of permitted uses

Legend

HC Highway Commercial	S Single Family Residential	I Institutional	P Park Spaces
CC Community Commercial	T Two Family Residential	SC School	
NC Neighborhood Commercial	M Multiple Family Residential	PW Place of Worship	
O Office Uses	A Apartment	MG General Industrial Uses	



Source: Scarborough Zoning By-law Number 9812