

Existing Character: *What do you like about this area?*

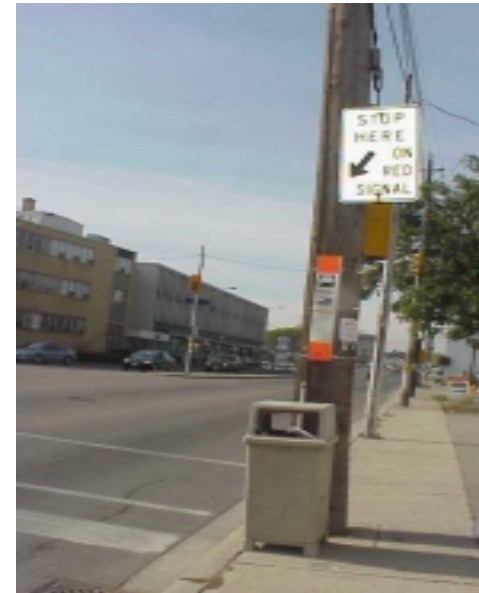
- Convenient shopping
- Adequate bus transit
- Pleasant low-rise scale
- Easily accessible to a beautiful park
- Tucked between healthy, stable residential neighbourhoods
- Almost feels like a village



Issues

1. Existing Streetscape

- Walking on Dundas is not pleasant
- Surface parking dominates the landscape
- Dundas streetscape is out of character with a beautiful neighbourhood of houses, river and parks
- Very few trees



Issues (cont'd)

2. Major Traffic Route

- Sidewalks right beside the busy road
- High-speed traffic

3. Numerous Driveways

- Difficult to make left-hand turns into fast-moving traffic
- Sidewalk is repeatedly interrupted

4. Lack of distinctive identity

- Known only as “Dundas”



Opportunities

1. Streetscape and Pedestrian improvements
 - Ways to add more trees?
2. Building Form
 - How to define the street edge?
 - What heights are appropriate?
3. Manage future traffic flow
 - Ways to organize increased traffic?
4. Create a distinctive identity
 - Gateways at each end?
 - Distinctive lighting?



Example Building Types

Example: Royal York & Bloor

Mixed Use Mid-Rise Building



Example: Queen West

Mixed Use Mid-Rise Building



Examples: Retail at Grade



Lake Shore Blvd. W. &
35th Street



Avenue Road north of
Prince Arthur

Example: Bloor & Montgomery

Residential Mid-Rise Building



Example: Lake Shore Blvd. W. & 33rd Street

Buffer between New Residential Building and Neighbourhood



Example: Ellis Park Road & Bloor

Residential Building in a Wooded Setting



Images courtesy of Context Developments Website

Key Priorities for Study

- Improve pedestrian environment.
- Add more street trees and enhance the streetscape.
- Look at opportunities for reducing the amount of vehicular pavement at the street edge.
- Encourage building frontages at the street edge, facing the street.
- Propose an appropriate scale of buildings.
- Create a distinctive identity and long-term vision for this area.



Kick-Off Workshop

This workshop is part of the study process, in consultation with the community:

- 1 Local Advisory Committee Meeting and Analysis
- 2 **Kick-Off Workshop**
- 3 Design Workshop
- 4 Draft Report
- 5 Final Report

The study will influence in future:

- New zoning by-law and design guidelines from the City
- Incremental development over time

Questions for Break-Out Groups

1 Likes/Dislikes about existing Dundas West

- What do you like about this area?
(Place 2 green dots within the study area.)
- What do you dislike about this area?
(Place 2 red dots within the study area.)

2 Comments on Presentation

- Did we capture the major issues?
- Did we capture the major opportunities?
- Do you know of other examples of development that could be appropriate for this area?
- Did we choose the best priorities for the study?
- Do you have any specific suggestions for what the study should cover?