

Streetscape/Urban Design/ Height/Density

Height/Density

- A total of 4 point towers on site 20-25 storeys, north tower a maximum of 16 storeys
- Buildings should be a maximum of 14 -23 storey
- Height of 10-14 storeys on Finch Ave. Mixed use streetscape from binders are good examples.
- Slab building along Finch Ave should be a maximum height of 6-8 storeys
- Podium portion of tower/buildings should be 3-4 storeys maximum
- Mall expansion should be directed to S/E corner of site and be shopper friendly
- Expand mall north for potential multi use.
- Northwest corner of Finch and Birchmount needs mixed use.
- Adequate setback of development at mall site

Streetscape/Design elements

- Want pedestrian scale lighting and hanging baskets along Finch Ave and Warden Ave, use of colonnades on Finch similar to those currently on Bloor St, and Sheppard and Yonge.
- Wider sidewalks on Finch Ave, Bridletowne Circle and Warden Ave
- Improve pedestrian connections across Finch Ave from L'amoreaux centre
- Unique street signage to create identity of Bridlewood community.
- Beautiful tree lined streets/greening on Finch, Warden Aves and Bridletowne Circle.
- Vehicle and pedestrian friendly new east-west street, splitting mall development
- Improve space in front of cemetery(at Warden), more green, trees, benches.
- Add Pedestrian crossing on Warden south of Finch (midblock)
- Nice entrance into mall from corner
- Pedestrian friendly route(walkway on mall property, adjacent to building) around mall, including nicer landscaping, trees/shrubs, lighting, benches.
- New pedestrian walkway/access from mall property to north-east quadrant of Finch/Warden intersection. Walkway would bisect north-east quadrant.
- Emphasize cemetery, give it more prominence.
- Create reading garden (green) in front of cemetery to warden, including within benches, fountain, lighting.
- Suggested adequate building setback from Finch Ave:
 - 3 metre planting strip containing street trees next to road
 - 2 metre sidewalk,
 - planting area next to it.
 - Pedestrian zone next to it and should include colonnade ,
 - Collonnade should be designed properly, good lighting, appropriate column spacing and heights. Should be adequate to feel open.
 - Want Finch Ave frontage to have cafes/patios, shops accessible from street.

- Focus of mall redevelopment should be employment creation on mall site.
- Specifically eastern edge of mall should be employment/retail uses,
- North edge of site should be low scale (if residential is appropriate).
- Mixed use development along Finch should include cafes/patios

Other Concerns/Comments

- Plaza at Finch and Victoria Park need to be redeveloped, mixed use, retail, office
- Upgrade 2 other plazas on Pharmacy: 1 located north, 1 located south of Finch
- Add additional floor to mall
- Hospital/medical and professional office space at northern end of mall site.
- Pedestrian crossing on west side of Bridletowne Circle (west of mall) should be converted to stop light.
- New urbanism Bridletowne
- Employment uses to be located on Finch Ave
- Group identified 7 sites potential for development along Finch Ave
- All pedestrian and bike paths to connect up with one another
- Retail edges along Bridletowne Circle (mall site)
- Improvement to area parks with greater accessibility to and from surrounding residential neighbourhoods.
- Redevelop plaza's at Victoria Park and Finch Ave with mixed use,
- Redevelop future potential sites along corridor with mixed use.
- Create better amenity in mall having medical office, better restaurants, financial, government, immigrant, and social services.
- Improved safety in park Bridletowne park

Green/Environment

Green Initiatives

- Beverley Glen park should be better utilized by parks and recreation , more programming
- Open space(Timberbank Park) need to manage space better and provide programs
- Improved open space at Timberbank park, benches lights, sport facilities
- Pedestrian routes/pathways along water course(by Timberbank park) north to beyond Finch Ave.
- Bike track on top of mall.
- Green roof on mall.
- Want green (east-west) pedestrian connections/walkway between sites, mid-block of mall to (condo) sites across the street, and a green (east-west) pedestrian connections/walkway between sites mid-block south of Finch Ave.
- Pedestrian paths/links on former hydro corridor west of Warden Ave
- Greater green public open space
- Public open space at north west corner of Finch and Warden to interior of site include trees, lights, other features
- Create reading garden (green) in front of cemetery to warden, including within benches, fountain, lighting.

- Pedestrian friendly route(walkway on mall property, adjacent to building) around mall, including nicer landscaping, trees/shrubs, lighting.
- Tree lined street on Finch and Warden Aves.

Social Services- (Schools, Hub, Hospital, Daycare)

Hospital/Medical

- Expansion of hospital required
- Identified important places in community
- 2 important places in community are hospital, and Timothy Eaton school
- Want expansion of hospital “ Expansion of hospital with additional medical based facilities here or other locations”

Schools

- “other important site Timothy Eaton school, is potential location for services”

Library

- Expanded library fronting onto Warden Ave

Hub

- Hub located on mall site
- Hub/heart of community is north-west corner of Finch and Warden

Other Concerns/Suggestions

- Mall is social centre of community.
- Increased police patrol.
- More spaces for programs at Seniors centre.
- Beverley Glen park should be better utilized by parks and recreation , more programming
- Open space(Timberbank Park) need to manage space better and provide programs

Roads/Parking/Transit

Parking

- Access to short and long term parking.
- More parking spaces at Seniors centre
- Should be surface parking at mall
- Increase parking on mall site

Transit

- Commuter hub along Finch in front of mall site, propose bus layby.

Other Concerns/Suggestions

- Create tunnel under Finch Ave from L'Amoreaux Seniors building to mall.
- Vehicle and pedestrian friendly new east-west street, splitting mall development

- New pedestrian walkway/access from mall property to north-east quadrant of Finch/Warden intersection. Walkway would bisect north-east quadrant.
- Pedestrian crossing on west side of Bridletowne Circle (west of mall) should be converted to stop light.
- Pedestrian and bike paths along Bridletowne Circle and other neighbourhood streets with the expectation of Finch Ave and Warden Ave.
- Wider sidewalks on Finch Ave and Warden Ave
- Improved and more frequent crosswalks on Finch Ave and Warden Ave with longer countdown.
- Very important crossing from L'Amoreaux Seniors to mall; timing of light across Finch Ave needs to be extended.