

ALLEN



MIXED USE AREAS AROUND SUBWAY PROVIDE THE OPPORTUNITY FOR EMPLOYMENT AND RESIDENTIAL USES NEAR THE SUBWAY STATION. MORE RELAXED HEIGHT PERMISSIONS RELATIVE TO THE AIRPORT RUNWAY ENABLE MORE INTENSE DEVELOPMENT AROUND THE SUBWAY STATION

EMPLOYMENT AREAS PROPOSED GIVEN THAT THE AREA IS BOUNDED BY THE RUNWAY, TTC LANDS AND DND LANDS

APARTMENT NEIGHBOURHOODS DESIGNATION ALONG BOTH SIDES OF ALLEN ROAD PRESENTS AN OPPORTUNITY TO DEVELOP A RESIDENTIAL NEIGHBOURHOOD AS THE CHARACTER OF ALLEN ROAD EVOLVES

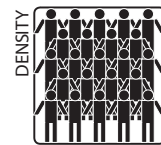
RAMPS TO WILSON HEIGHTS BOULEVARD AND ALLEN ROAD ARE BEING REVIEWED TO REPLACE WITH A SIGNALIZED INTERSECTION WHICH WOULD RESULT IN LANDS BEING FREED UP FOR DEVELOPMENT THAT IS COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBOURHOOD

PARK PROVIDES TRANSITION AND BUFFER FROM MIXED USE AREAS TO THE EXISTING RESIDENTIAL AREAS TO THE EAST

NEIGHBOURHOODS DESIGNATION PROVIDES A TRANSITION FROM ALLEN ROAD AND APARTMENT NEIGHBOURHOODS TO EXISTING LOW DENSITY RESIDENTIAL DIRECTLY NORTH AND EAST ACROSS WILSON HEIGHTS BOULEVARD



400 R+J / HA



450 R+J / HA



45% R - 55% J

R= RESIDENTS J=JOBS