

## 9. SUMMARY OF RECOMMENDATIONS

1. That the City endorse the Planning Objectives and Criteria for the two Study Areas set out in Section 2 of this report;
2. That the Planning Objectives and Criteria, and the Recommended Public Framework and Recommended Land Use Framework for each of the Warden Corridor Study Area and the Victoria Park Station Study Area be used as the basis for Official Plan land use designations and policies, possibly as part of a new Secondary Plan, and for the identification of public initiatives in the two Study Areas, in the Phase 3 Implementation component of these Studies;
3. That the Potential Development Scenarios for the Warden Corridor Study Area and the Victoria Park Station Study Area be referred to in the development of new zoning and detailed urban design guidelines for the two Study Areas;
4. That, when identifying land uses to be permitted in the areas recommended for Mixed Use, City staff consider a broad mix of non-residential uses, with the objective of ensuring maximum flexibility for economic development initiatives and of accommodating existing employment uses whose owners wish to remain in the area notwithstanding its potential as a site for residential and mixed use development;
5. That the Planning Objectives and Criteria, Recommended Public Frameworks, Land Use Frameworks and Potential Development Scenarios referred to in Recommendations 1 and 2 above be used in evaluating development proposals and applications in the two Study Areas in advance of the completion of Phase 3 of these Studies;
6. That City staff establish parking standards for the Study Areas which reflect the close proximity of public transit and the desire to encourage transit-supportive developments outlined in the Planning Objectives and Criteria;
7. That the City, in coordination with the TTC in its efforts to improve public access to the Warden station, pursue long term public access to, and use of, the privately held CNR right-of-way south of St. Clair Avenue, the abandoned CNR Bridge across St. Clair Avenue east of Warden Avenue and the Hydro Corridor north of St. Clair Avenue as a continuous green walkway for pedestrians, and, if appropriate and feasible, for cyclists, with appropriate landscaping and public amenities, such as seating and lighting;
8. That the City pursue the creation of direct pedestrian connections to the proposed CNR/Hydro Corridor pedestrian walkway from the existing Warden Woods trail south-west of Warden Avenue, from the St. Clair Ravine to east of Warden Avenue and from new neighbourhoods in the Warden Corridor Study Area;
9. That the TTC, together with City staff, continue to investigate the possibility of providing direct access from the Santamonica neighbourhood to a reconfigured Warden TTC Station and parking lot, including the possibility, if seen as a reasonable option in the longer term, of replacing one house with a pedestrian access route;
10. That the TTC, together with the City, prepare detailed urban design plans for both station sites, concurrently with engineering studies currently proposed.
11. In view of the fact that the Parkland Acquisition Strategic Directions Report endorsed by City Council in 2002 identified both Study Areas as falling into the category of lowest local parkland provision in relation to the rest of the City, that City staff pursue the possibility of applying the Alternate Parks Dedication Rate set out in the New Official Plan to development proposals in the two Study Areas;
12. That the City, in consultation with the Friends of the Don East, area residents and other stakeholders, continue to pursue improvements to the environmental conditions affecting Massey/Taylor Creek within the larger Context Area, including tree planting and the introduction of appropriate vegetation and landscaping in the vicinity of the Warden/St. Clair intersection and the ultimate elimination of Combined Sewer Outfalls;

13. That City staff, in the Phase 3 Implementation component of these Studies, in consultation with existing community service providers, and area residents and landowners, complete a comprehensive Community Services and Facilities Strategy that identifies appropriate community services and/or facilities to be provided as a condition of new residential development, including development on sites in the two Study Areas already designated for Mixed Use in the new Official Plan;
14. That the comprehensive community services and facilities plan referred to in Recommendation 11 address appropriate means to ensure that community services currently provided in the Bell Estate buildings and services previously provided on the Centennial College lands be maintained as a condition of the reuse and/or redevelopment of these properties;
15. That developments on the Warden and Victoria Park Station lands and elsewhere within the two Study Areas include Affordable Housing in accordance with the City's housing policies, including its Housing First policy;
16. That the City, in consultation with area residents and owners of properties of historical interest, identify initiatives that will publicize the history of the two Study Areas, including the introduction of historic markers and plaques and the identification of historically relevant names for new streets and other public places;
17. That new development, including the possible introduction of new streets, adjacent to the Bell Estate respect the trees and other landscaping features of the Bell Estate grounds and the orientation of the Bell Estate building;
18. That the archaeological consultants working on a City-wide archaeological master plan review the larger Context Area for the Warden Corridor and Victoria Park Station Corridor Study area in order to identify which lands will require an archaeological assessment in advance of development and which will not;
19. That in the Phase 3 Implementation component of these Studies, City staff, in consultation with the landowners in the Warden Corridor Study Area, develop an implementation strategy to ensure that the costs and benefits of future development in accordance with a comprehensive vision for the Study Area are equitably shared so that the vision can be realized over time;
20. That City staff identify locations where public art would be incorporated into plans for streetscape improvements in the Study Areas.