

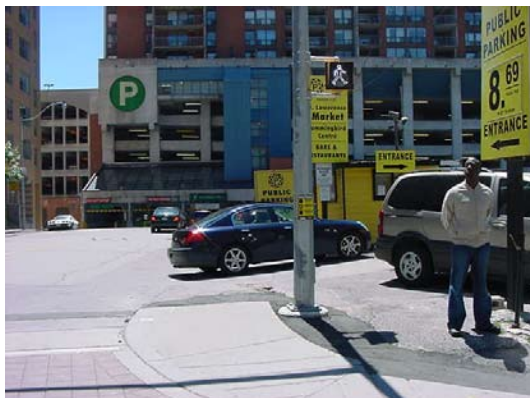
4.0 AREAS OF FURTHER STUDY



The intersection of Yonge Street and The Esplanade.



High quality streetscaping along Front Street.



Parking structure at the terminus of Church Street.

The following is a list of topics requiring further exploration:

- What can be done to improve the Yonge and Esplanade intersection? Can the north face of the bridge be pushed back to increase pedestrian visibility? Can a signalized intersection be created here?
- Can the high quality streetscaping extend along The Esplanade from the east at Crombie Park, to the west at the GO Transit terminal and Union Station? Could the double row of trees continue along this portion of the street?
- Should there be a gradual transition in height or should there be a “dead – stop”?
- If a transition in height should occur, where?
- What is the maximum height for each of the sites and how is this determined?
- Is there adequate public parking provided in the area? Is more parking really required?
- For some, the delivery area at the south end of the St. Lawrence Market building creates an unsafe pedestrian environment, but this is a functioning urban area, how can these two ideas be harmonized? For others, the slightly chaotic nature of the Market was key to its charm and the loading configuration as it exists should not be seen as problematic.
- Shadow studies should be conducted for all developments potentially impacting neighbourhood open space.

5.0 SUMMARY

The charrette provided an opportunity for a variety of stakeholders to express their views on proposed developments in the West St. Lawrence neighbourhood. Teams were challenged to produce designs that adhered to the concepts articulated on Day 1 of the charrette. Throughout the sessions some of the schemes were refined to create more contextually sensitive buildings and spaces, while others will require modifications in order to be compatible with a common vision for the neighbourhood.

The intent of this charrette was to develop ideas and not to finalize designs. This workshop is merely one step in the process of engaging groups in a discussion about important issues within the area. The heights of proposed developments will remain a contentious topic and will be continue to be a discussion point. It is important to remember that each site has its own unique characteristics and there is no “one size fits all” solution.

Essential to creating sensitively designed developments for the neighbourhood, will be the continuation of these types of inclusive discussions. Crucial to maintaining this progress will be a series of follow-up meetings, workshops and public consultations. The ideas developed over this two-day charrette will continue to be elaborated on throughout the process both on a neighbourhood basis and through individual development applications.