

How did we get to a vision for the WQW Triangle?

- Looked at the broader issues for the WQW Triangle
- Considered the concerns raised at the two public meetings
- Looked at City-wide and local official plans
 - Those plans said we should allow a mix of uses, including industrial, commercial and residential but that we would also need roads, parks, and upgrades to community infrastructure.

Where did we start?

- First we considered where the roads should be
- Then we considered the overall massing

Tonight we want your feedback:

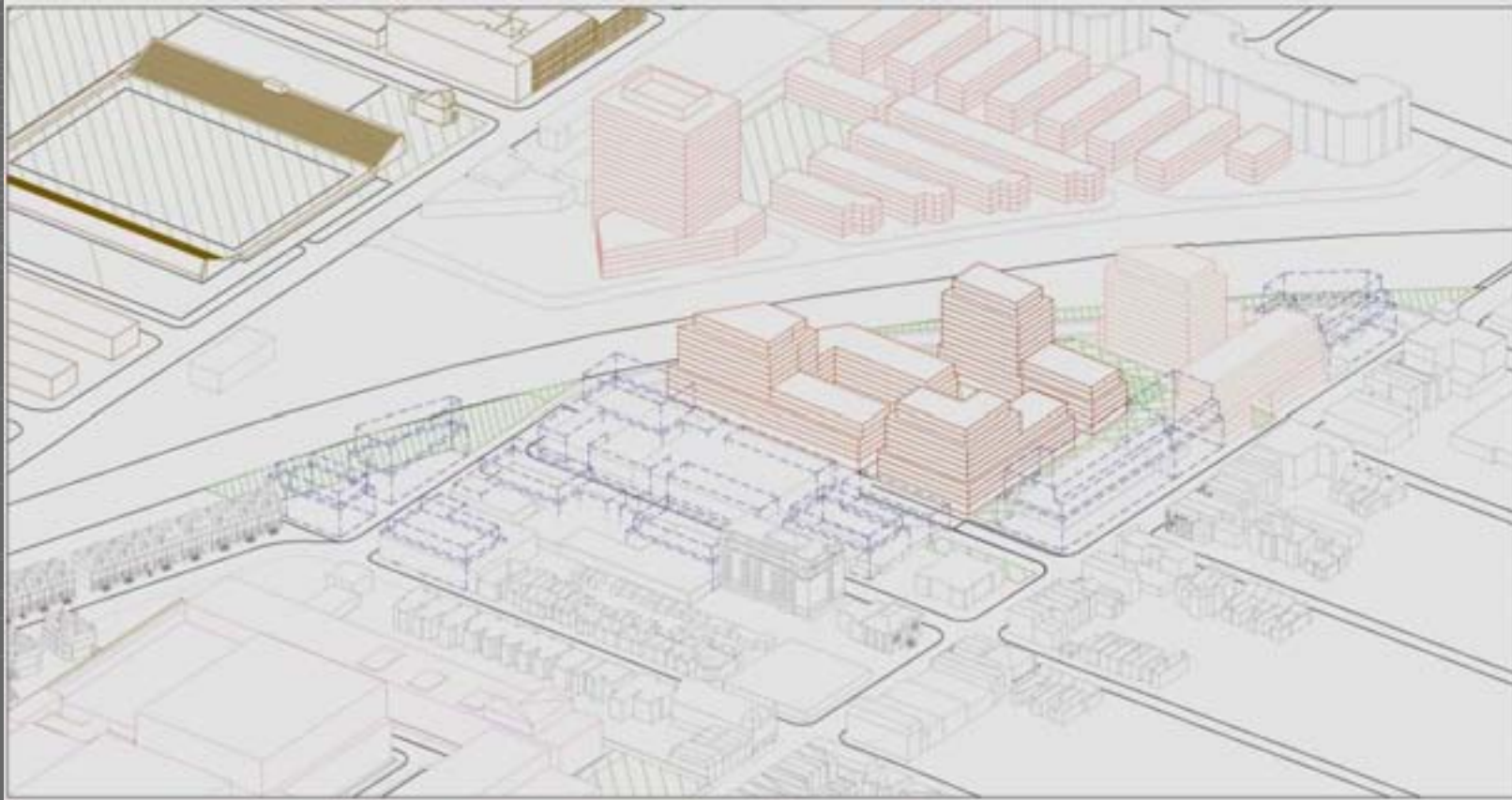
- Did we get it right?
- Are we missing something?

What did we keep in mind?

- The importance of Queen Street West
 - how to keep it looking and feeling like a Main Street
 - how to maintain its position as a Cultural Corridor
 - how to keep a “sunny side of the street”
- The need to integrate the WQW Triangle with the rest of the neighbourhood
- The importance of allowing for a variety of activities...
 - working, living, playing, shopping...and a variety of people
 - families / singles, variety of incomes, workers / residents
- Keeping the heights down close to the low-rise neighbourhoods
- The need for **GREEN space**

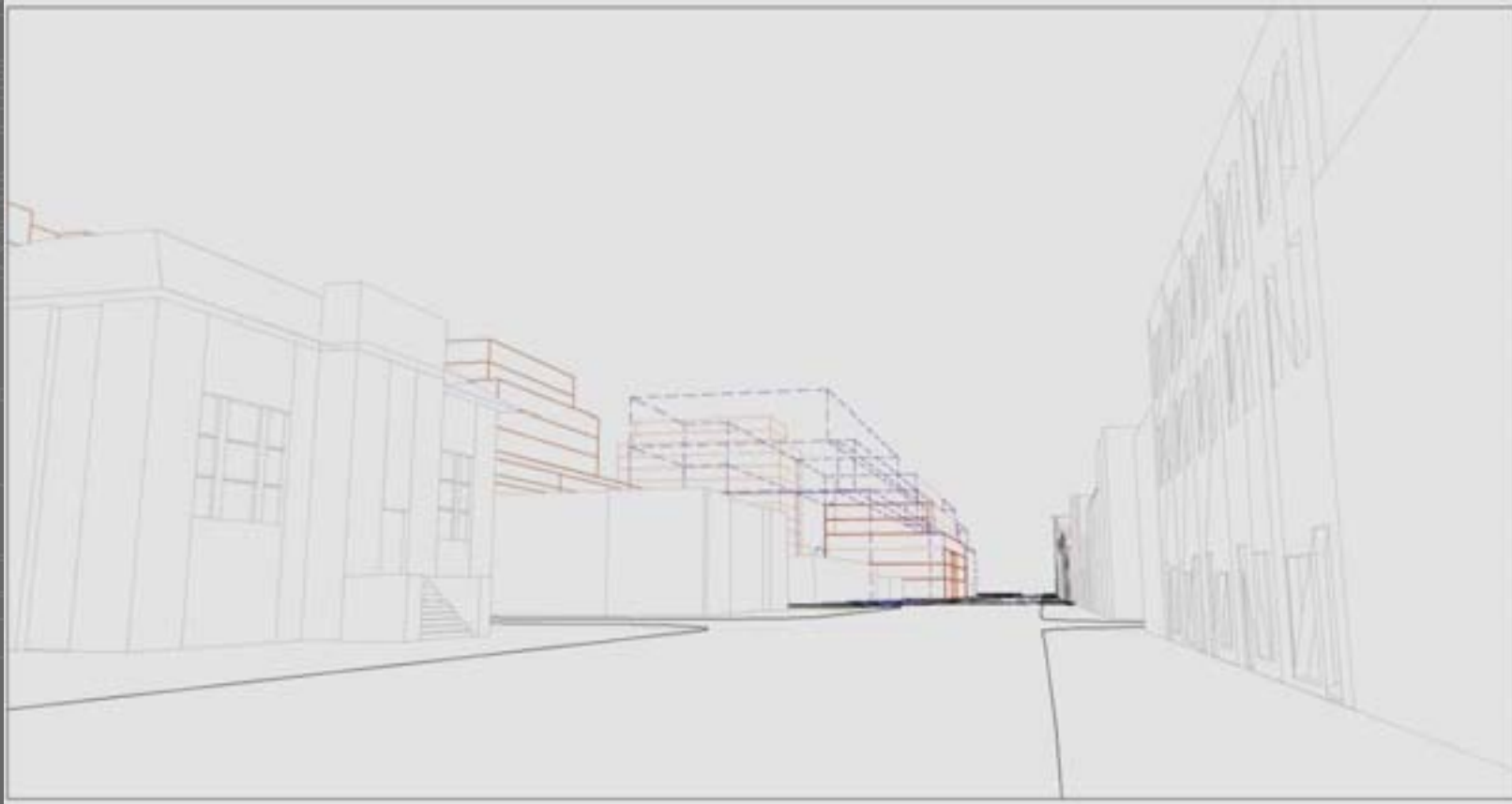
City Planning Vision - Draft

3D vision for Bird's Eye View



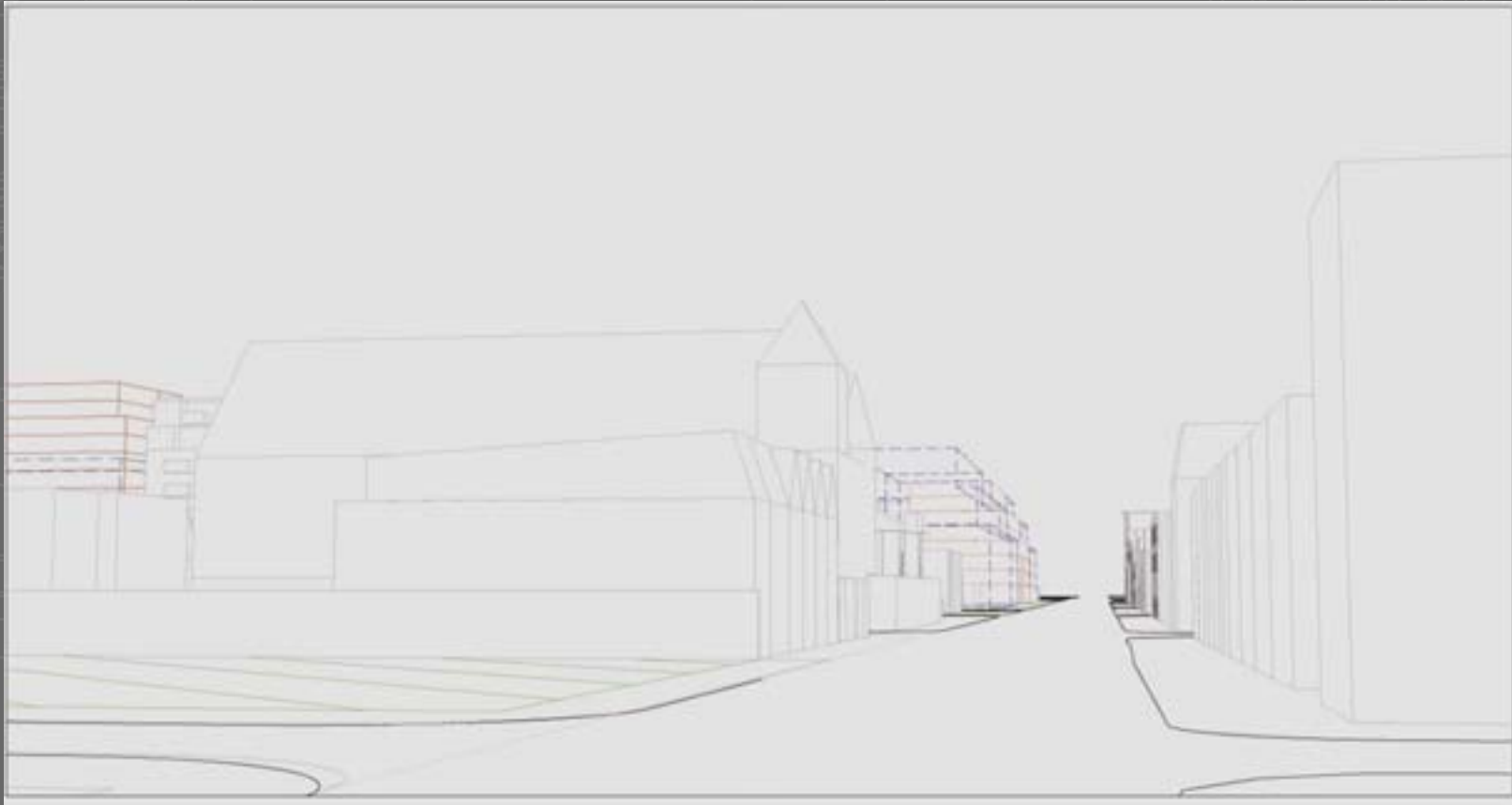
City Planning Vision - Draft

3D vision from east of Abell



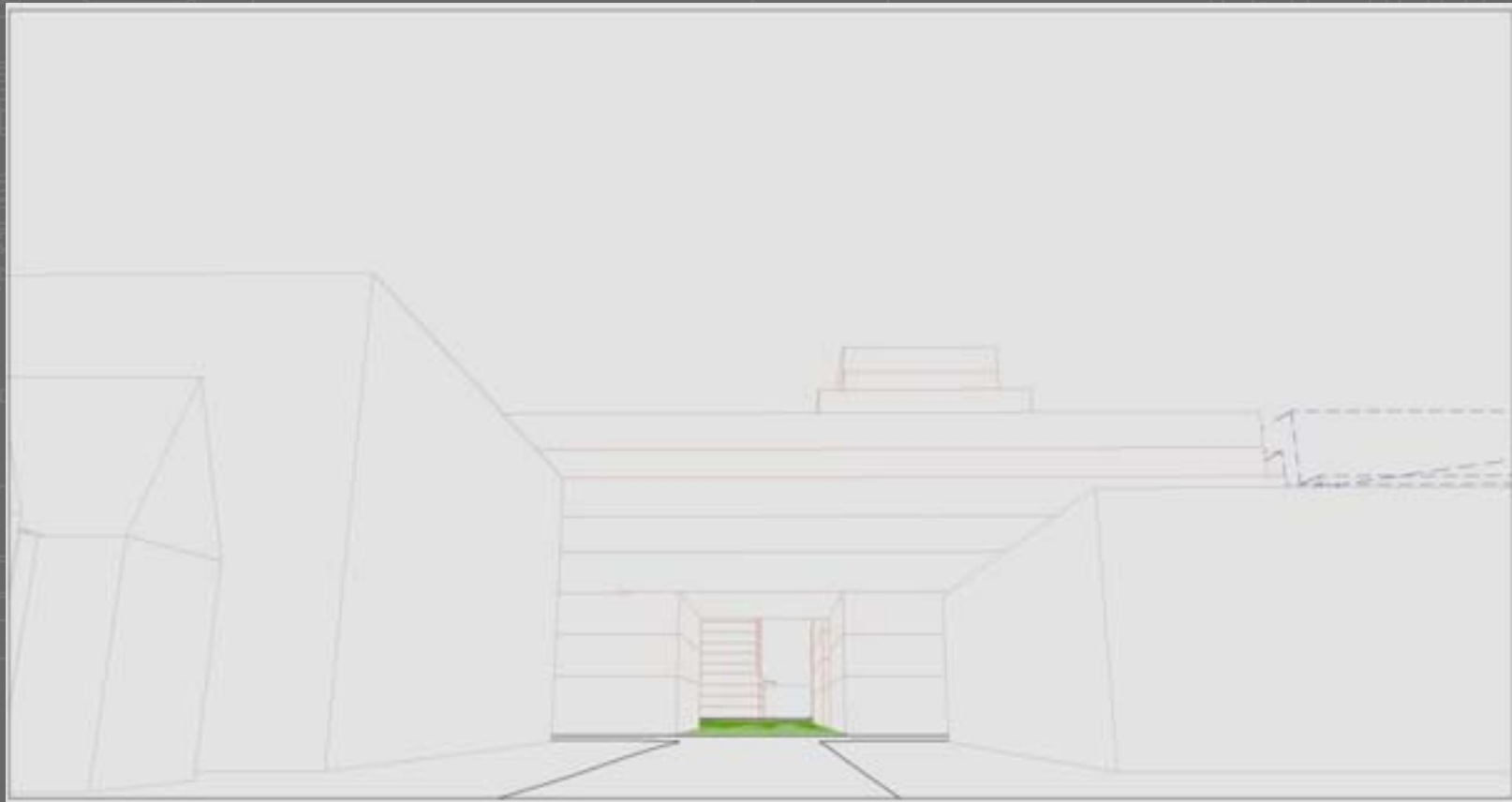
City Planning Vision - Draft

3D vision from east of Dovercourt



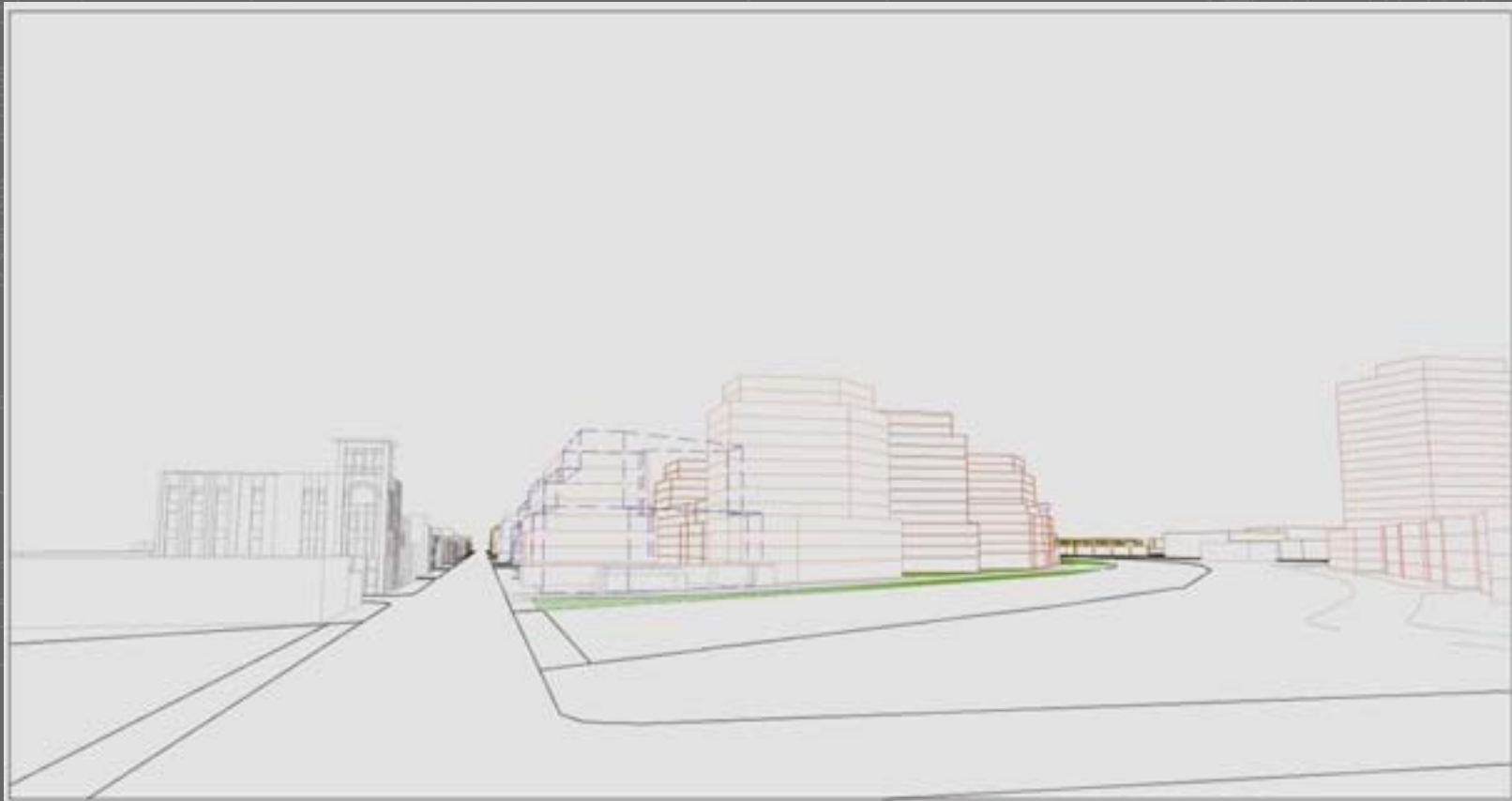
City Planning Vision - Draft

3D vision from Northcote

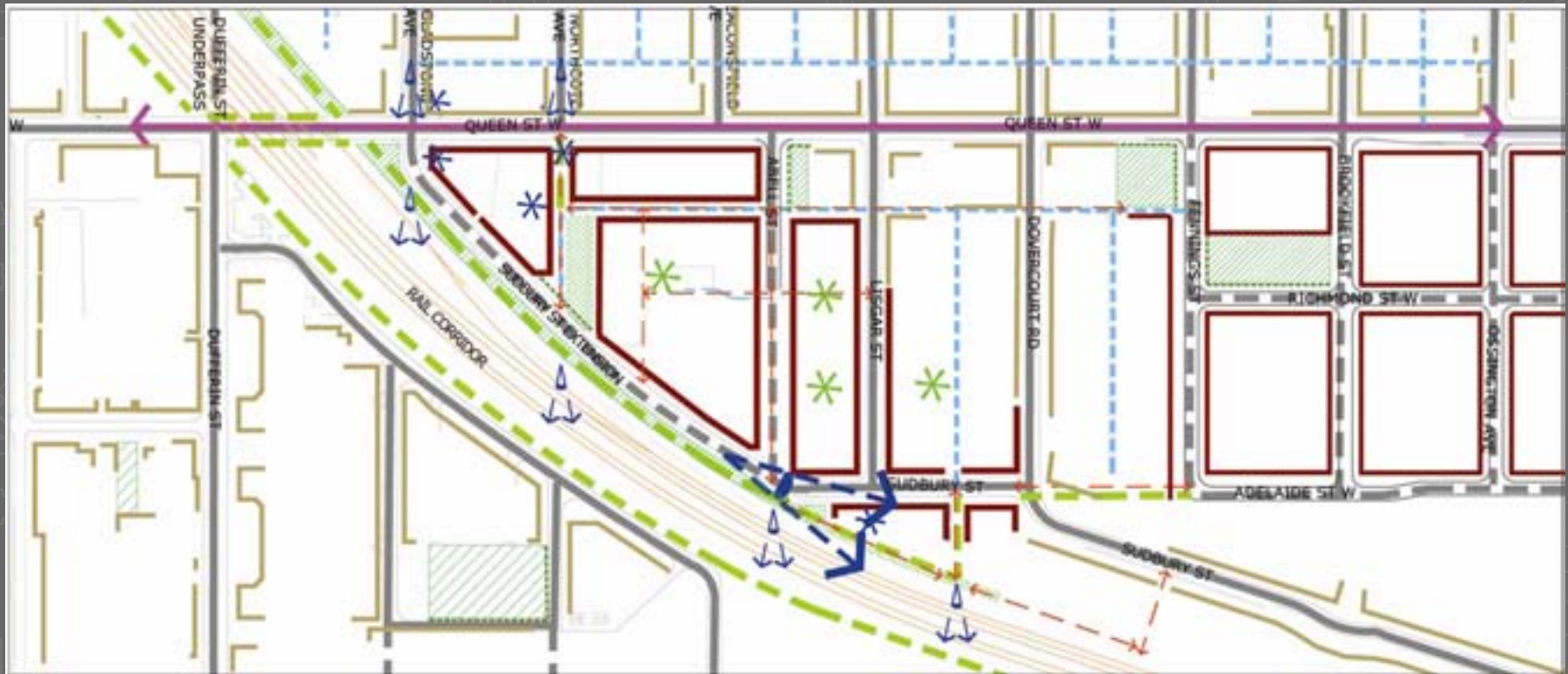


City Planning Vision - Draft

3D vision from Dufferin



City Planning Vision - Draft



Map 1: Structure Map

- Existing building edges
- Potential building edges
- Landscaped edge (stronger than normal)
- Existing streets
- Proposed streets
- Public or publicly accessible pathways
- Public or publicly accessible laneways

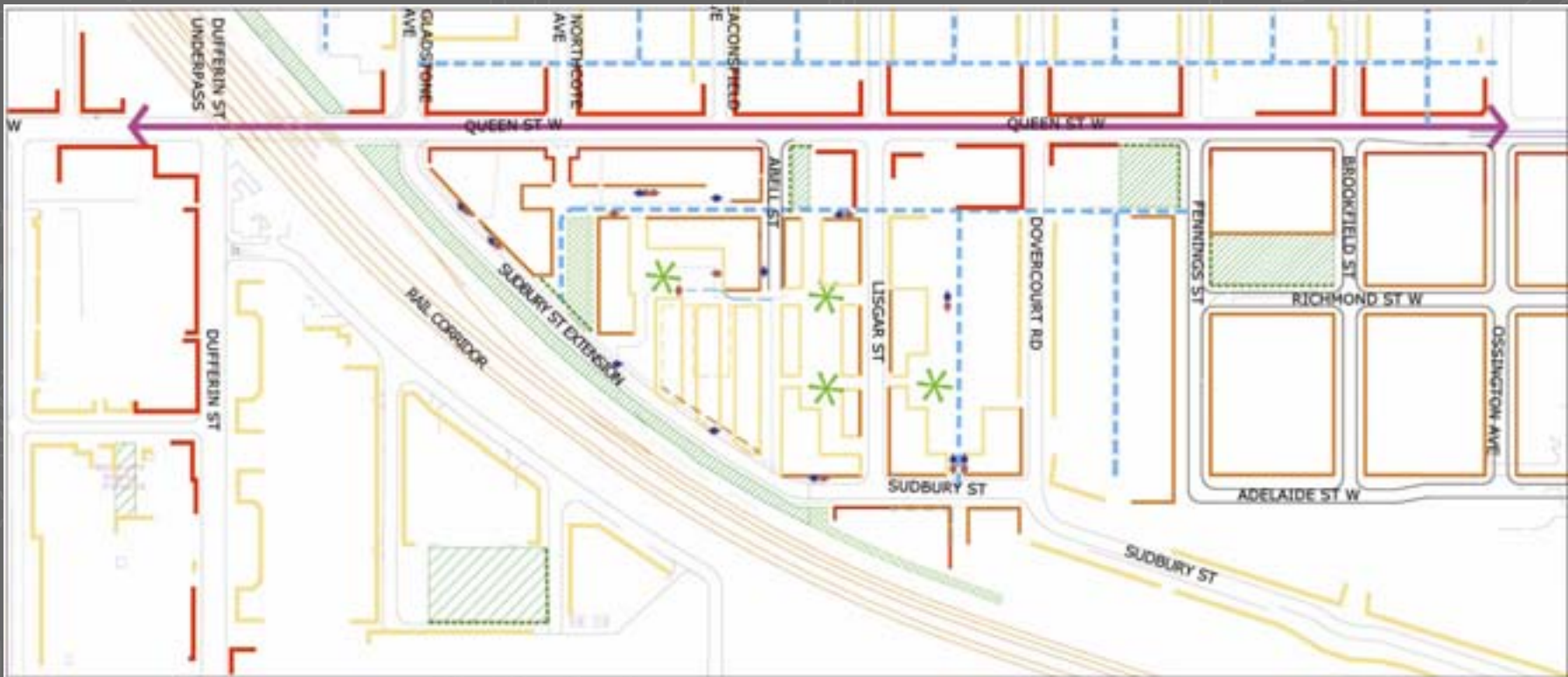
- Existing and potential view termini
- Main Street Views
- Publicly accessible landscaped open space
- Publicly accessible Private landscaped open space
- General Location of additional Private Open space
- Midblock Connections
- View corridors

City Planning Vision - Draft



- Map 2: General height and massing**
- Building edges
 - Midblock Connections
 - Heights
 - General Location of Bump up
 - Sun on North Sidewalk to be protected
 - 2m Main street building step back at 13.0m and 44 deg angular plane from south edge of north sidewalk
 - General Location of Private Open space
 - Buildings of Historical Significance

City Planning Vision - Draft



- Map 3: Uses at grade**
- Existing Retail
 - Residential, Commercial or Live-work
 - Residential
 - Cultural Corridor
 - Service entrances
 - Vehicular entrances
 - General location of Private Open space

What still needs to be done?

Figuring out the physical form is just the beginning.

We still need to:

- Create urban design guidelines
- Review the historic buildings in the area
- Review the municipal infrastructure capacity, particularly for sewers
- Review local parks and recreational facilities
- Review the adequacy of local community services and facilities
- Further consider the impact on local industrial uses and the art and design district

Time for feedback

- What do you think?
- Did we get it right?
- Are there important aspects that we have neglected?
- Are we missing something?

Please share your thoughts about City Planning's vision for the WQW Triangle at your table.

- Flipcharts for notes
- Planning staff floating between tables for questions

After **30 minutes**, each table will get **3 minutes** to report back to the group with their most important comments

Let's hear it

Community feedback on City Planning's vision for the WQW Triangle

- Remember, 3 minutes per table, so that we can hear from everyone

Next Steps

- Consider what we have heard tonight
- Pursue the required area studies
- Additional meetings?