

## SUMMARY EVALUATION OF ALTERNATIVES

FACTOR	Option 1	Option 2	Option 3	Option 4
	<b>DO NOTHING</b> Represents continuation of existing conditions and would involve no changes to the existing Six Points interchange	<b>MODIFIED EXISTING – IMPROVED WESTWOOD LANDS ACCESS</b> Represents continuation of existing conditions and would involve no significant changes to the existing Six Points area, but would involve improved access to the Westwood Theatre lands	<b>FULLY AT-GRADE DUNDAS STREET LOOP</b> All intersections at-grade with Dundas Street realigned to the south	<b>DUNDAS STREET UNDERPASS</b> Intersection of Kipling Avenue and Bloor Street at-grade, with Dundas Street grade-separated (an underpass)
<b>Land use and Socio – Economic</b> - residential - businesses - six points footprint size - land utilization - property impacts - property acquisition - utilities / services				
<b>City Building</b> - block pattern street network - surplus lands integration - “typical” intersections - street oriented buildings - pedestrian scale building-to-street relationships - minimize grade separations - avoid “above-grade” - common infrastructure elements				
<b>Transportation</b> - transit - traffic - pedestrians - cyclists				
<b>Natural Environment</b> - natural environment - air quality				
<b>Implementation</b> - construction feasibility - staging opportunities				
<b>Costs</b> - construction costs - maintenance costs				
<b>Land Value</b>				
<b>Overall</b>				