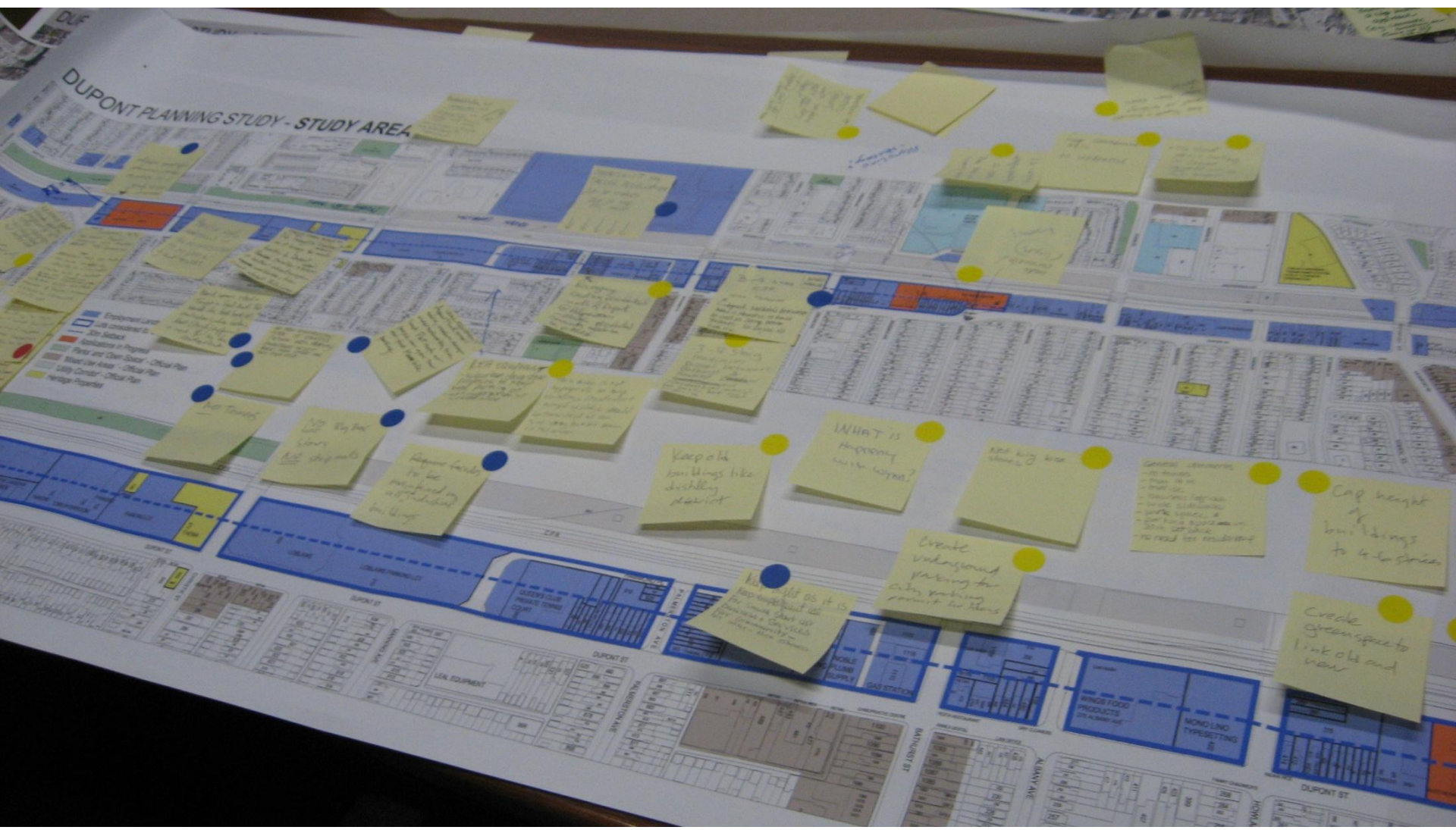
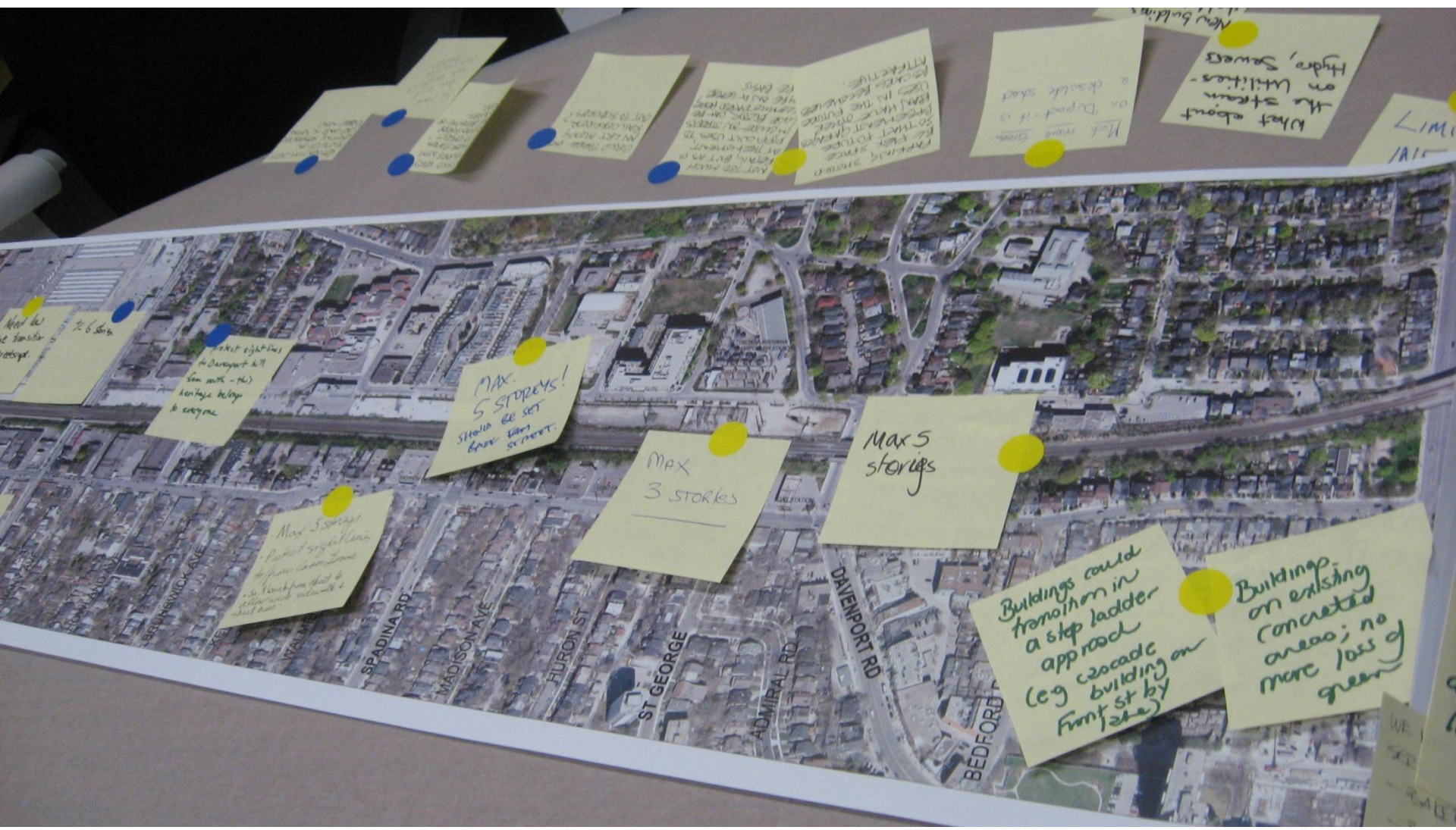


Height and Built Form



Height and Built Form



Need to
be transfer
overage.

Protect right of way
to Davenport & M
from south - this
heritage belongs
to everyone

Max 3 stories
- Parked right of way
- from Davenport
- also, 100' from street &
- 100' from street &
- 100' from street &

MAX
5 STORIES!
Should be set
back from
street

MAX
3 STORIES

Max 5
stories

Buildings could
transition in
a step ladder
approach
(eg cascade
building on
front st by
lake)

Building on
existing
concreted
areas; no
more loss of
green

Need to be transfer
overage.

Need to be transfer
overage.

Need to be transfer
overage.

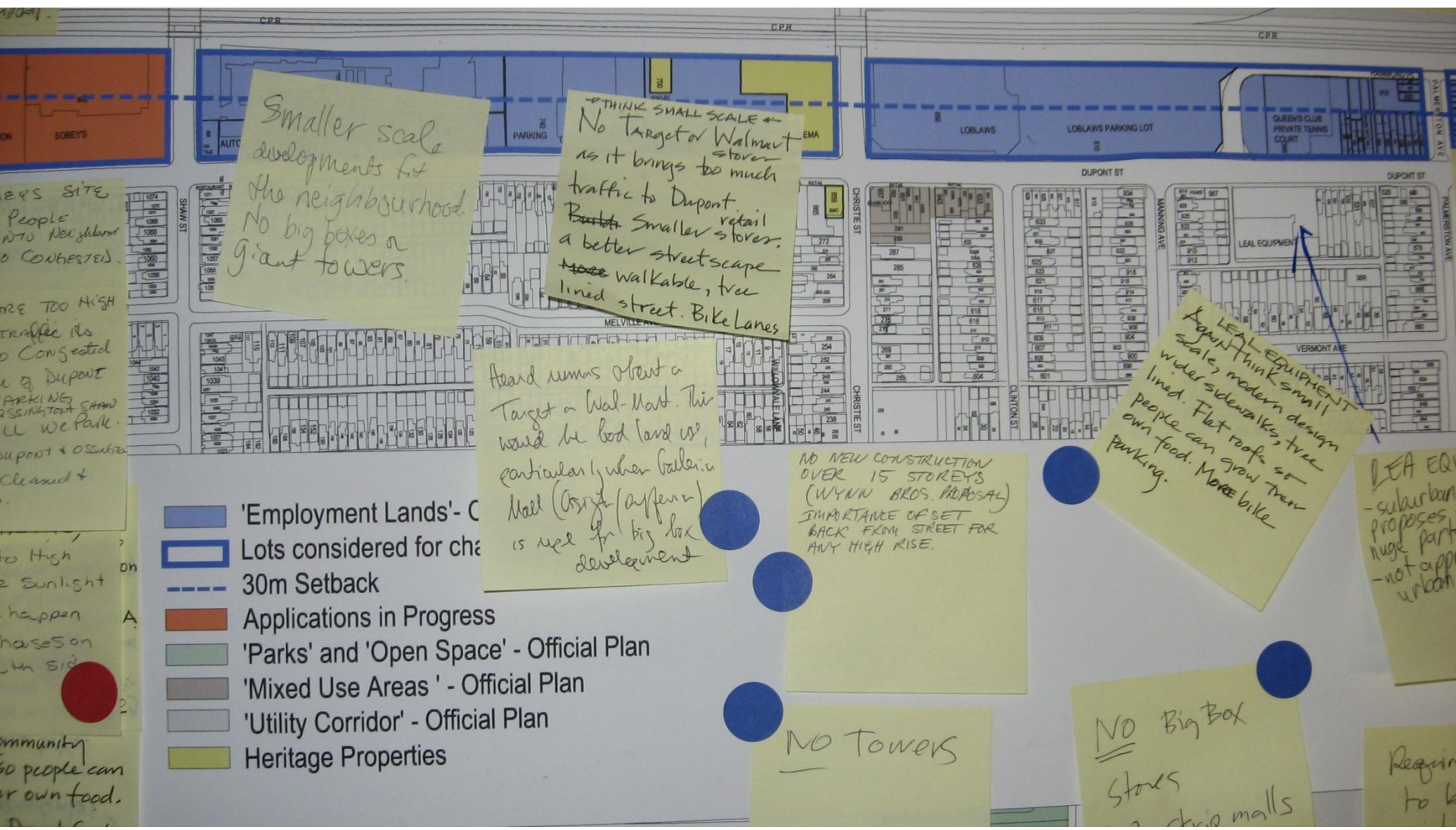
Need to be transfer
overage.

Need to be transfer
overage.

Need to be transfer
overage.

Need to be transfer
overage.

Height and Built Form



Height and Built Form

BEER STORE
CAR REPAIR
PARKING LOT
NOBLE PLUMB
STATION
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Recognize existing residential north of Dupont @ Palmerston
→ stable residential community needs to be protected.

3-4 story CAP.
WITH TERRACE
Agreed Walkable destination
Make it attractive to Annex as well as George Brown Students. No big box. No High rise.

3-4 story maximum
Dupont between Bathurst & Howland. ~~Residential~~
~~low rise~~ would be best, but not highrise

Equipment
Drug store
to keep
sitting lot.
appropriate in
area

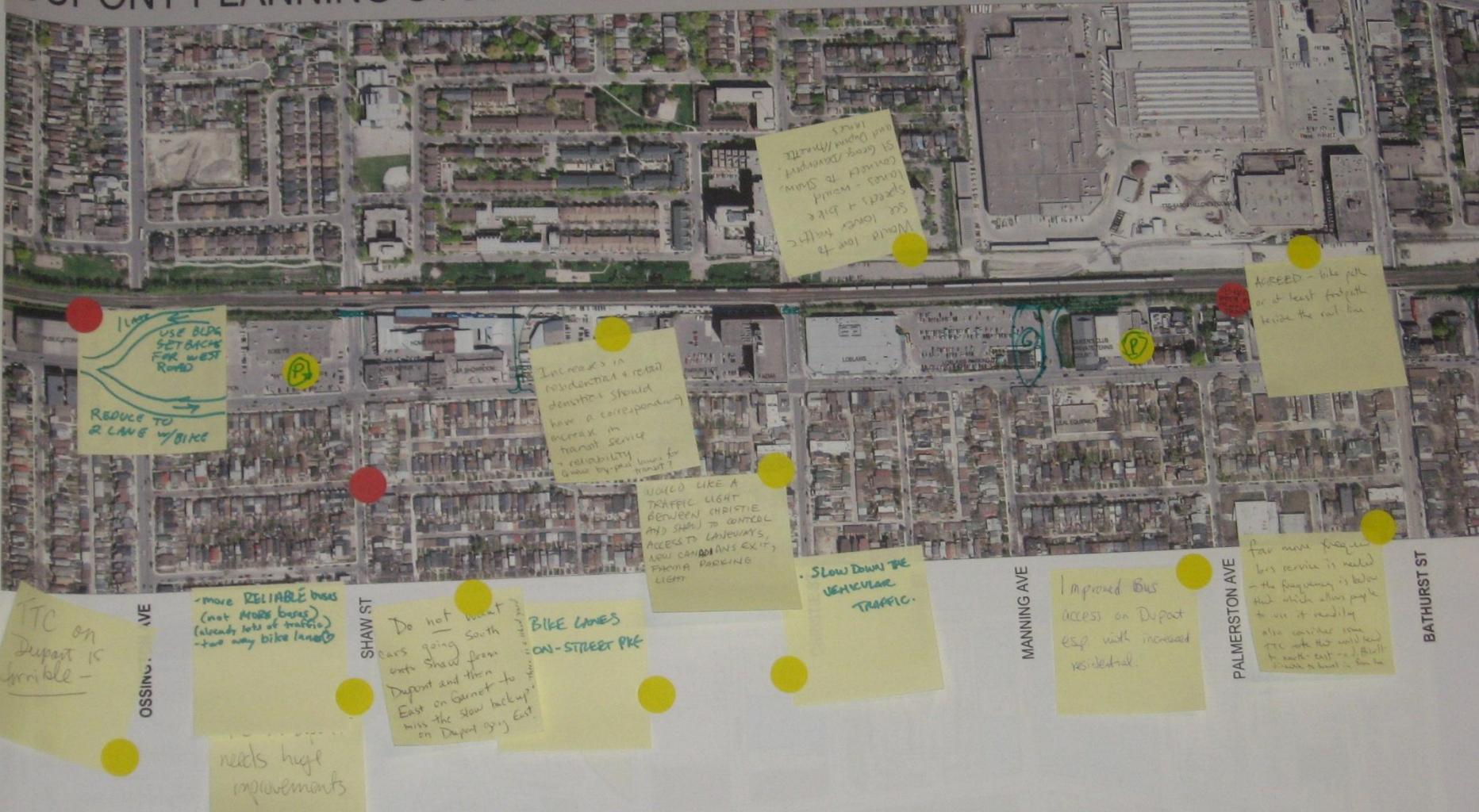
This area is not appropriate for large buildings / rowhouse
- height of bldgs should be consistent w/ the 3-4 story houses seen in the area

Keep old
houses like

WHAT IS
Happening
with Wynn?

Transportation

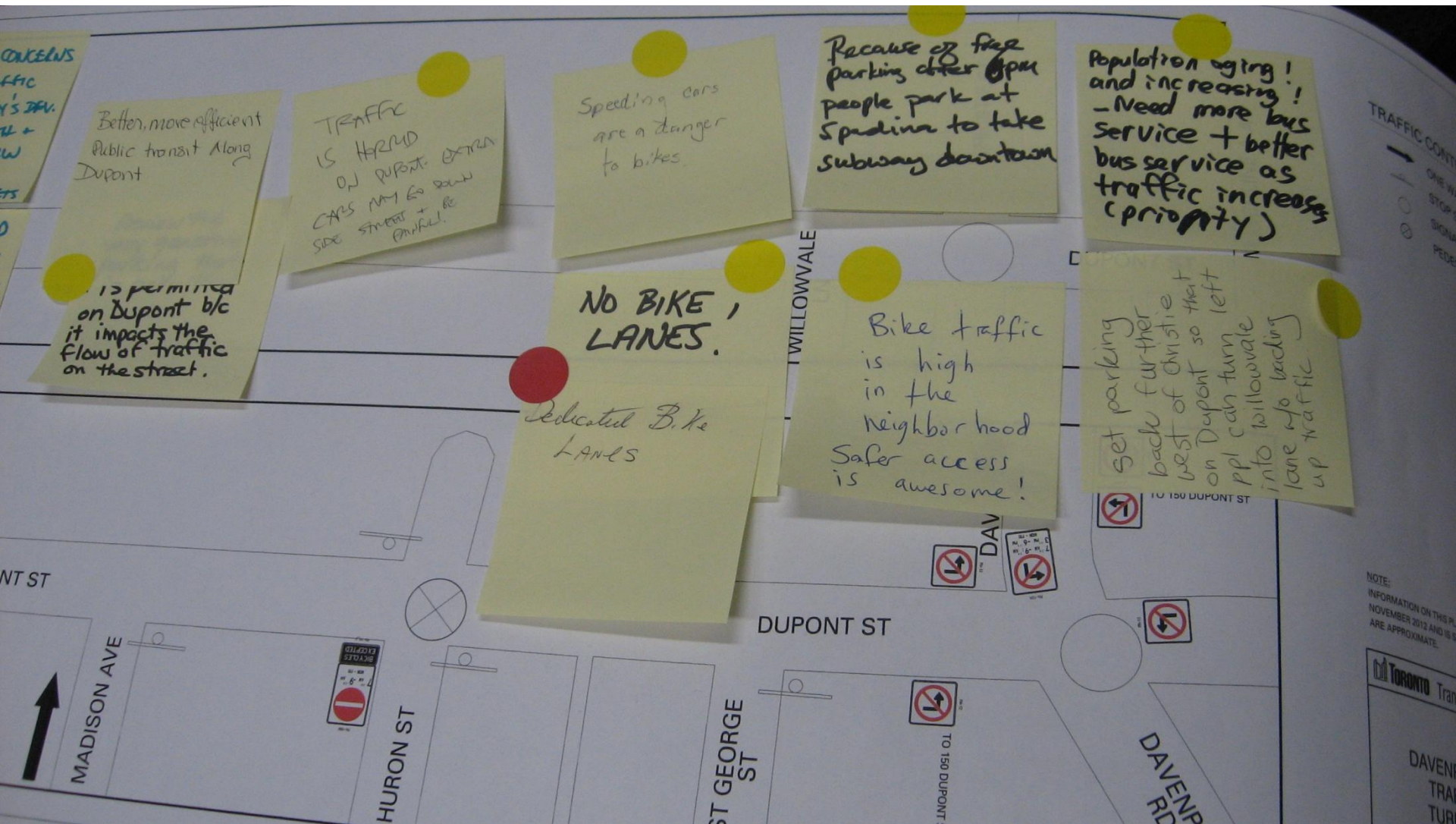
DUPONT PLANNING STUDY - AERIAL MAP



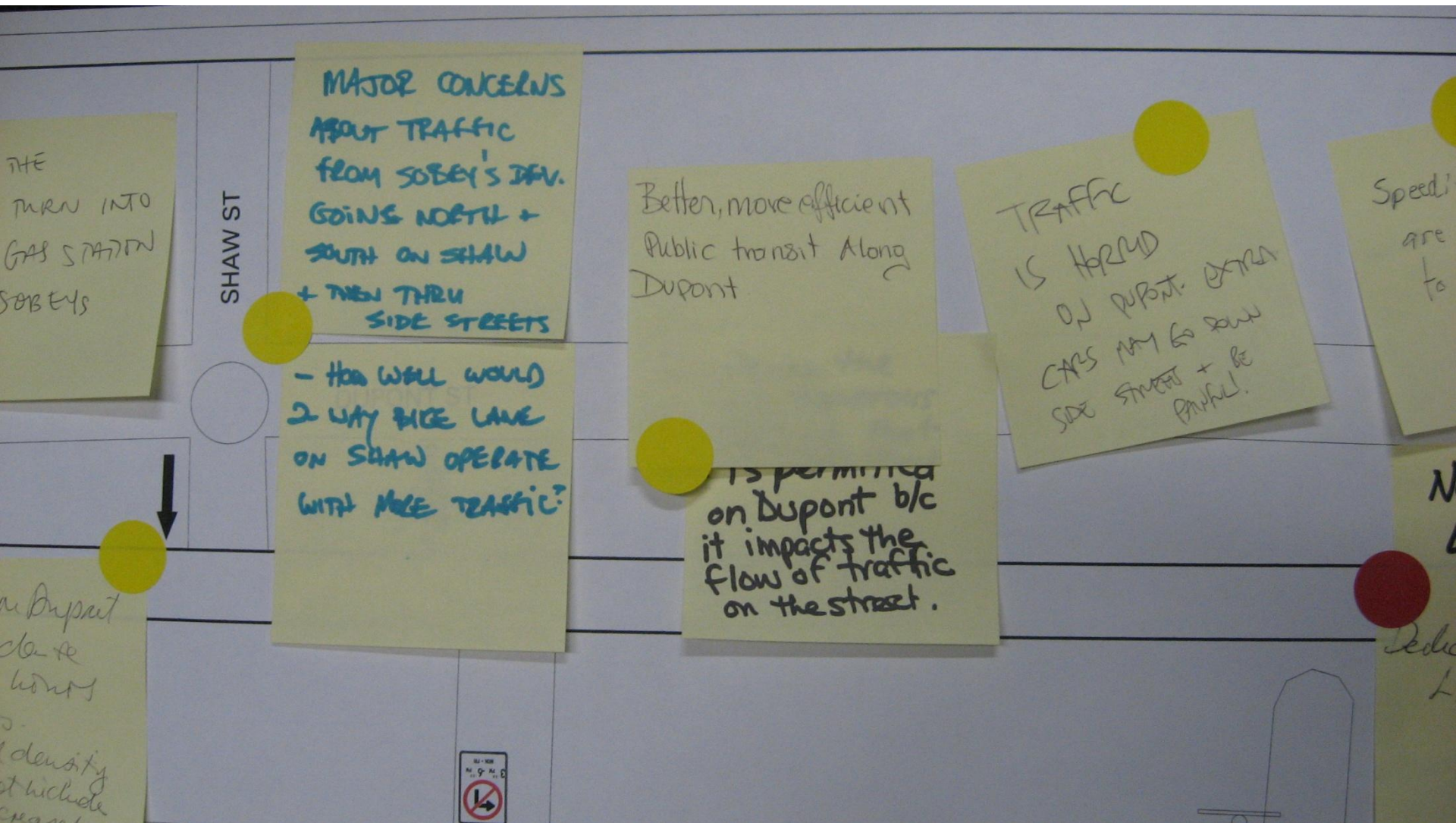
Transportation



Transportation



Transportation

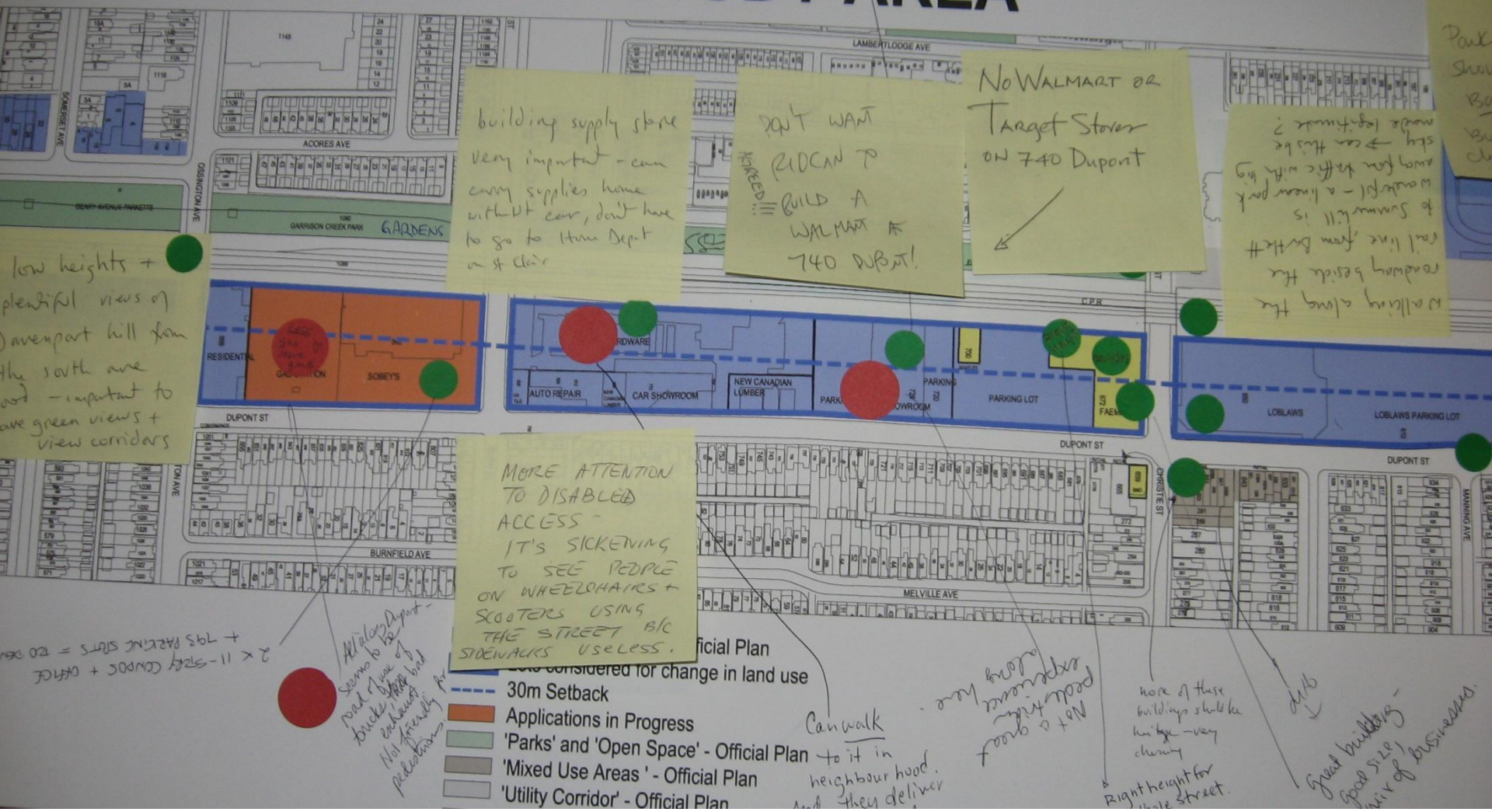


Strengths and Weaknesses



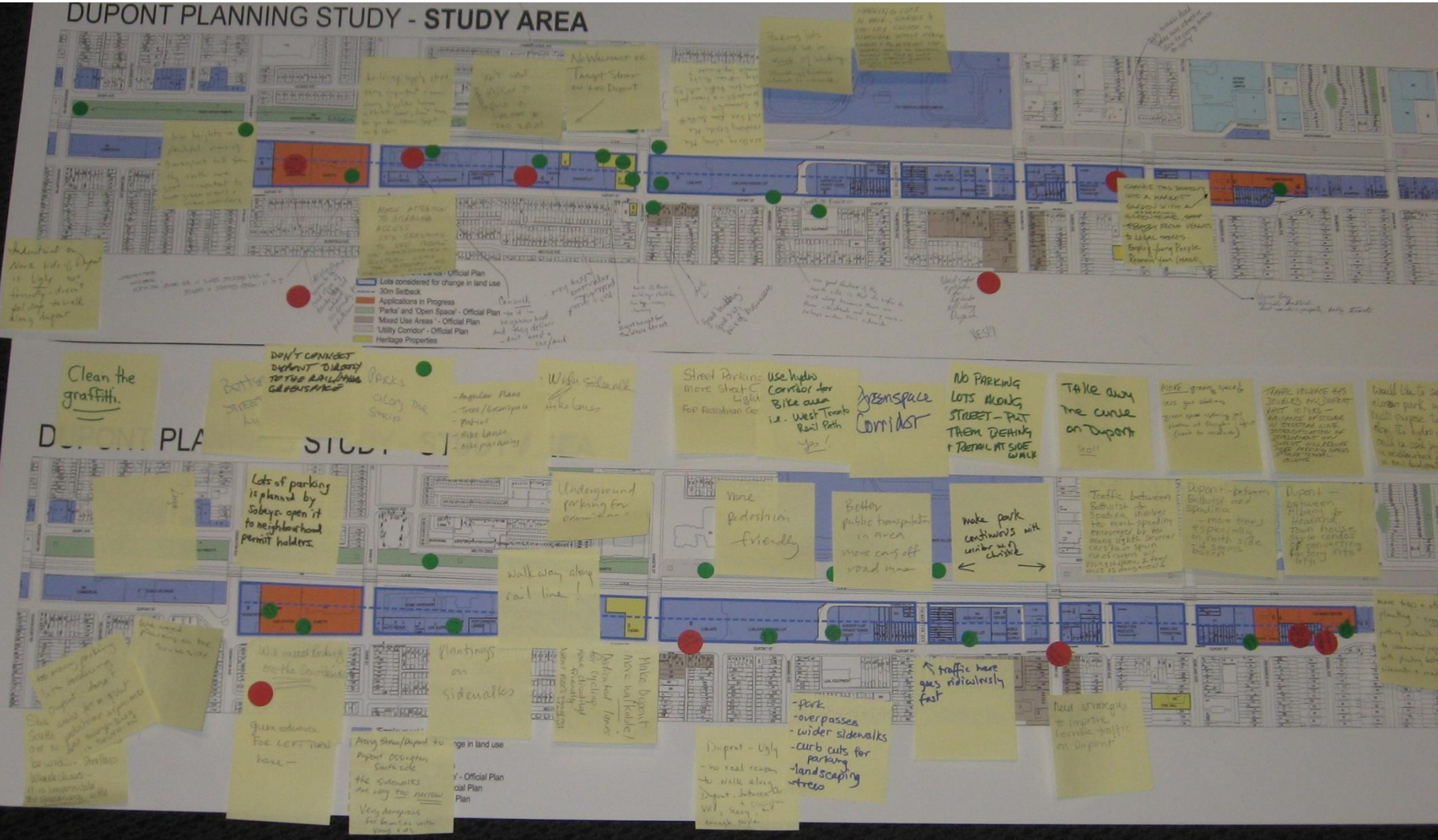
Strengths and Weaknesses

PLANNING STUDY - STUDY AREA



Public Realm/Streetscape

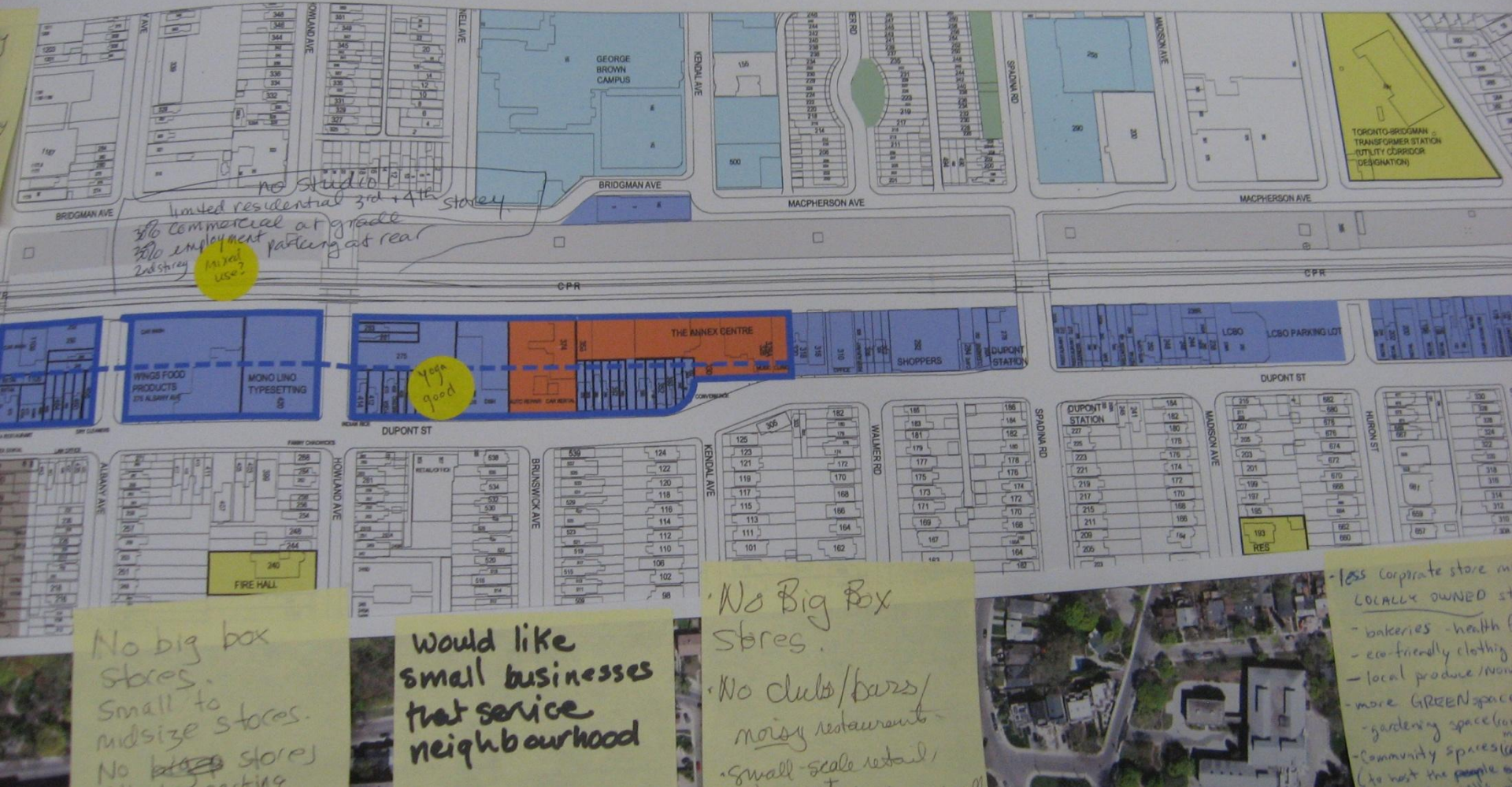
DUPONT PLANNING STUDY - STUDY AREA



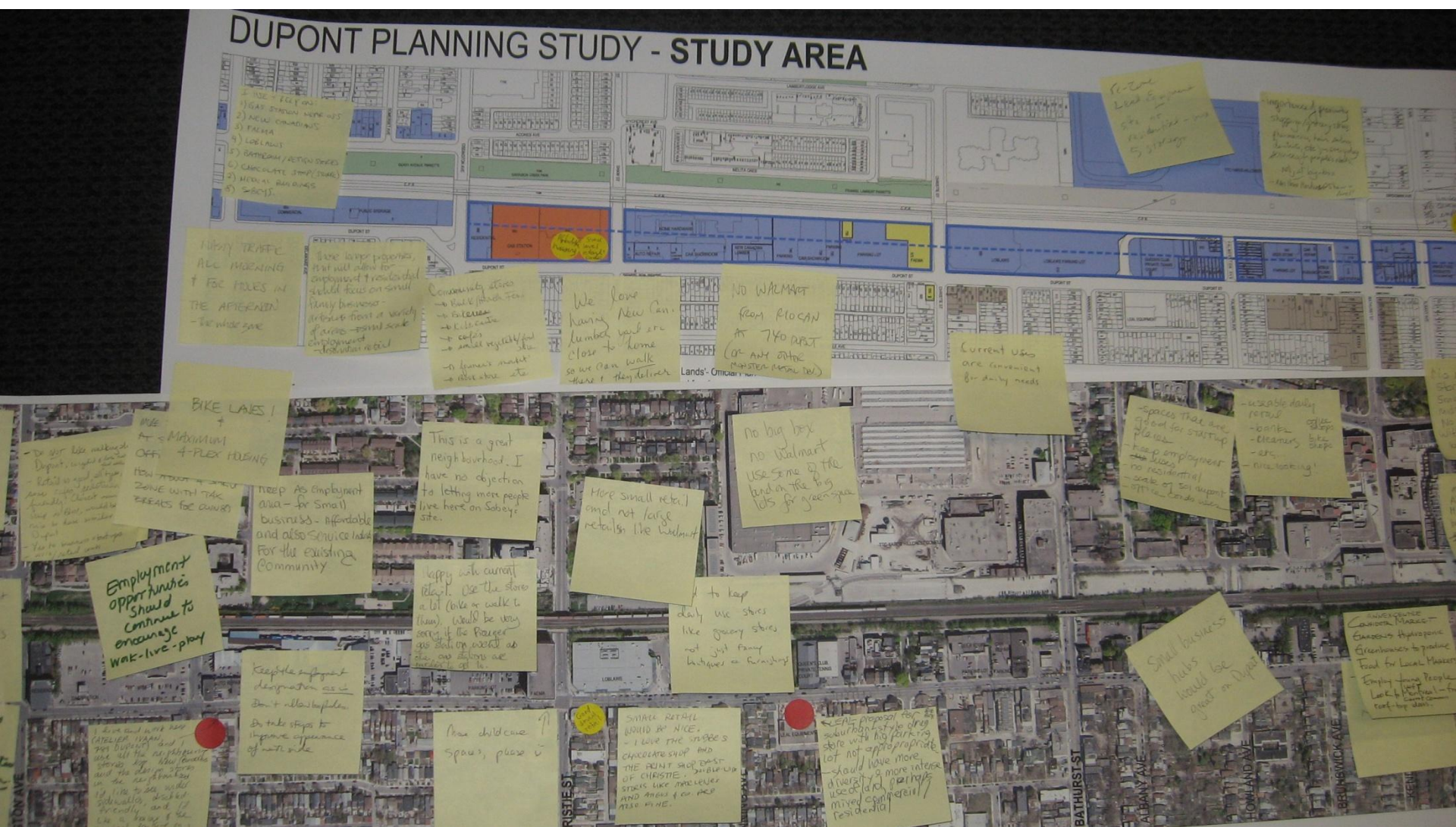
Public Realm/Streetscape



RETAIL + EMPLOYMENT.



DUPONT PLANNING STUDY - STUDY AREA



Additional Comments.

(Chert) → Traffic by
 at London all the way
 to London West
 to (Chert) → from ground
 Chert and old traffic

Owing to
 Encourage better
 mixed use of land
 a short time

(Chert) → but not sure
 the line would work
 Do not mix traffic in
 with the car traffic, it will
 happen anyway, and
 based on what you say
 however, we better deal
 with traffic

The station is a good thing
 to have, you will get more traffic
 to the station, you will get more
 traffic to the station









The sketch shows a street layout with buildings and a station. The sketch is drawn on a piece of paper that is placed over a larger, more detailed drawing of a street layout.

Don't want
"shadow" from
development
over the green
spaces

- more residential moved →
deposits only and needs to
be segregated
Household: can read
don't be overfilled?
Ex. King West (most likely)
nothing there it is unusable
in place (could be more
tuffing toward not keeping up)

South Side of
Depot needs
to be considered
in study to
fully utilize +
plan for the
ENTIRE corridor

The Queen's Club
should be
Designated Heritage
Property

-  'Employment Lands'- Official Plan
-  Lots considered for change in land use
-  30m Setback
-  Applications in Progress
-  'Parks' and 'Open Space' - Official Plan
-  'Mixed Use Areas' - Official Plan
-  'Utility Corridor' - Official Plan
-  Heritage Properties

THIS STREET
WOULD BE BUILT
FOR TRAFFIC IS
CREEPING AHEAD.
IT IS ALREADY
I LIVE ON IT!

the way.

The sidewalks on the south side of
Dugont are very narrow + telephone
poles are set into the pavement,
making the sidewalks totally
useless for people using mobility
devices (wheelchairs, scooters, even
strollers). It's

the 30 more "squares" from roll travels
is with horizontal and vertical \rightarrow so the
the way lost as fine as it looks \rightarrow the
allow having right up to the right of
cross the boundaries & boundaries - so to show

act the worst proposal
for the Sobey's side
WAY TOO DENSE !!! No open spaces or
green space (At present the home on the
the south side at least have open space
to look at
Restrict any new buildings to the same
height as the Frazer building and for the
888 Dupont.
Plant more trees! I feel Don & allows so
many more parking spaces (Dupont is
already impossible - we don't need
another 743 cars!! - These streets are
not wide enough to handle at least

I have no objection to more people coming in to enjoy this great neighborhood. I would even move into the Sobrya building from my house when my knees give out.

green got some
connections
to the parks
south of the
Marshall Shown
a lot of people
know about the
space with the
the railway

'Employment
Lots consider
30m Setback
Applications
'Parks' and 'C
'Mixed Use A
'Utility Corrid
Heritage Pro

Things we missed.
Additional Comments.

Can Employers handle
outside
These Schools for
Adult

PLEASE Digitize
(to RED PEN)
These maps for
Community
Feedback &
commentary!

The Queen's Club
should be
Designated Heritage
Property

When a new to
normalize the
GOLDEN HALL,
which is an aspect

I agree with this
except for
the 2-3 levels
above for
employment use
(i.e., medical etc.)