

Our Buildings

What We've Heard...So Far

Current Assets

- Low density, low-rise buildings
- Mid-rise with commercial at grade
- Some high-rises
- Diversity of buildings and mixed uses

To Be Improved

- More low-rise (4 storey) developments
- Build mid-rise (6 - 8 storeys) developments
- Support taller buildings that maintains the area character and provides parking on site
- Build mixed-use developments (at-grade retail)
- Establish appropriate front and rear setbacks

What to consider...

- *Building height and setback from the street*
- *Transition to neighbouring properties*
- *Types of buildings, sizes and appearance*
- *History and character of buildings*

Our Streetscape

What We've Heard...So Far

Current Assets

- Existing trees and green spaces, wide sidewalks, lower buildings
- Open feel of the street, large setbacks
- Few driveways cross the sidewalk

To Be Improved

- Improve the streetscape to support pedestrian activity
- Add more trees and landscaping
- Bury power lines
- Add more public art and murals
- Improve street lighting along Broadview Avenue

What to consider...

- *Pedestrian amenities – street furniture, walkability, accessibility*
- *Cycling amenities – cycling lanes, locking stands*
- *Street lighting, public art*
- *Pavement and sidewalk materials and colour*
- *Landscaping*

Area Character

What We've Heard...So Far

Current Assets

- Neighbourhood/ family community feel
- Does not feel like downtown or suburbia
- Safe and stable neighbourhood
- Artistic feel of the area

To Be Improved

- Build or integrate facades that preserve the area character
- Bring back Old Toronto charm and preserve older buildings
- Design with existing architectural elements such as recess window fronts and clay brick

What to consider...

- *Small-town feel, friendliness, connectedness*
- *Small and independent businesses*
- *Diversity, inclusiveness, affordability*
- *Defining and unique characteristics of the area*

Our Community Services

What We've Heard...So Far

Current Assets

- Existing small businesses
- Local grocery store
- Community hubs (coffee shops, art galleries, artisans)
- Schools, churches and health clinics

To Be Improved

- Support more small businesses
- Build a Public Library
- Build more facilities for culture and arts
- Develop a community centre

What to consider...

- *Diversity of goods and services provided by local businesses*
- *Community and health services*
- *Recreation opportunities*
- *Arts and culture*

Our Parks & Open Spaces

What We've Heard...So Far

Current Assets

- Existing green spaces, parks & parkettes
- View and access to the Don Valley ravine
- View of the skyline
- Cycling and walking trails
- Green space around high-rise buildings

To Be Improved

- Increase amount of green space and parks
- Develop parks with playgrounds
- Preserve sightlines to the Don Valley Ravine
- Create walking access to Todmorden Mills and Don Valley Ravine

What to consider...

- *Presence/diversity of parks, greenspaces, open spaces*
- *Amenities in parks – seating areas, public art*
- *Landscaping, diversity of plant species*
- *Access to open spaces*
- *Views*

How We Move Around

What We've Heard...So Far

Current Assets

- Free parking
- Well serviced by transit
- Walkable
- Accessible through major thoroughfares and highways
- Good traffic flow

To Be Improved

- Address parking issues
- Address limited capacity of public transportation
- Make it friendlier and safer for pedestrians
- Address traffic congestion
- Improve safety for cyclists

What to consider...

- *Access to public transit*
- *Walkability*
- *Cycling*
- *Parking*
- *Accessibility for those with disabilities*
- *Connectivity to other areas*