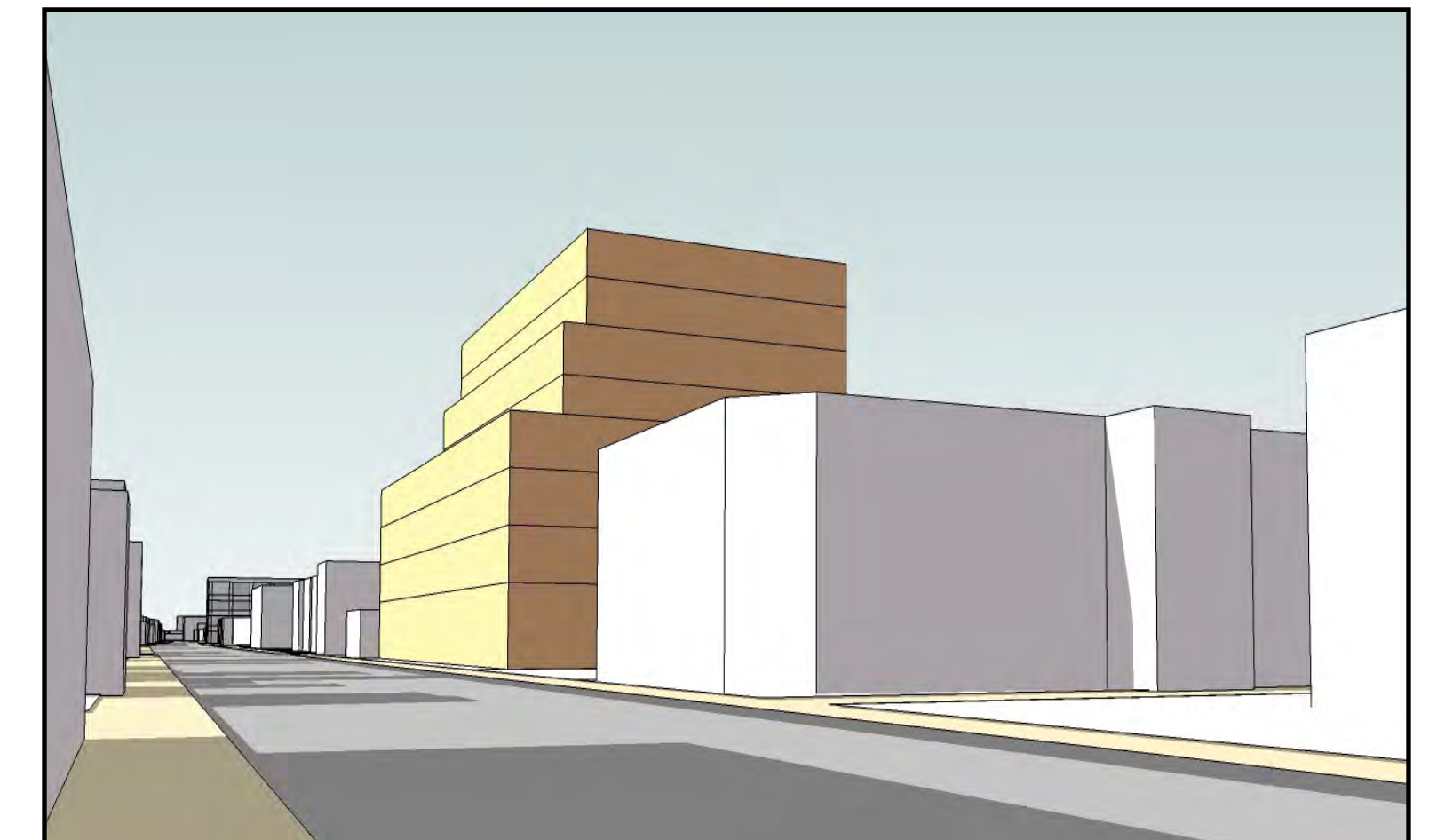
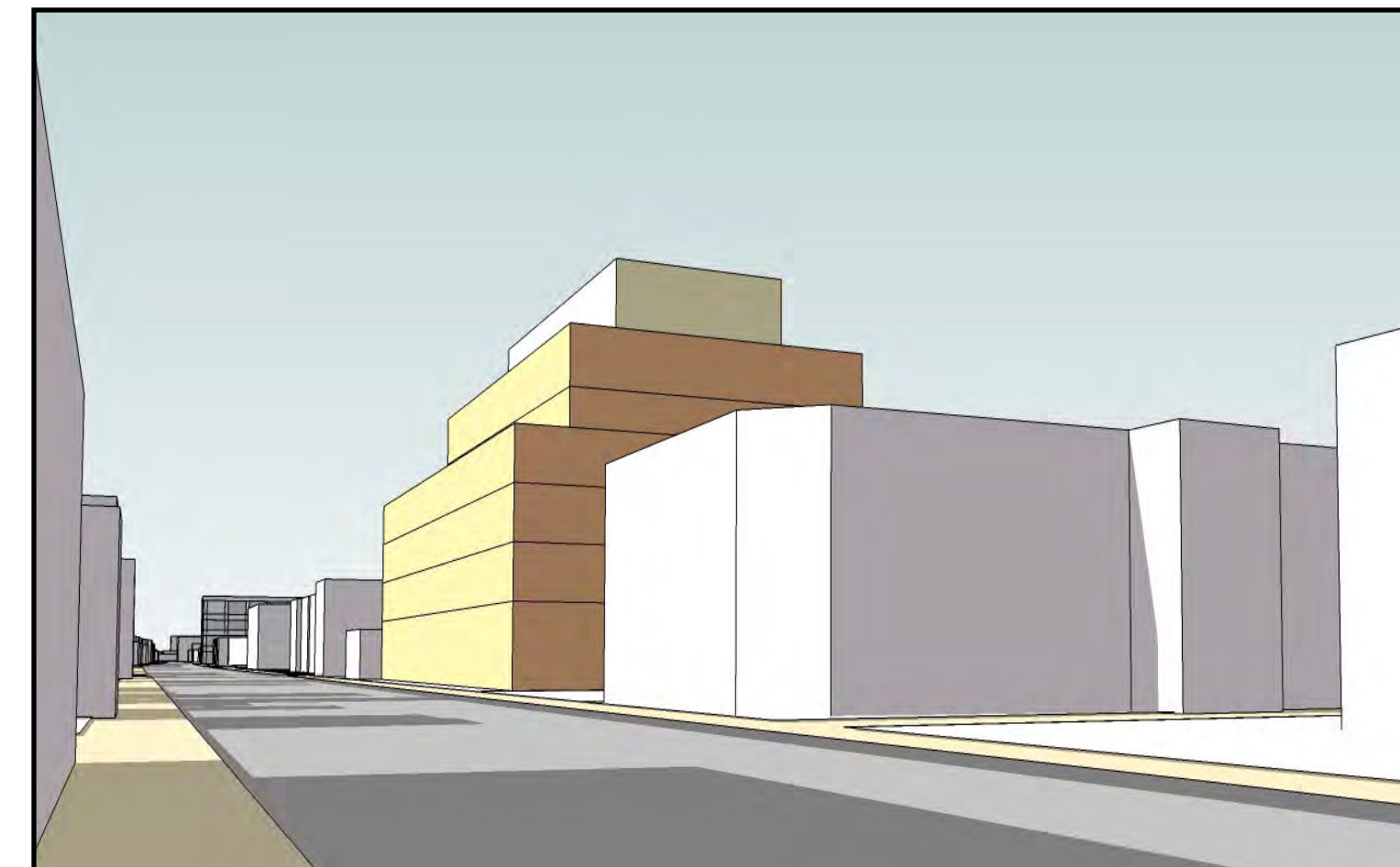
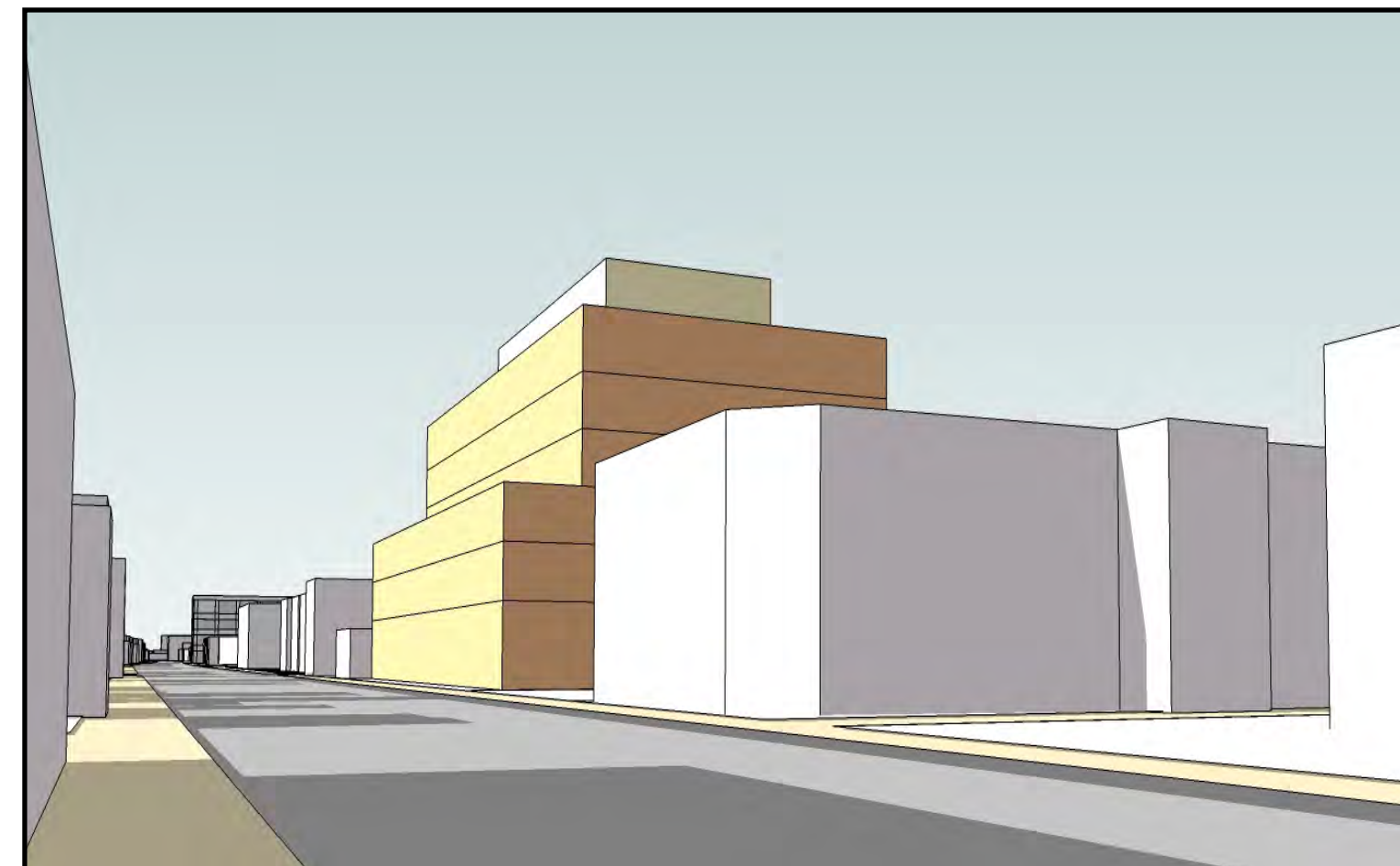
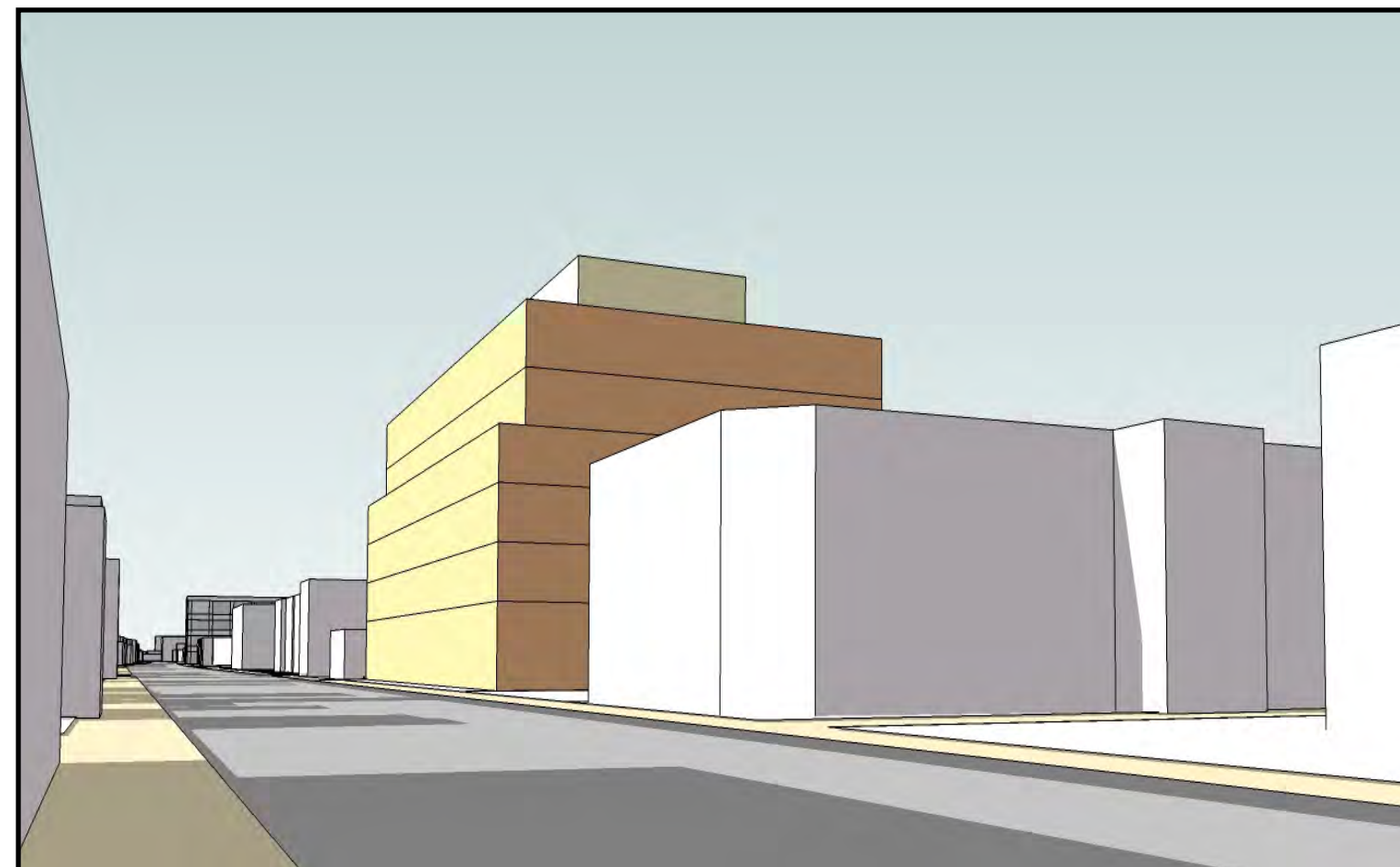
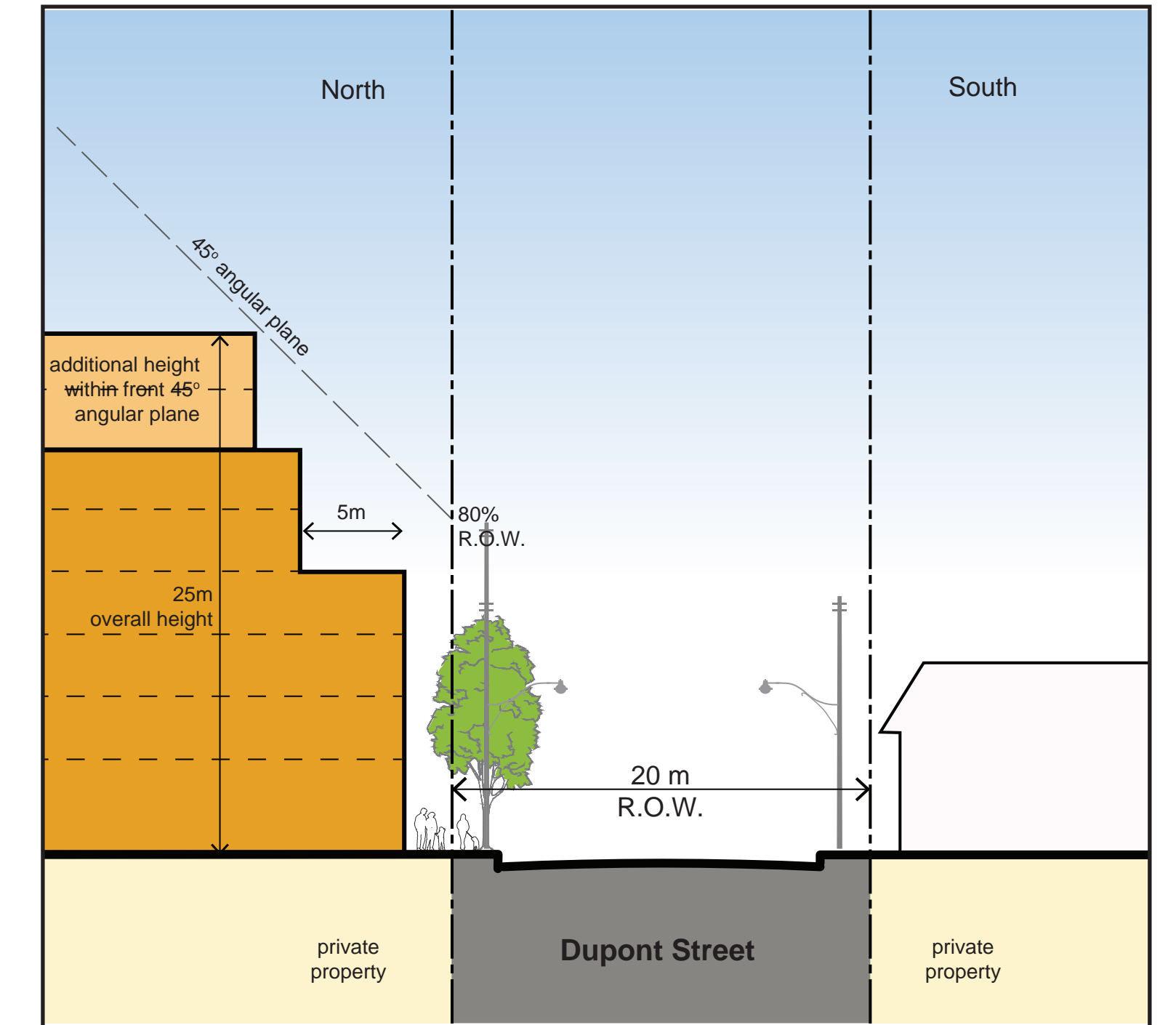
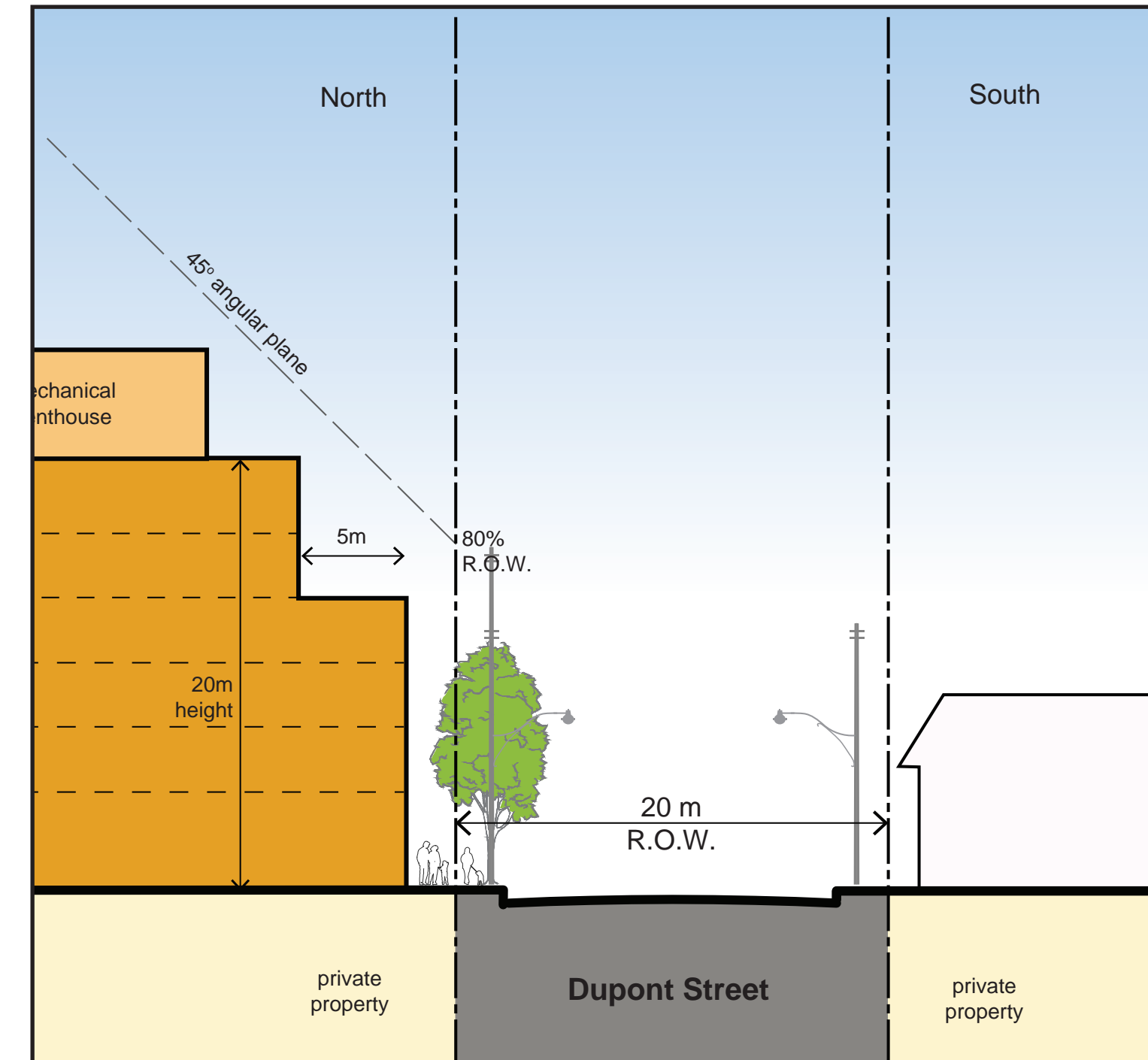
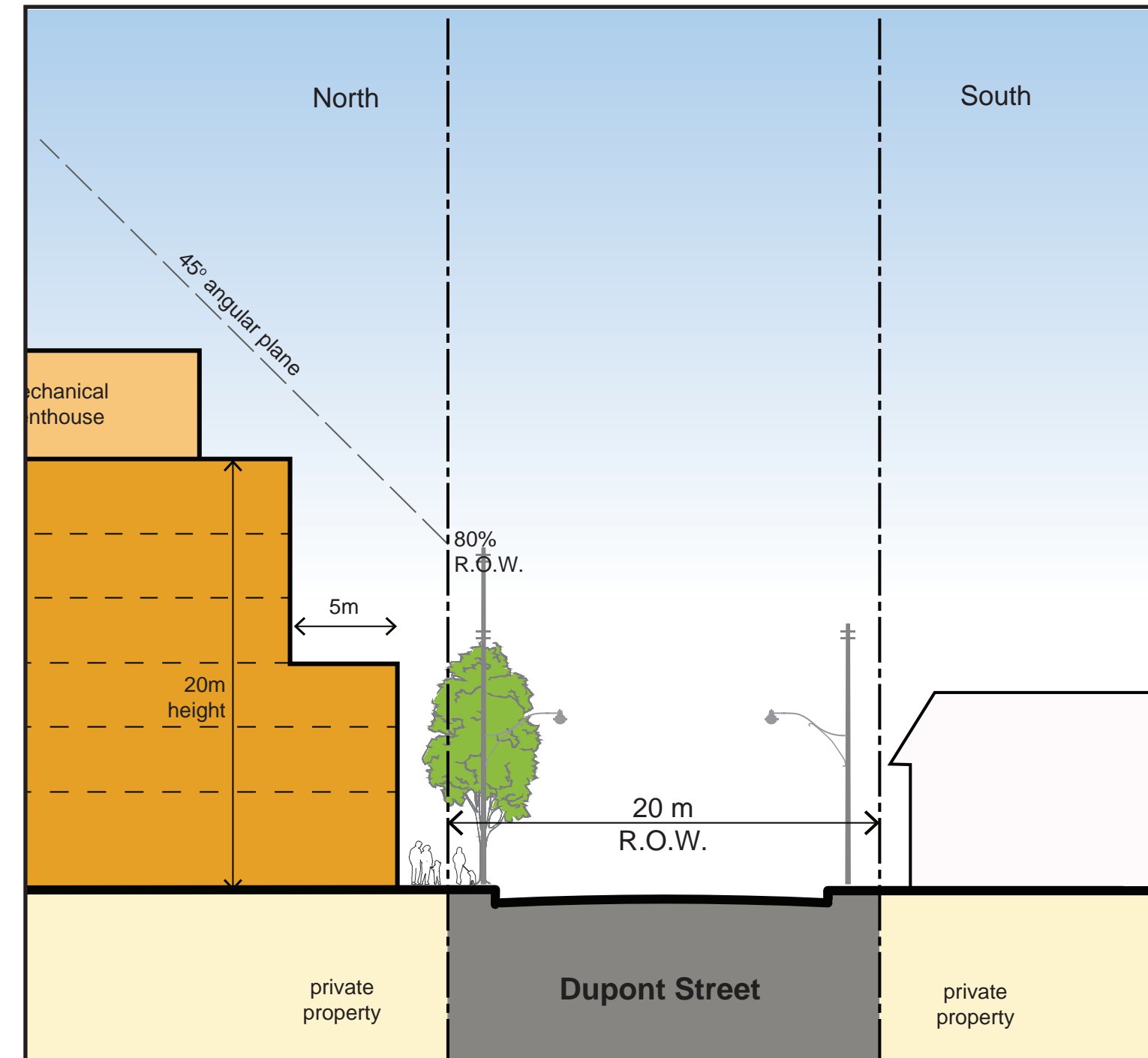
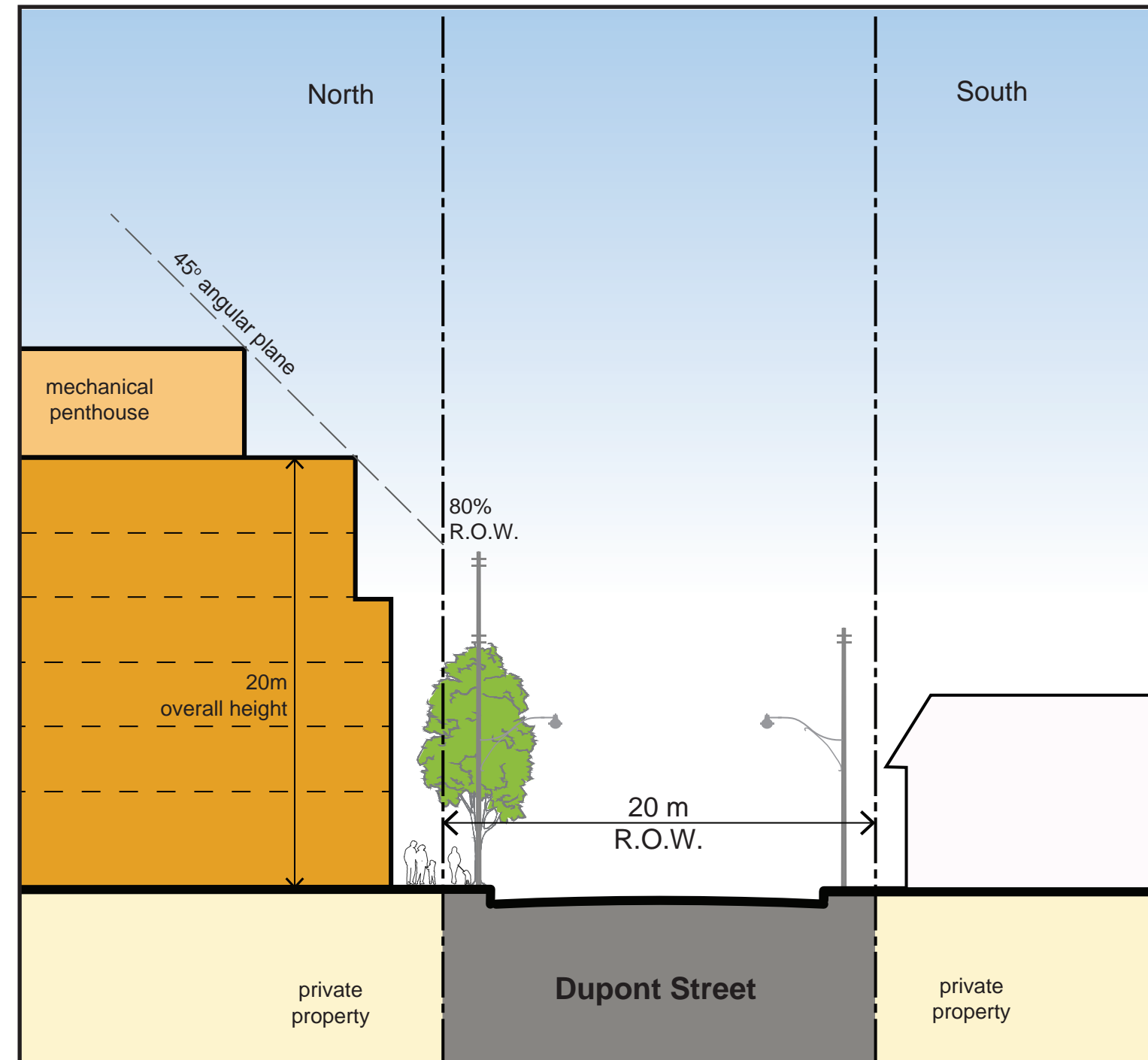


As-of-right Heights (Zoning By-law 438-86)

2. Built Form - Options for Height, Streetwall & Step-backs

(Study Area: North side of Dupont Street between Ossington Avenue & Kendal Avenue)



Option 1: Mid-Rise Guidelines Applied

Option 2: Mid-Rise with Deep Front Step-back & 3-storey Streetwall

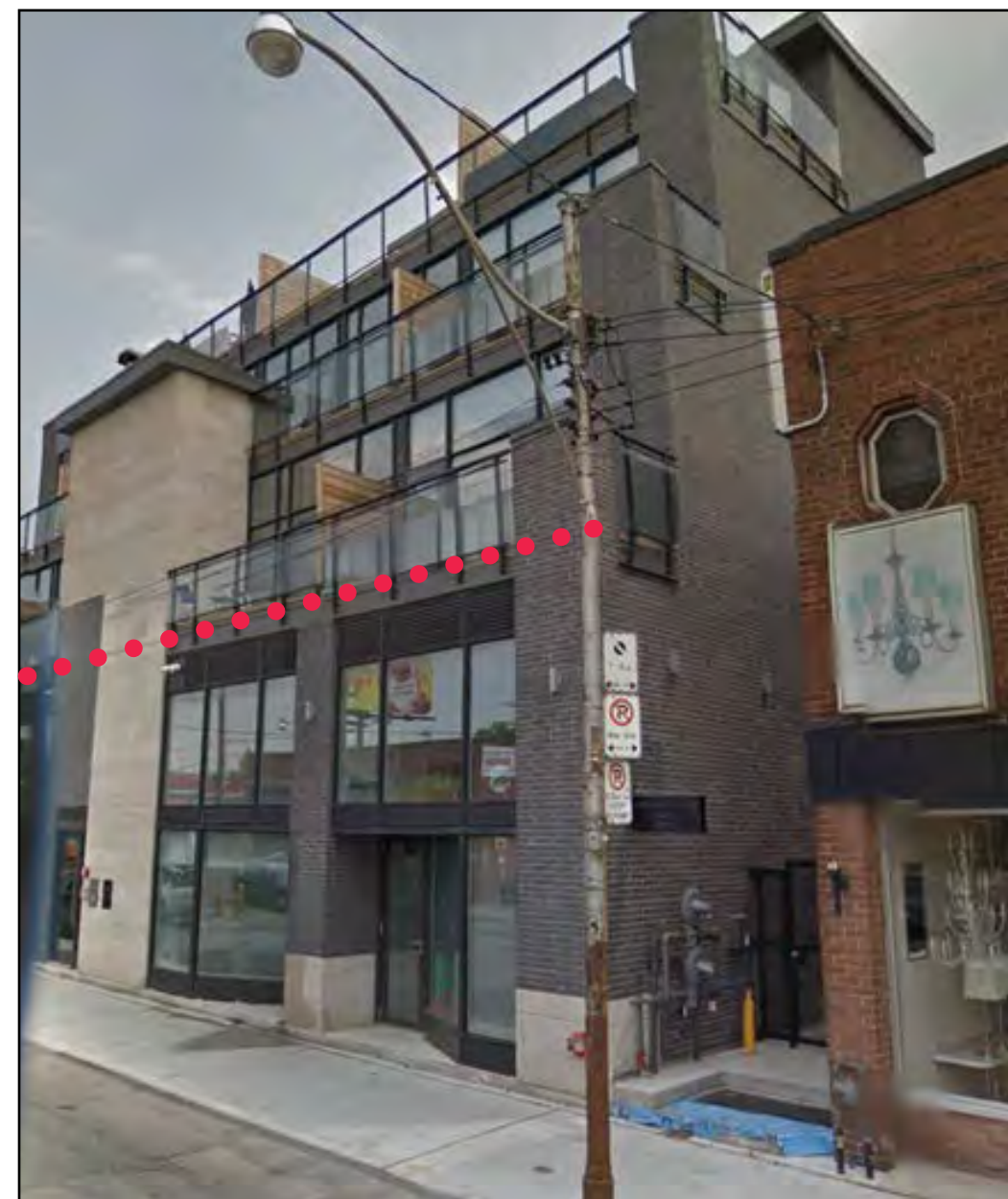
Option 3: Mid-Rise with Deep Front Step-back, 4-storey Streetwall & Side Step-back

Option 4: Mid-Rise with Deep Front Step-back, 4-storey Streetwall & Additional Height up to 25 metres

3. Built Form - Characteristics

Streetwall:

the condition of enclosure along a street whereby the fronts of buildings align and the façades visually and physically join together to create a continuous defining edge for the street.



2-Storey Streetwall



3-Storey Streetwall



4-Storey Streetwall



5-Storey Streetwall

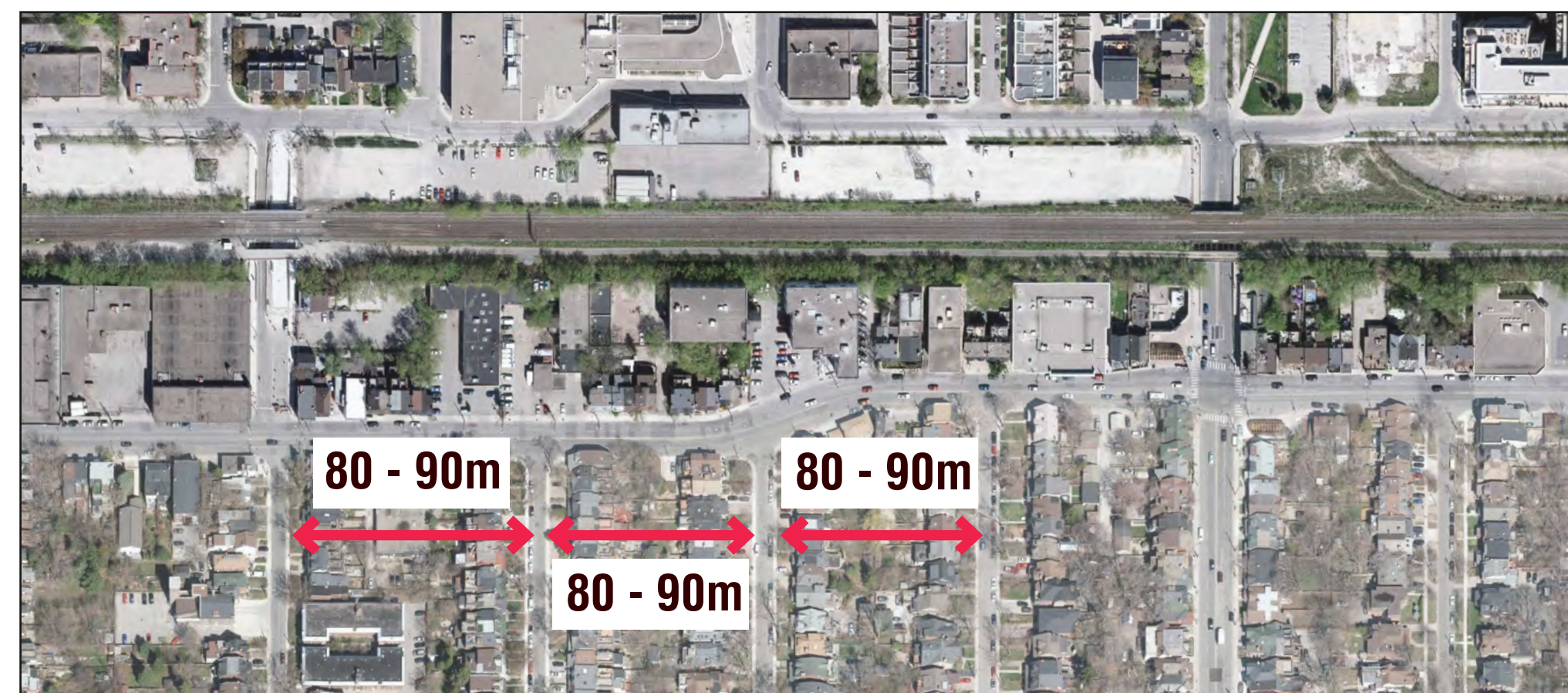
Building Length:

the length of the building along the front property line. May be broken up with mid-block connections, public streets or open space. The length of properties on the north side of Dupont Street within the Study Area are relatively long.

- Sobeys/gas station = 152m
- Loblaws = 235m
- Wings/Mono Lino = 109m
- 328 - 374 Dupont = 162m



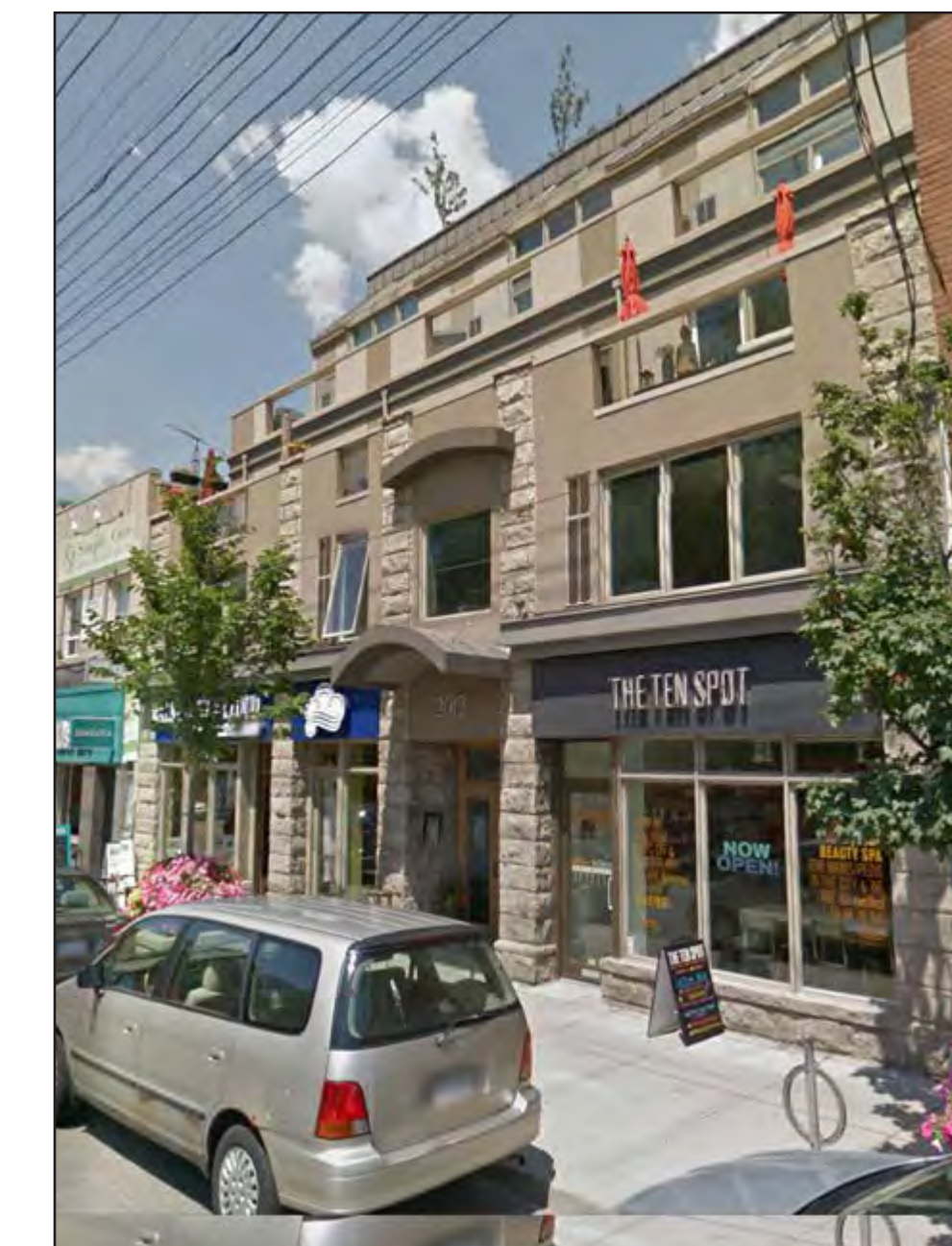
Example: Long blocks should be broken through redevelopment



Example: Blocks lengths are shorter in the east end of the study area

Articulation:

the layout or pattern, expression and material character of building elements, including walls, doors, roofs, windows and decorative elements such as cornices and belt courses.



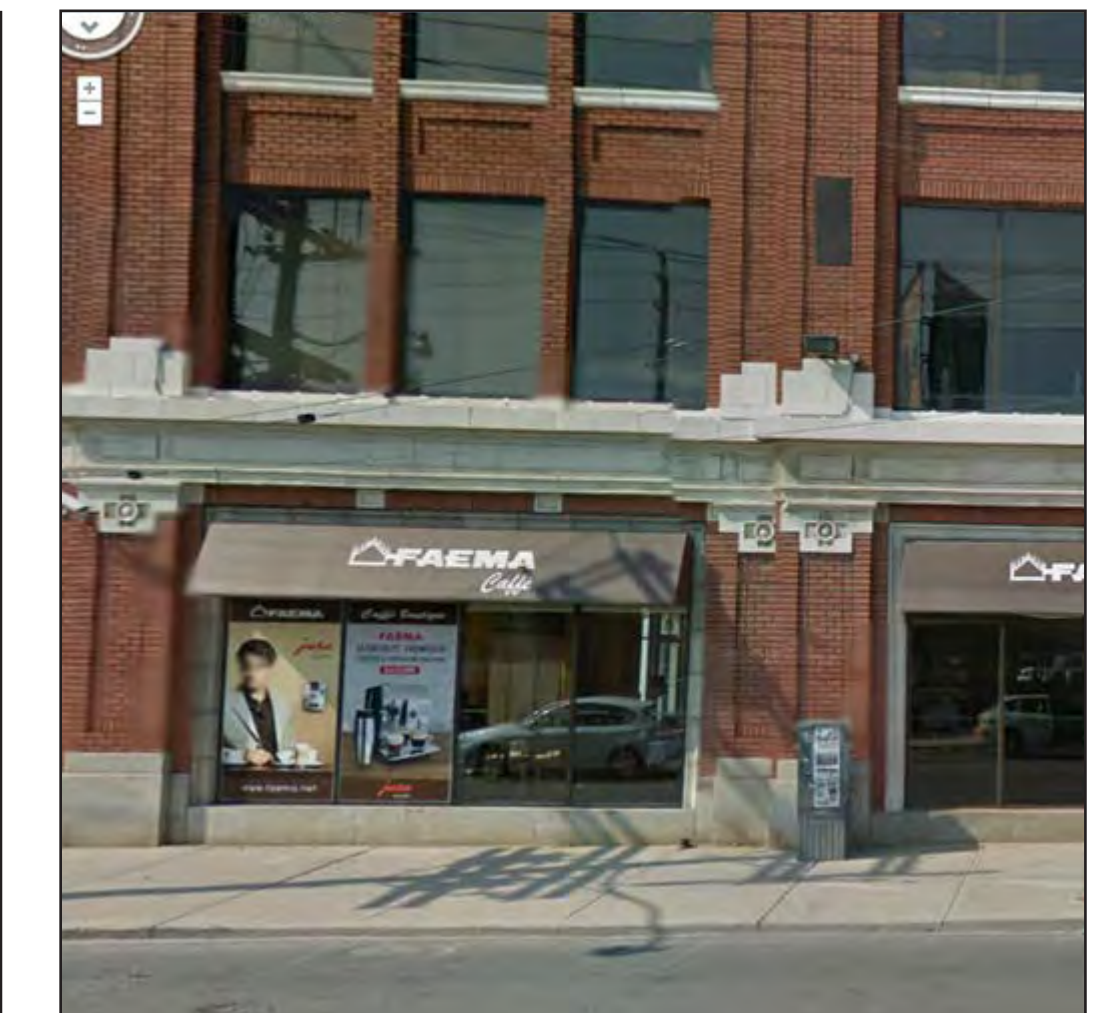
Active ground floor



Tall ground floor with glazing



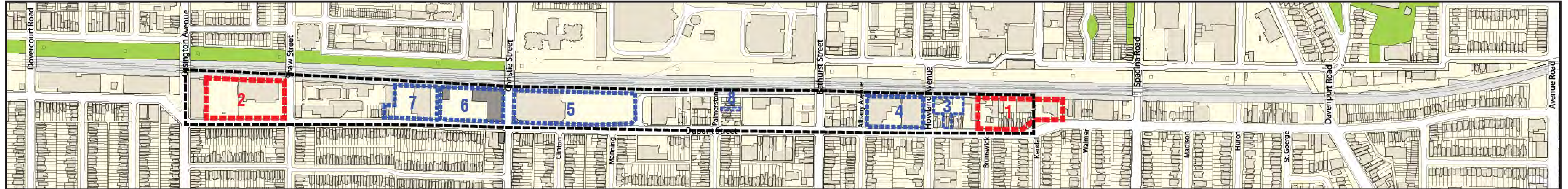
Forecourt at main entrance



Cornice line, integrated signage & vertical articulation

1. Applications & Conversion Requests in the Study Area

(North side of Dupont Street: Ossington Avenue - Kendal Avenue)

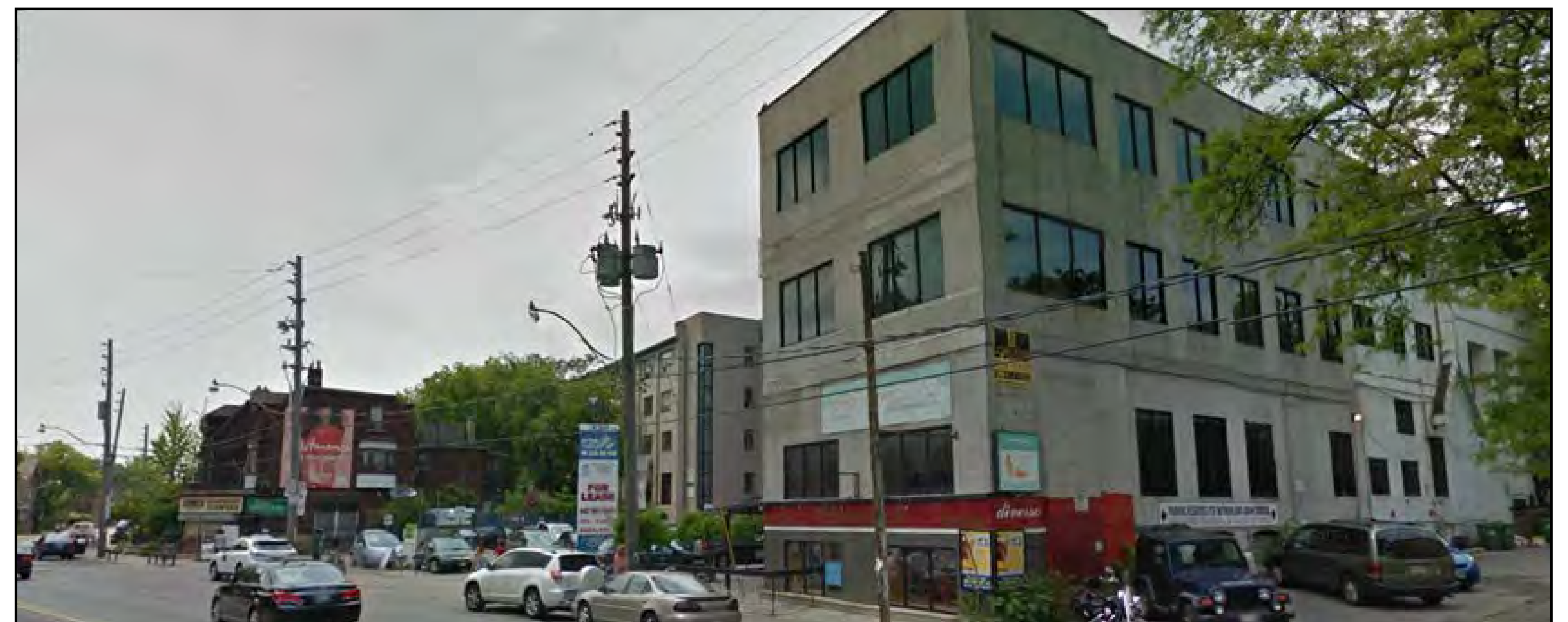


Applications

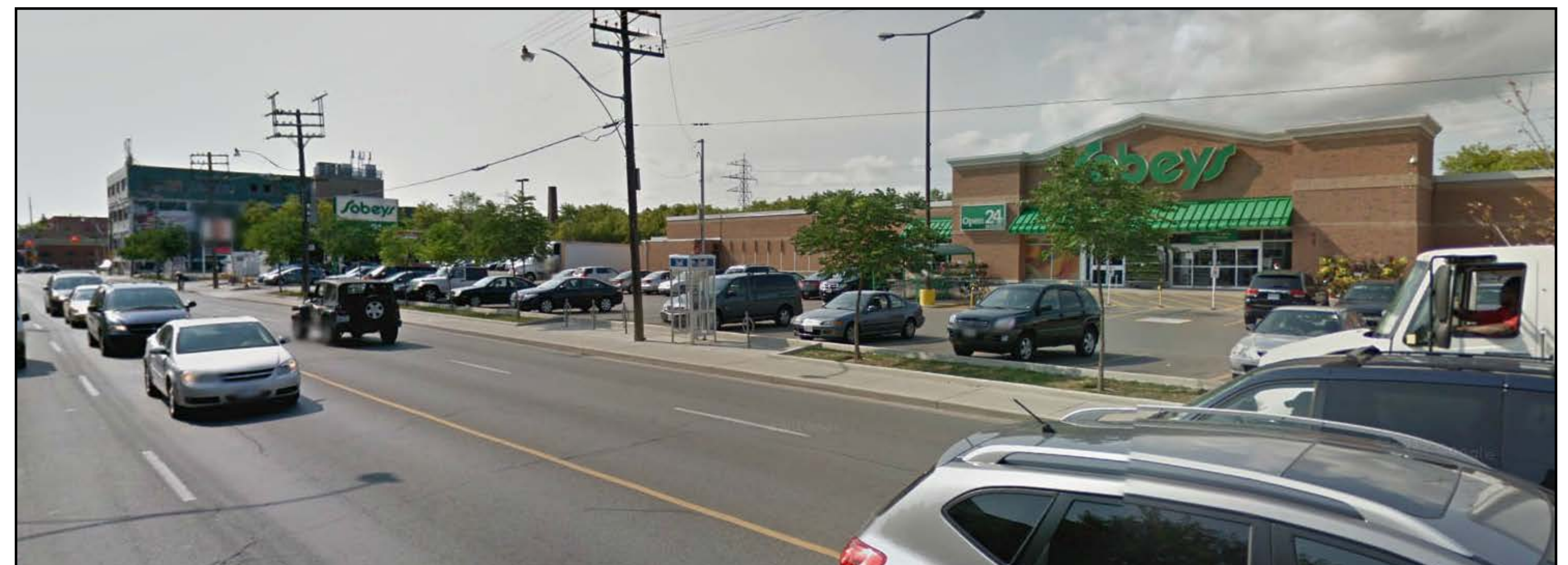
1. 328-374 Dupont Street (Annex Centre) - Official Plan Amendment
2. 840-860 Dupont Street (Sobeys & gas station) - Official Plan Amendment & Zoning By-law Amendment

Conversion Letters*

3. 404-408 Dupont Street and 275, 281, 283 Howland Avenue
4. 420 Dupont and 275 Albany Avenue (Mono Lino / Wing's)
5. 650 Dupont Street (Loblaws)
6. 672 Dupont Street (Faema)
7. 740 Dupont Street (Grand Touring Automobiles)
8. 915 Palmerston Avenue



1. 328-388 Dupont Street (Annex Centre)

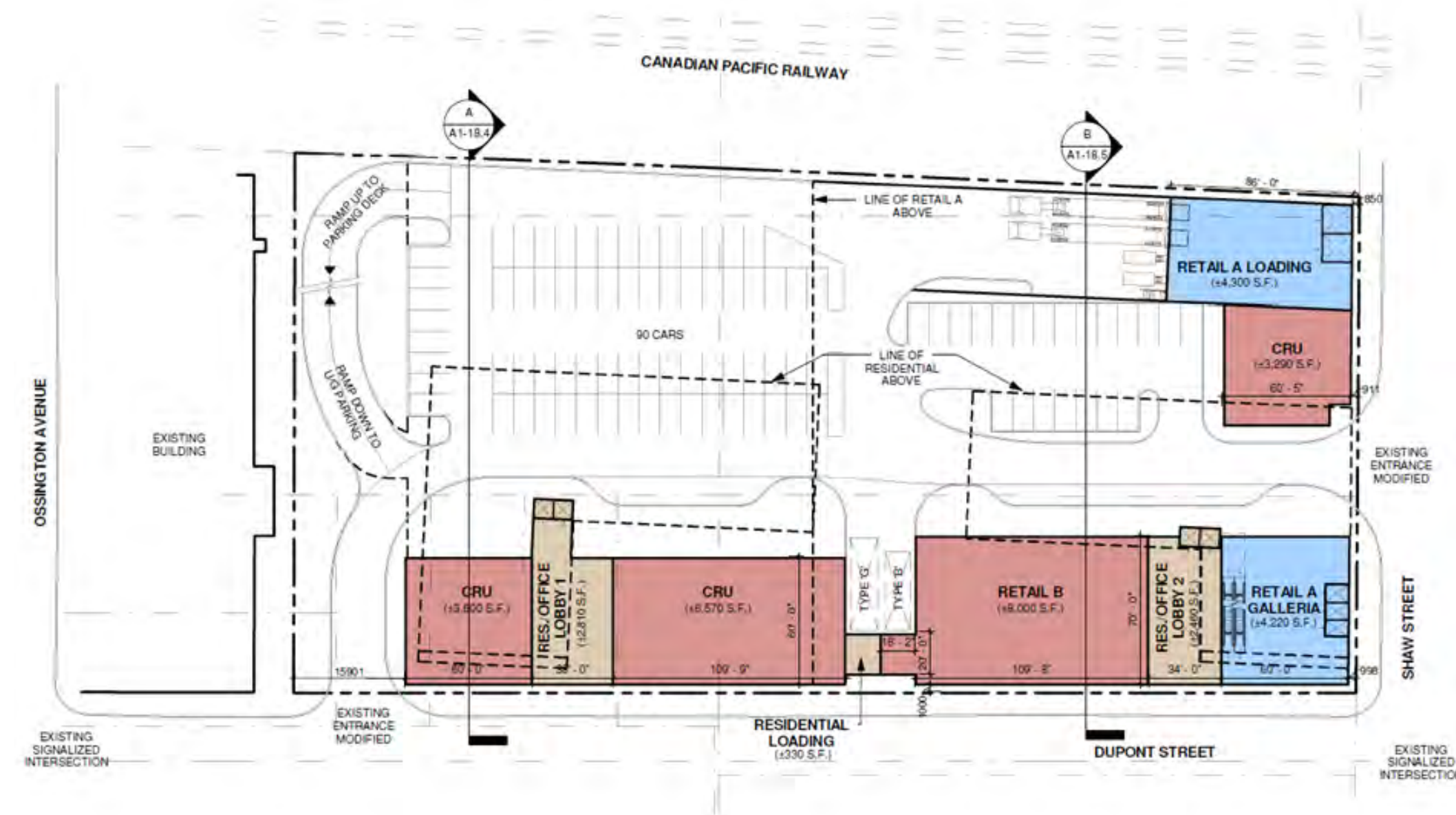


2. 840-860 Dupont Street (Sobeys & gas station)

* Conversion Letters are letters received by the City from the property owners as part of the Municipal Comprehensive Review. They request that the properties be considered for additional uses in addition to what is currently permitted.

2. Current & Potential Applications - DRAFT PLANS

(North side of Dupont Street: Ossington Avenue - Kendal Avenue)



Site Plan

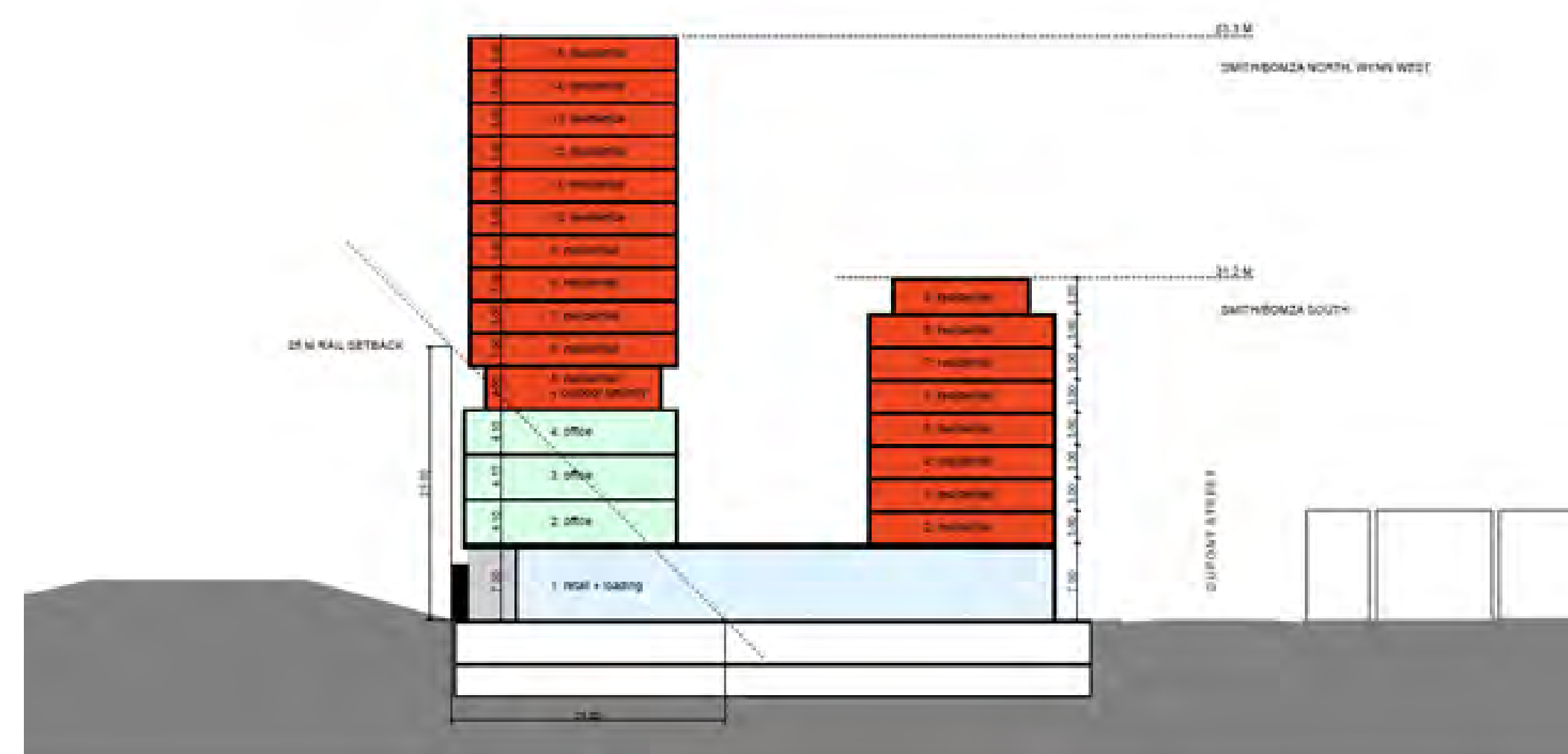


Rendering

- 1. 840-860 Dupont Street**
Up to 13 storeys & 46 metres

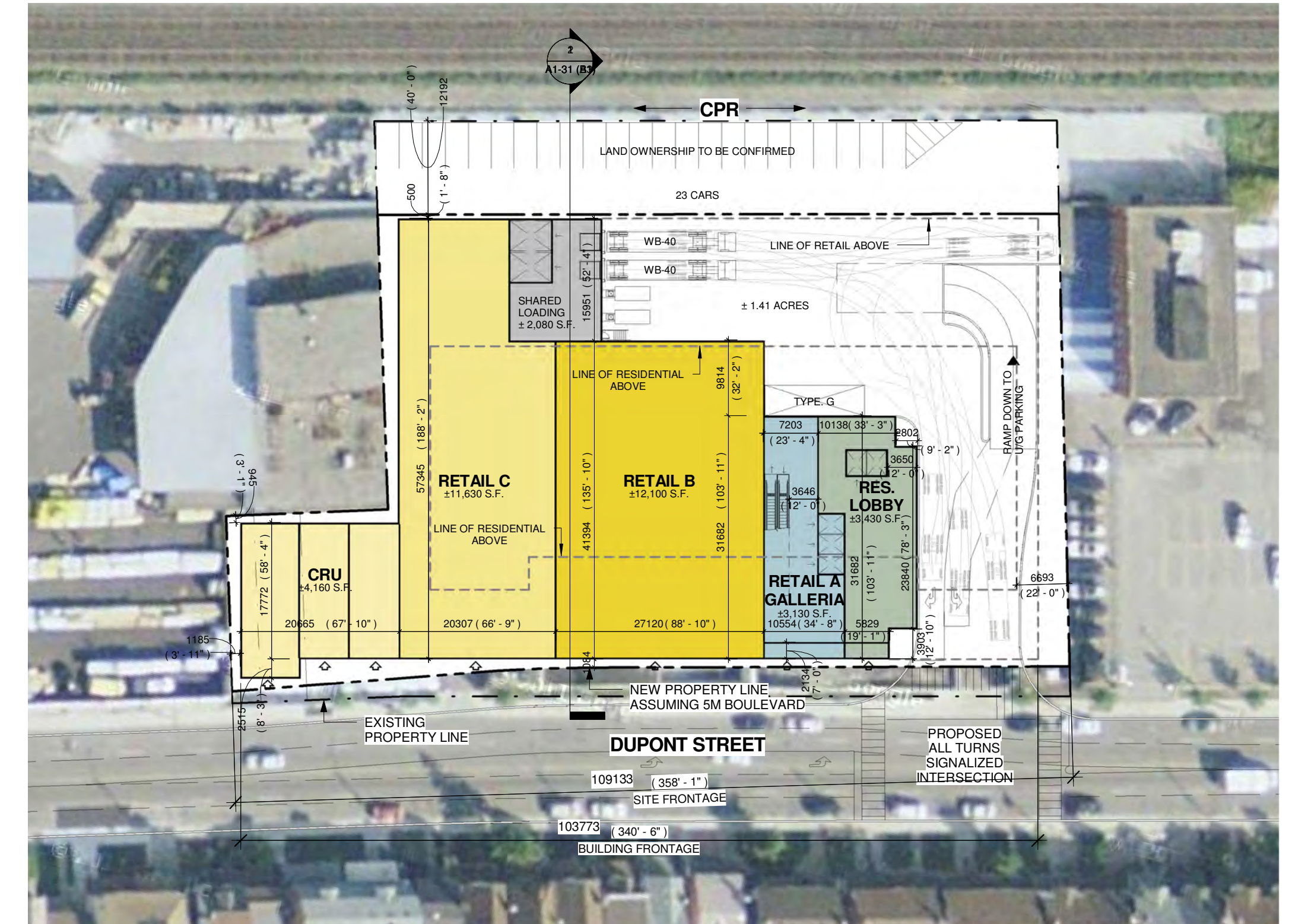


Site Plan

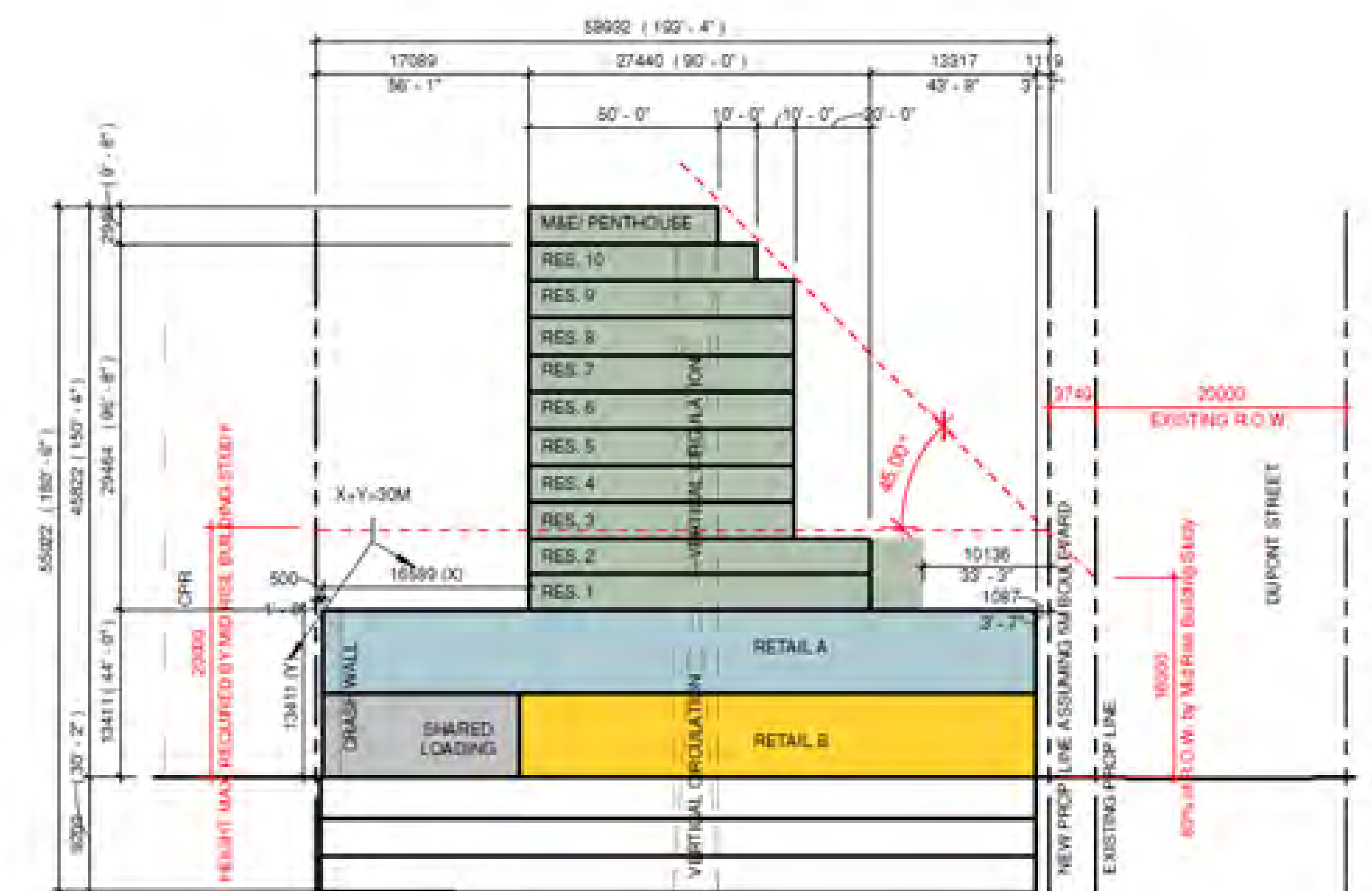


Sample Section

- 2. 328-374 Dupont Street**
Up to 19 storeys & 65 metres



Site Plan

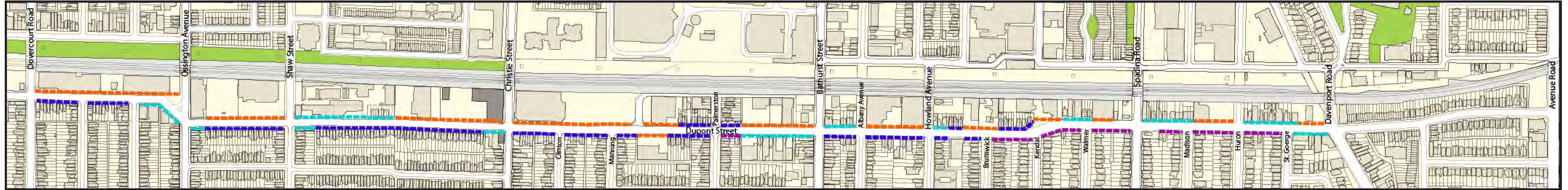


Sample Section

- 7. 740 Dupont Street (not submitted)**
Up to 12 storeys & 46 metres

1. Streetscape - Existing Conditions

(North & South sides of Dupont Street: Ossington Avenue - Davenport Road)



1. Residential Front Yard Condition

General Existing Conditions / Issues

- Low-rise residential properties
- Narrow lot pattern / frontage
- A mix of soft landscaping & paved areas
- Few curb cuts
- Setback to building face varies, but is generally deeper than commercial frontages to allow for porches and gardens
- Few trees in public R.O.W.

Possible Solutions for an Improved Streetscape

- Re-build curb edge to widen sidewalk (long-term)
- Urban Forestry's program for tree planting in front yards
- Look at potential side street widening for "bump-outs"

2. Residential Side Yard Condition

General Existing Conditions / Issues

- Low-rise residential properties
- Narrow lot pattern / frontage
- Mostly paved area, some raised tree planters
- Some curb cuts
- Sidewalks are very narrow and obstructed with planters, poles
- Few trees in public R.O.W.

Possible Solutions for an Improved Streetscape

- Re-build curb edge to widen sidewalk (long-term)
- Look at potential side street widening for "bump-outs"

3. Commercial - Narrow Frontage

General Existing Conditions / Issues

- Generally low-rise buildings
- Narrow lot pattern / frontage
- Mostly paved area, some raised tree planters
- Few curb cuts
- Sidewalks are very narrow and obstructed with planters, poles
- Few trees in public R.O.W.

Possible Solutions for an Improved Streetscape

- Re-build curb edge to widen sidewalk (long-term)
- Other opportunities for planting at the building edge
- Look at potential side street widening for "bump-outs"

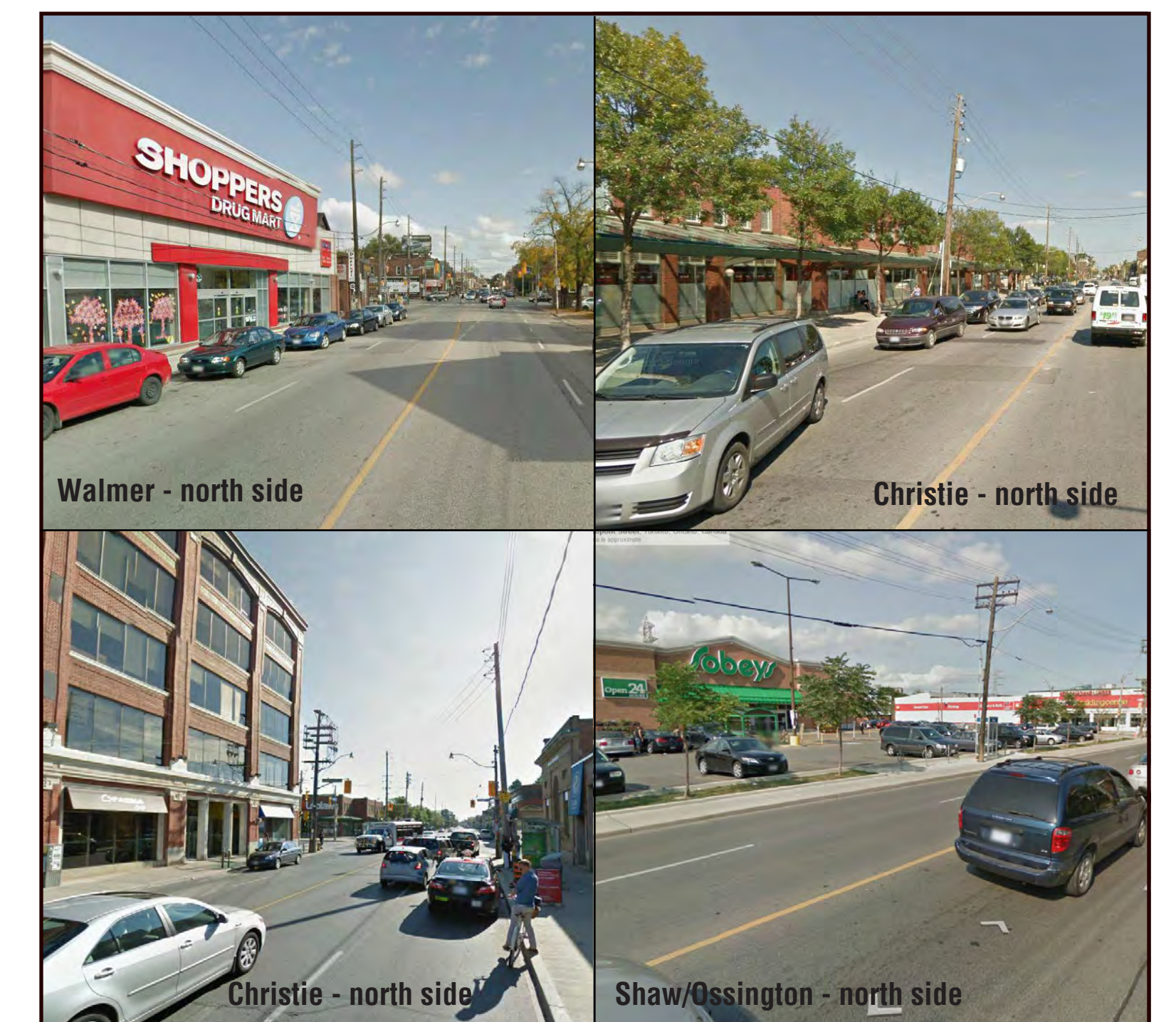
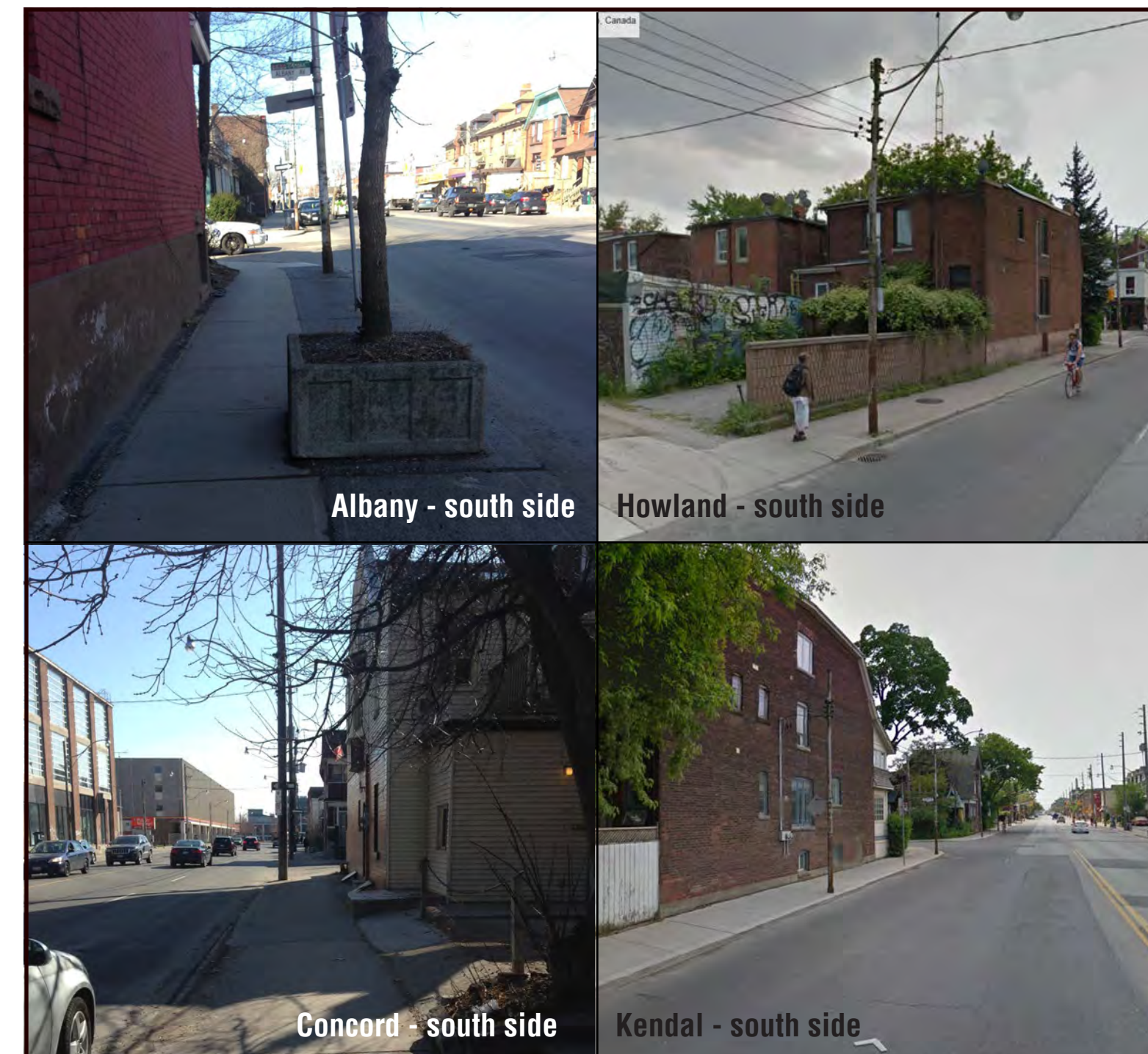
4. Commercial - Wide Frontage

General Existing Conditions / Issues

- Generally low-rise buildings, some taller buildings
- Wider properties
- Mostly paved area in front of the building
- Some curb cuts
- Sidewalks are very narrow and obstructed with planters, poles
- Few trees in public R.O.W.

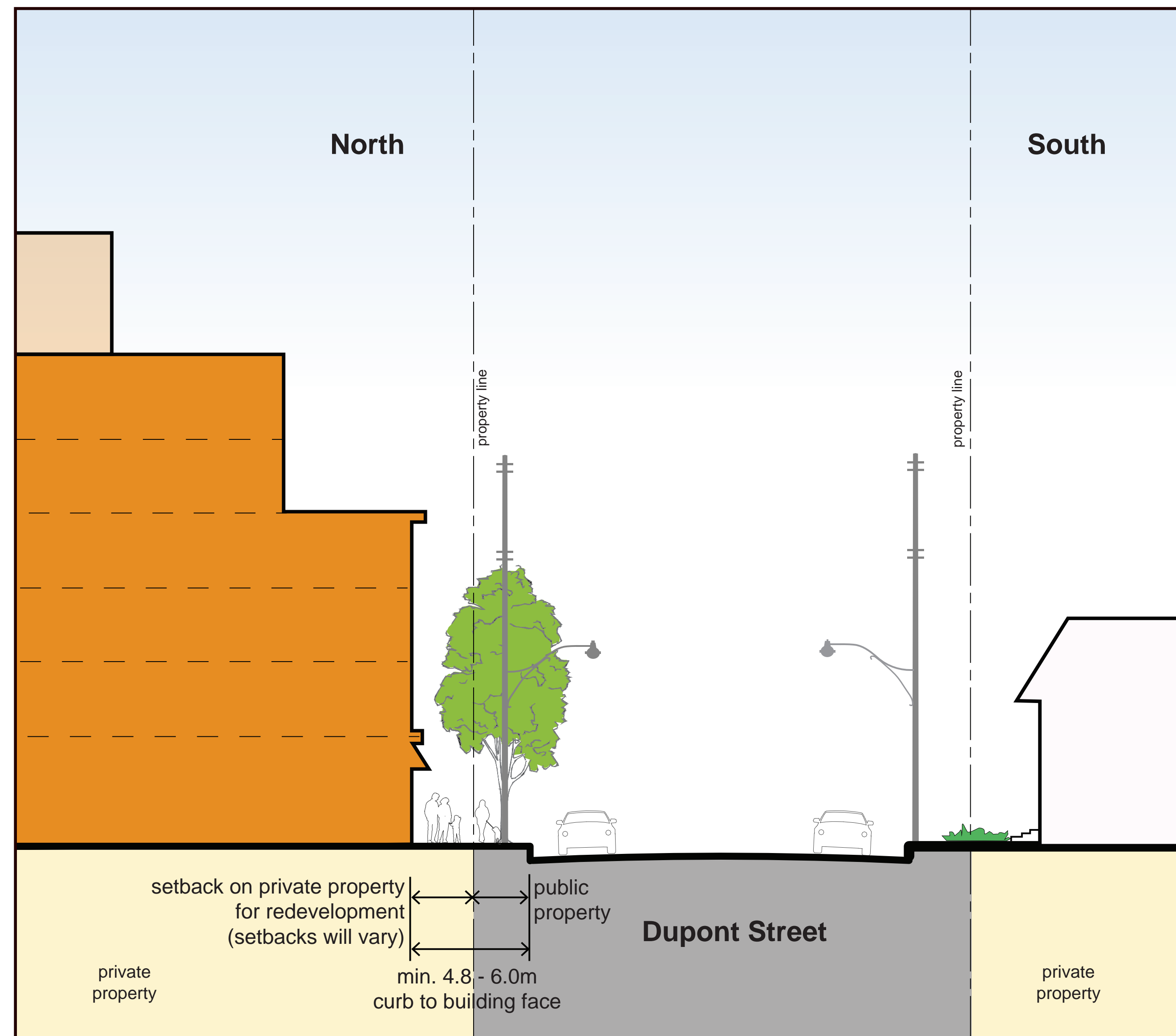
Possible Solutions for an Improved Streetscape

- Through redevelopment, set back new buildings to allow for pedestrian clearway of 2.1m and adequate area for new tree plantings (+/- 4.8m)
- Look at potential side street widening for "bump-outs"



2. Streetscape - Options & Precedents

(North & South sides of Dupont Street: Ossington Avenue - Davenport Road)



Sample Streetscape Section

- Require setbacks at-grade for redevelopment
- Long length of properties would allow for consistent streetscape improvements
- Redevelopment should generally provide a curb to building face depth of between 4.8 and 6 metres, allowing for pedestrian clearway, tree planting and other pedestrian amenities
- Deeper sites may be able to provide a wider setback
- Other streetscape improvements may include forecourts, landscaped setbacks, private open space, public open space, retail display or patio space (to be determined on a site-by-site basis)



Tree planting example - Dundas St. W. (Junction)



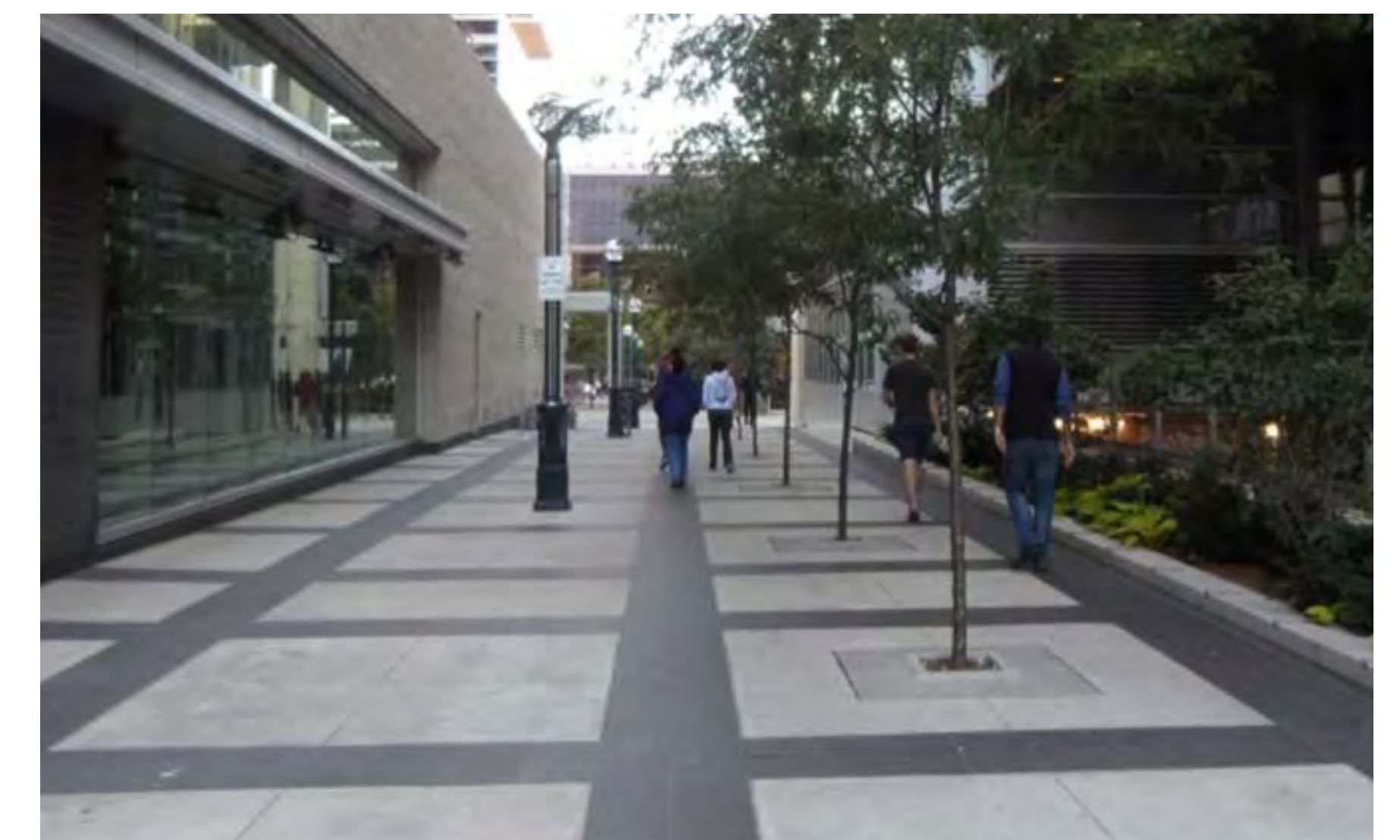
Tree planting example - Manitoba St. (Etobicoke)



Options for tree planting where setbacks can be increased

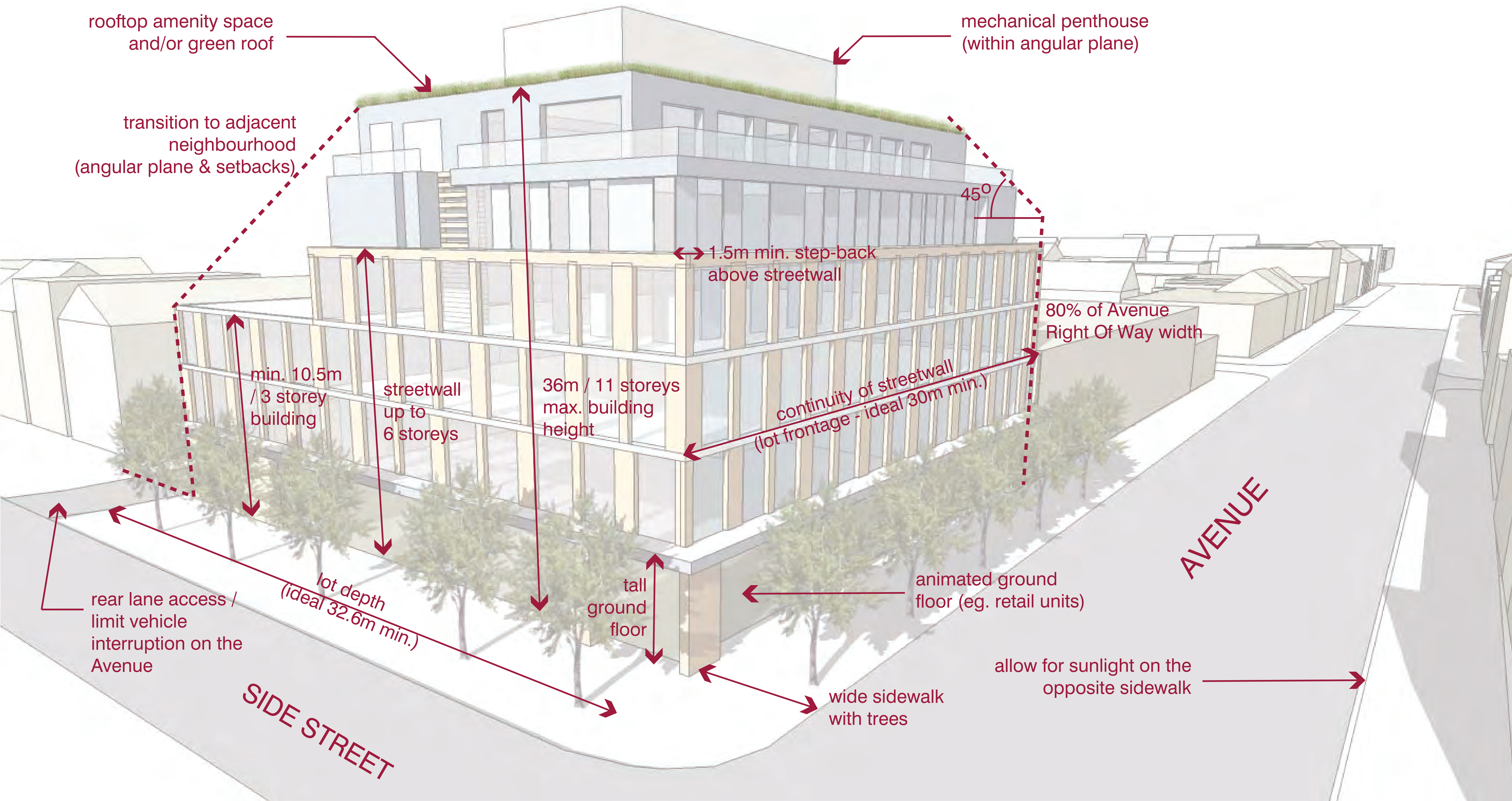


Pavement marking on Dupont St.



High quality paving and other streetscape enhancements at key locations

Mid-Rise Guidelines Example



Retail - Sample Sizes for Information



Sobeys - Bloor Street West
500 square metres / 5,400 square feet



The Beer Store - Dupont Street
1,300 square metres / 14,000 square feet



Shoppers Drug Mart - Dupont Street
1,500 square metres / 16,000 square feet



Sobeys - Dupont Street
3,000 square metres / 32,000 square feet



Loblaws - Dupont Street
5,000 square metres / 54,000 square feet