

# Community Consultation – Transportation

## What we heard

- Parking lots fronting onto Dupont should not be permitted
- New developments should have minimal amounts of parking to reduce impact on traffic
- Traffic is a major problem on Dupont and increased development will make it worse
- Too much on-street parking
- More pedestrian crossings



## How the Study can address these issues

- Urban Design Guidelines can discourage any new parking lots fronting onto Dupont Street (the City does have guidelines for surface parking lots)
- Zoning By-law can introduce appropriate parking standards
- City Planning staff will work with Transportation Services staff to determine the appropriate amount of on-street parking and ways to improve traffic flow along Dupont St.
- City Planning staff will work with Transportation Services staff to determine the feasibility of installing new pedestrian crossings along Dupont St.

# Community Consultation – Transportation

## What we heard

- Left turns off Dupont are difficult. More advanced greens should be considered.
- Improved transit service necessary on Dupont, especially with increased density.
- Dupont isn't safe for cyclists, despite high bike traffic in the area.
- Equal support for and against bike lanes.



## How the Study can address these issues

- City Planning staff will work with Transportation Services staff to determine the feasibility of installing new advanced green traffic signals
- City Planning staff will work with TTC staff to determine feasibility of increased frequency of service along Dupont
- Pros and cons of bike lanes, as well as feasibility, will be examined throughout the study process in consultation with Transportation Services staff. Any changes may require an Environmental Assessment.

# Community Consultation – Retail-Employment

## What we heard

- Ground level retail along Dupont St is desired
- No big box retail
- Employment uses should be maintained and encouraged to build a complete community
- Community space needed in the area, especially for children and youth



## How the Study can address these issues

- Urban Design Guidelines can require retail at grade in mixed-use buildings
- Zoning By-law can incorporate maximum retail floorplate size
- Zoning By-law can require minimum density of employment use in mixed-use buildings and OPA can require a net gain in employment use in any new development
- The need for community space as part of any new large development in the area can be incorporated into the OPA.

# Community Consultation – Retail-Employment

## What we heard

- Current uses on the north side of Dupont are well liked and convenient for residents. Need to be preserved.
- Start-up businesses and non-profits should be encouraged along Dupont
- Mixed use developments are needed



## How the Study can address these issues

- The OPA can require that any new retail serves the local residents and community
- OPA can encourage mixed use developments and zoning by-law can put limits on the size of spaces.
- Zoning By-law can define the permitted uses.

# Community Consultation – Public Realm

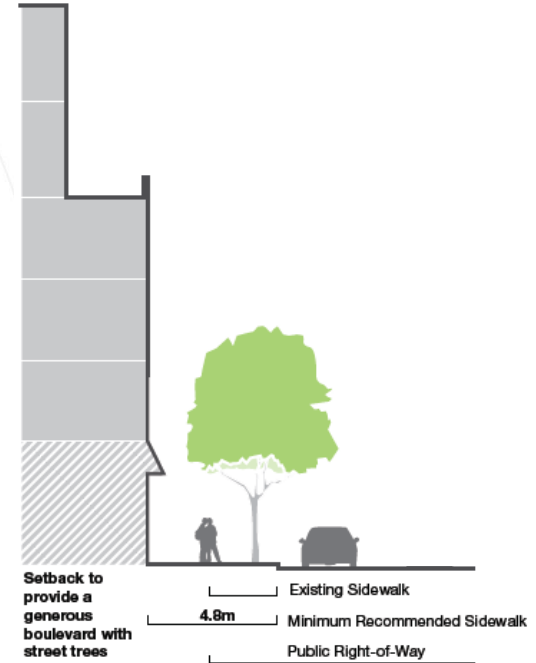
## What we heard

- Make Dupont St. more walkable
- Sidewalks should be wider
- Dupont St. should:
  - Be more green
  - Have more trees & plantings
  - Have more parkland
- Dupont St. is ugly



## How the Study can address these issues

- Identify areas where **private development** can provide more sidewalk space/trees through setbacks
- Identify areas where the **City** can increase sidewalk widths & methods by which to do this
- Develop design guidelines for streetscape design



Sample guideline image

# Community Consultation – Public Realm

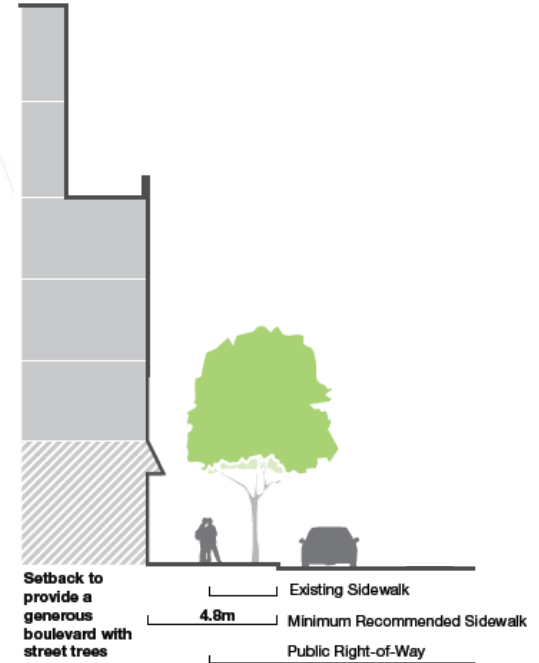
## What we heard

- Make Dupont St. more walkable
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  - Have more parkland
- Dupont St. is ugly



## How the Study can address these issues

- Forestry tree planting program
- Identify other methods for greening the street, e.g. side street bump-outs, planters
- Identify a park land strategy (eg. smaller parks vs one large parks); Include POPS (Privately Owned Publicly Accessible Open Space)



Sample guideline image

# Community Consultation – Public Realm

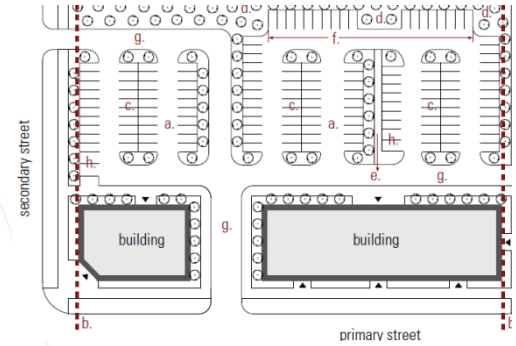
## What we heard

- Large Surface parking lots create an unattractive streetscape
- Too many curb cuts along Dupont St.



## How the Study can address these issues

- Eliminate or minimize curb cuts through re-development.
- Consider rear laneways for accessing large sites.
- Prohibit surface parking along street edge / Apply guidelines for surface parking where it exists.



Sample guideline images

# Community Consultation – Built Form

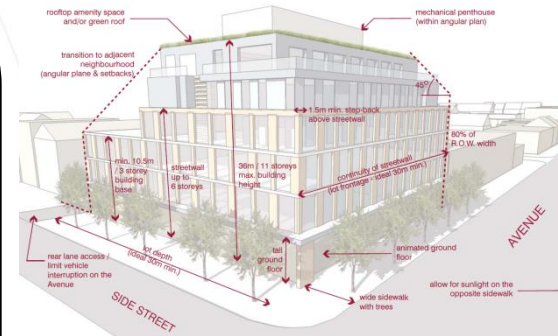
## What we heard

- A range of heights – from low-rise to mid-rise
- No towers
- Use angular planes to transition between different uses / forms
- Provide space between buildings
- Set buildings back to allow for wider sidewalks



## How the Study can address these issues

- Zoning By-law amendment that will include details on:
  - Min. and max. heights
  - Angular planes
  - Building setbacks
- Built Form Guidelines



**Sample guideline image**



# Community Consultation – Built Form / Land Use

## What we heard

- Protect:
  - Heritage
  - Neighbourhoods on south side of street
  - Views to Casa Loma



## How the Study can address these issues

- Guidelines for:
  - Transitions to heritage
  - Protecting view corridors
- Ensure built form provides appropriate transitions to low-rise on south side of Dupont



**View of Dupont Street  
(south side at Albany)**

# Community Consultation – Land Use

## What we heard

- No “Big Box” retail
- Allow for uses that aren't appropriate on other main streets (i.e. Bloor St.) such as gas stations, building supply stores
- Provide for smaller non-residential spaces for start-ups



## How the Study can address these issues

- Consider the ground floor height
- Zoning By-law amendment with:
  - Use provisions
  - Max. / min. sizes for various uses



**Sample guideline image**