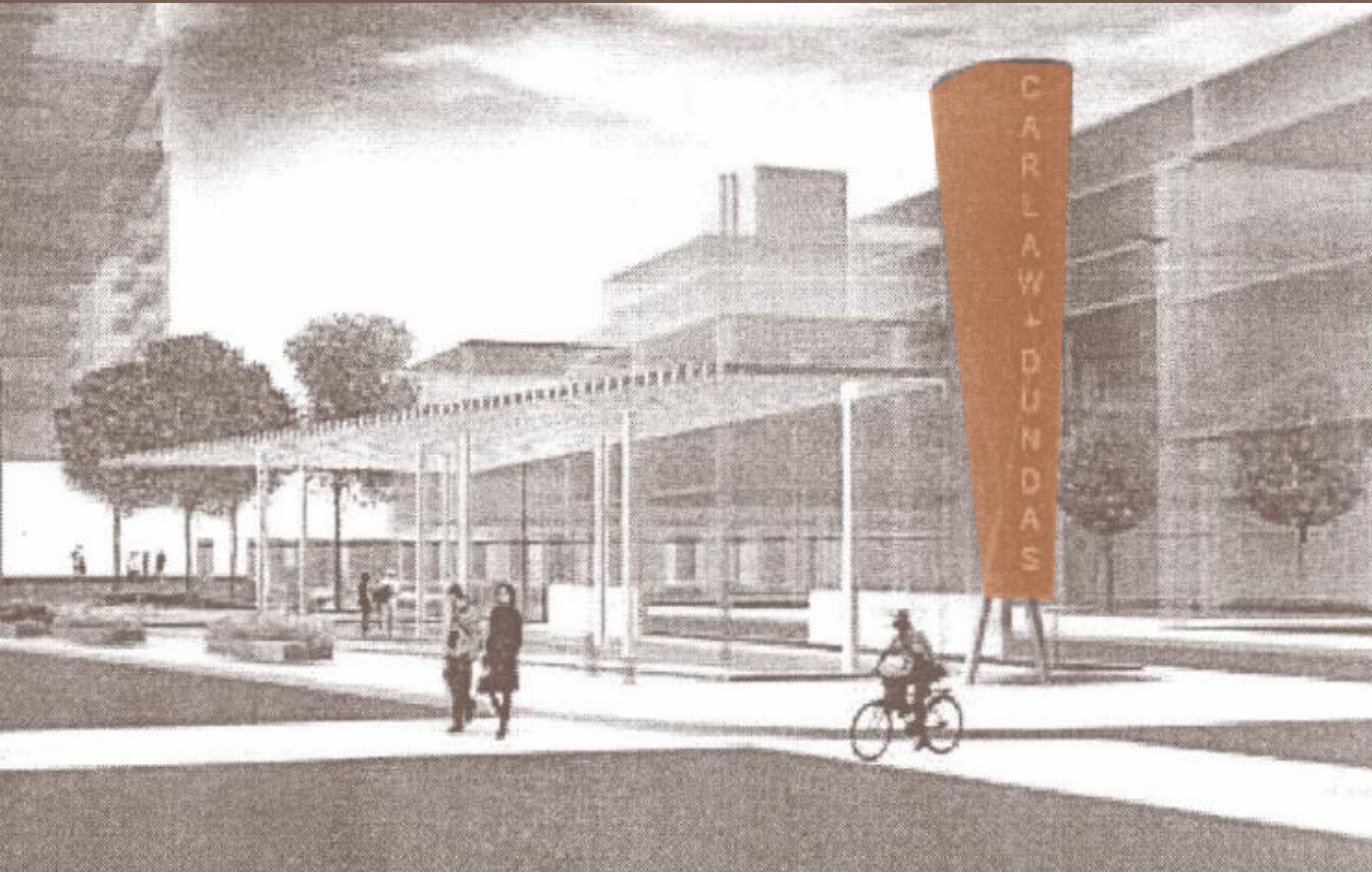


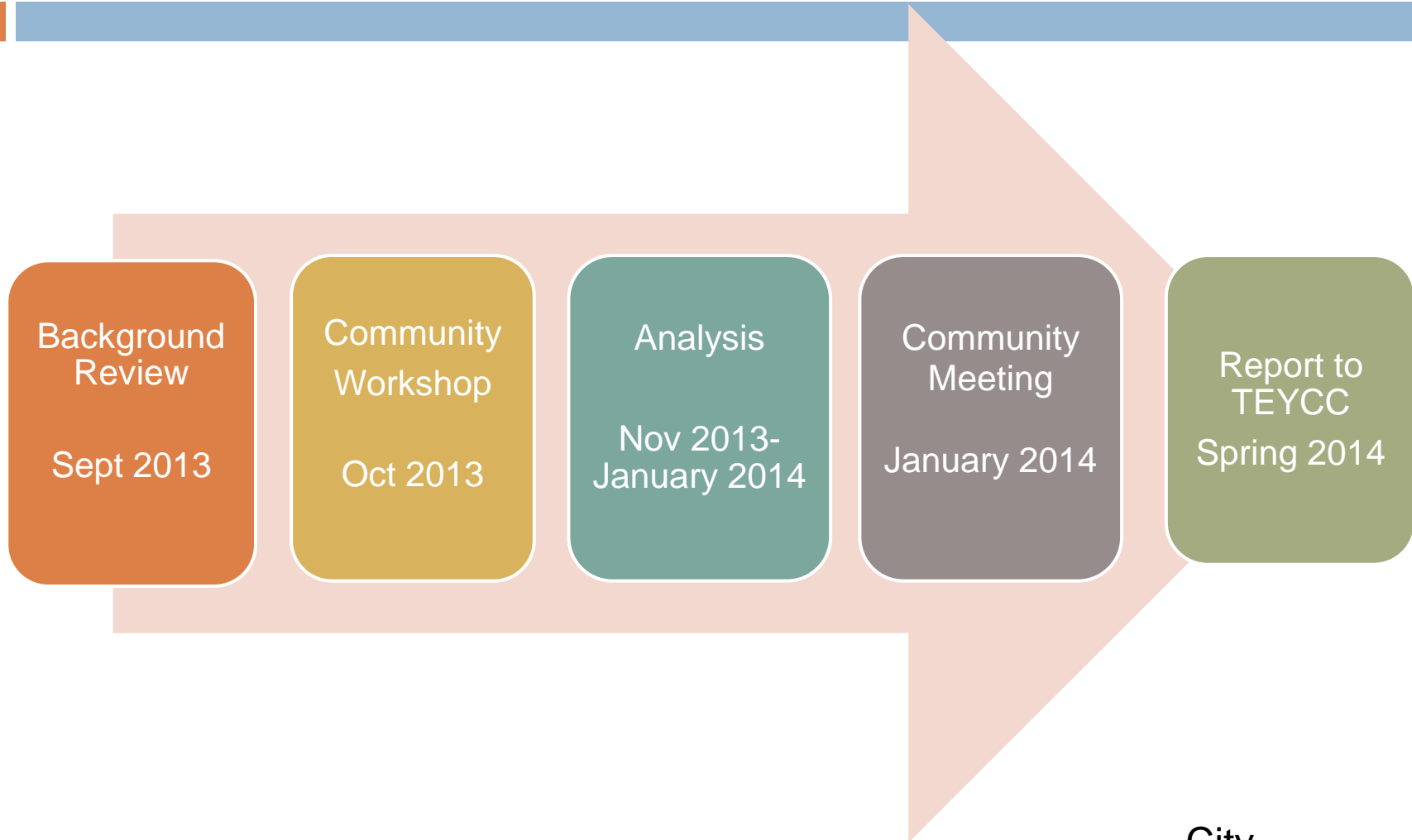
CARLAW + DUNDAS



Council Directives

- October 2012 a motion by Councillor Fletcher at TEY Community Council that directed staff to report back in 2013 on potential development guidelines and public realm improvements for the Dundas and Carlaw community.
- February 2013 TEY Community Council a further motion by Councillor Fletcher that directed that the study include:
 - ▣ Recommendations for safe pedestrian crossings on Carlaw Avenue;
 - ▣ Public Realm and community benefits that are desirable for the neighbourhood and a plan to implement these benefits;
 - ▣ A review of the feasibility of allowing condo-owners to construct loft space within their units;
 - ▣ Recommendations for transit provisions that promote economic development and quality of life in the neighbourhood;
 - ▣ Relationship of Carlaw & Dundas to surrounding residential community;
 - ▣ Incorporation of City Planning's ongoing condo consultations.

Timeline

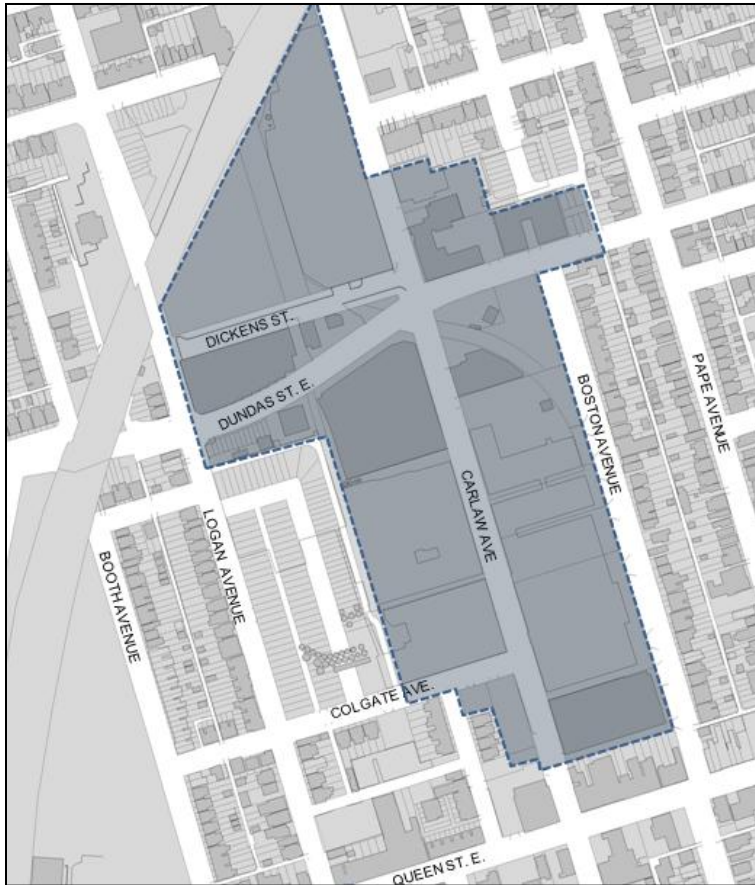


What we're going to do...

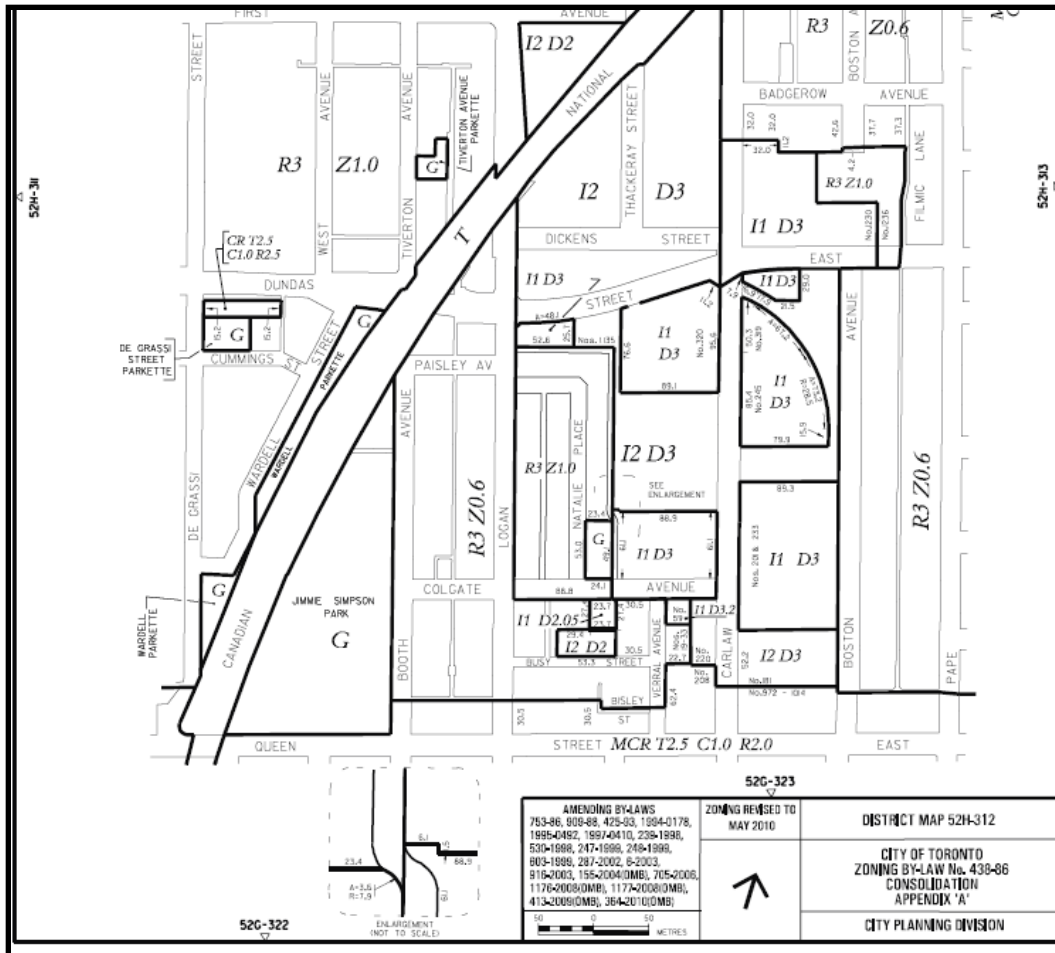
- Strengthen the Carlaw + Dundas area as a hub for small business and cultural activities.
- Update and refresh earlier plans.
- Create a plan to improve to streetscapes and other public spaces.
- Develop a strategy to execute the improvements.
- Establish policies to guide new development.



Carlaw + Dundas Area



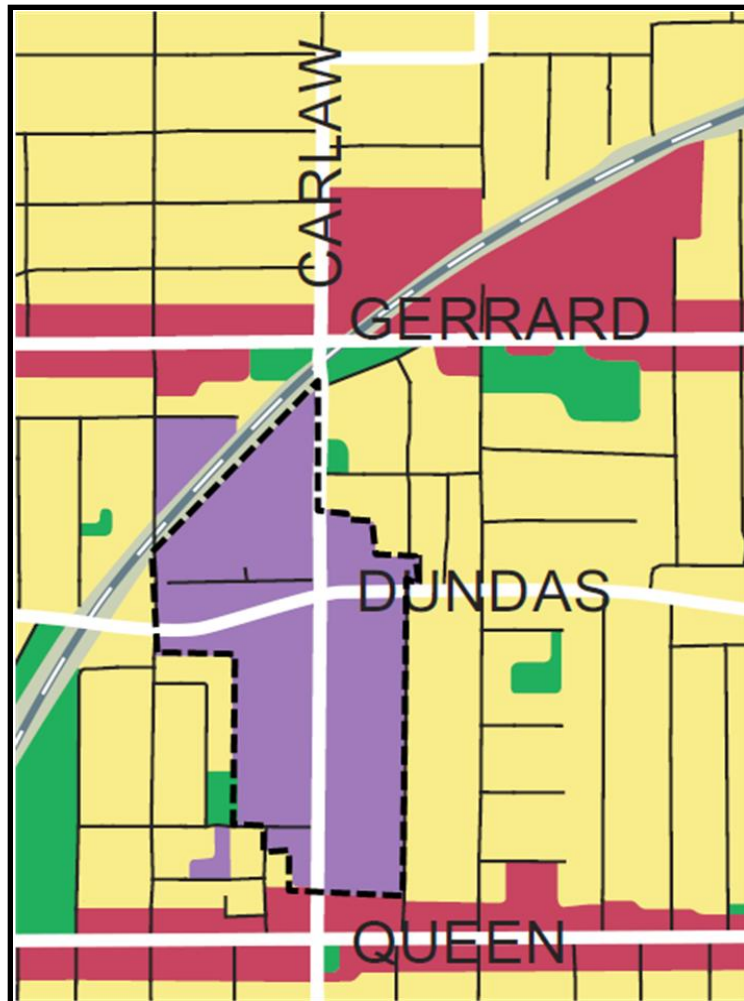
Zoning By-law 438-86



Base Zoning

- Industrial Zoning (I1 and I2)
- 3x density
- 18 m height
- New development has required site specific zoning amendments.

Toronto Official Plan



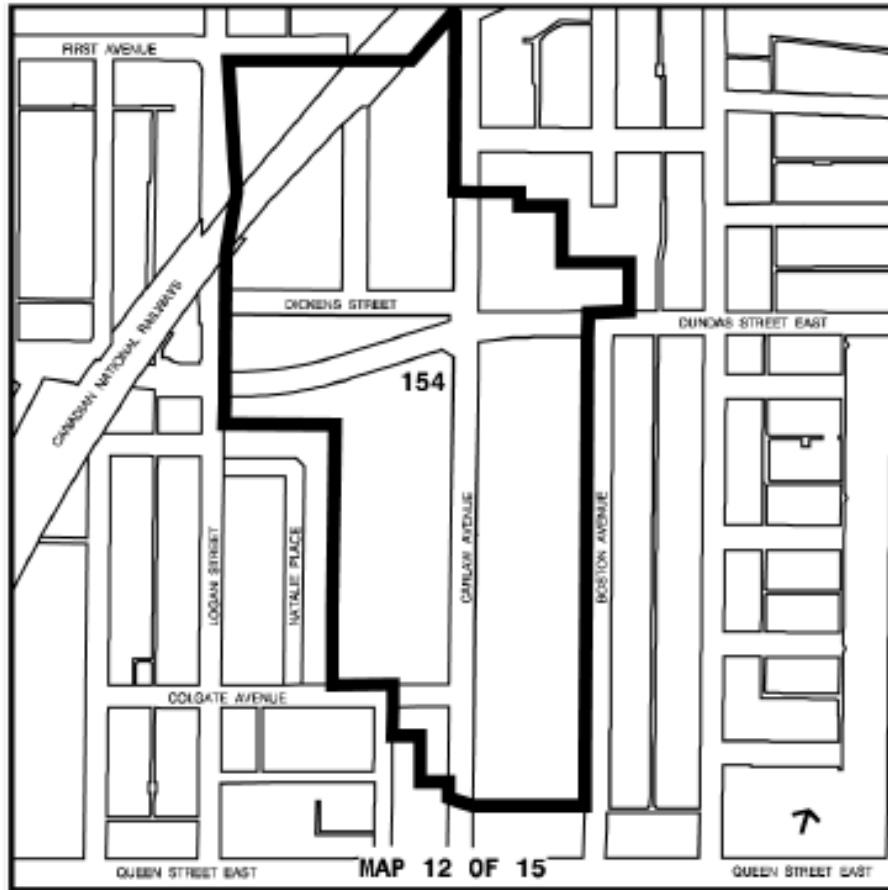
Land Use Designation - Employment Area

- Adjacent to Neighbourhoods
- Subject to Site and Area Specific Policy 154

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

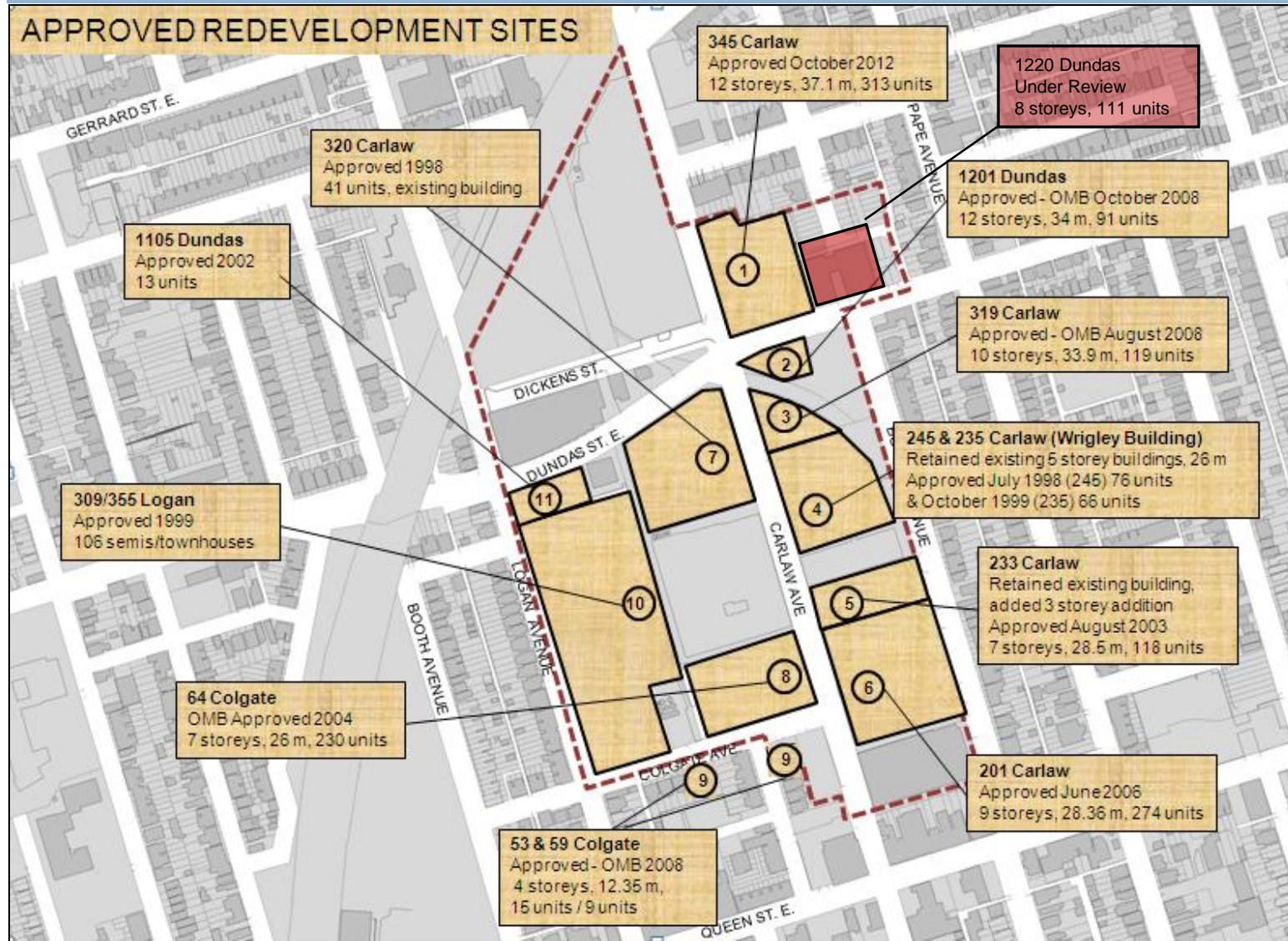
Site and Area Specific Policy



A new site and area specific policy is proposed for this area that would permit residential and live/work uses subject to:

- Compatibility of uses;
- The scale of new development respecting and reinforcing the area context;
- Separation of residential uses from the rail corridor;
- A requirement that existing employment space be replaced in redevelopment
- Small scale retail, service and restaurant uses on Carlaw and Dundas would be permitted.

Approved Redevelopment Sites



Some successful examples of Carlaw + Dundas live/work buildings:



THE WRIGLEY BUILDING
245 & 235 Carlaw Avenue



THE GARMENT FACTORY
233 Carlaw Avenue

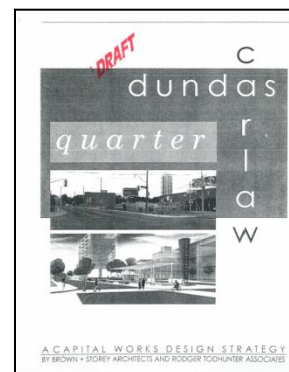
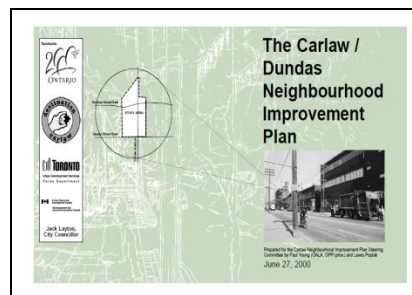
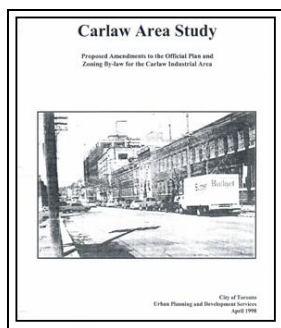
THE PRINTING FACTORY

201 Carlaw Avenue

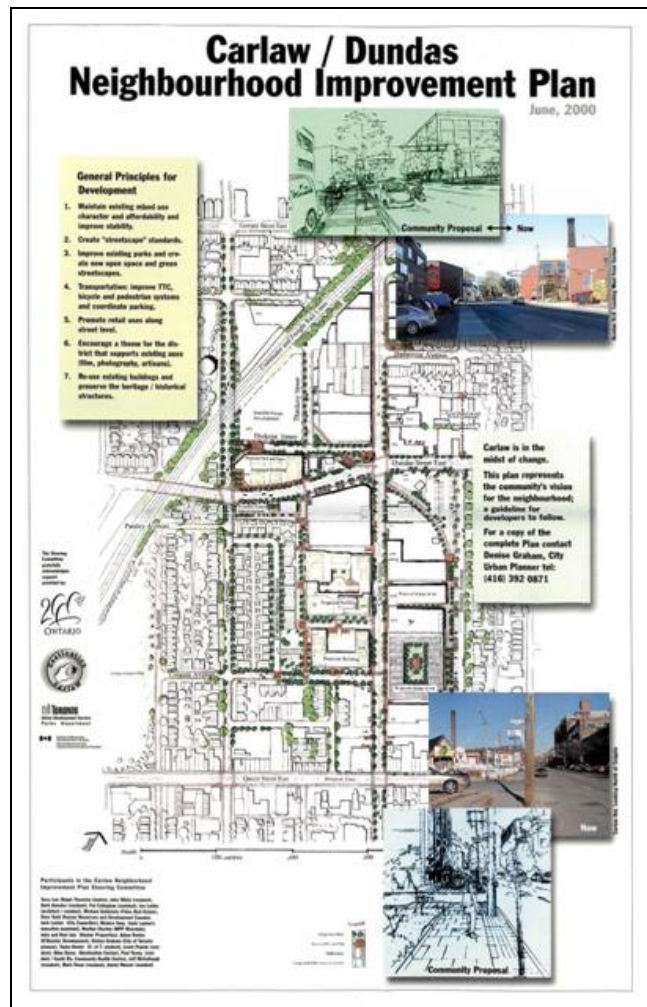


Background Studies

- April 1998 – Carlaw Area Study
 - ▣ Residential uses proposed at 233 and 320 Carlaw prompted review of South Riverdale Part II Official Plan policies.
 - ▣ Study found that live/work uses were appropriate for the area.
- June 2000 – Carlaw/Dundas Neighbourhood Improvement Plan
 - ▣ Done is consultation with the neighbourhood.
 - ▣ Provided recommendations for future development.
- 2003 – Dundas Carlaw Quarter (Draft) Capital Improvement Plan
 - ▣ Brown + Storey Architects and Rodger Todhunter Associates
 - ▣ Identifies public realm improvements.



Neighbourhood Improvement Plan



- 1. Maintain existing mixed use character and affordability and improve stability.
- 2. Create "streetscape" standards.
- 3. Improve existing parks and create new open areas and green streetscapes.
- 4. Transportation: improve TTC, bicycle and pedestrian systems and coordinate parking.
- 5. Promote retail uses along street level.
- 6. Encourage a theme for the district that supports existing uses (film, photography, artisans).
- 7. Re-use existing buildings and preserve the heritage/historical structures.

VISION:

A community where people live and work in a culture that adapts and changes while respecting the area's unique character and industrial heritage.



Goals

- Placemaking
 - Public realm, built form, heritage, context, uniqueness
- Quality of Life
 - Amenities, community services, affordable
- Economic Vibrancy
 - Jobs, new businesses, live/work
- Movement
 - Walkable, safe, access to transit

Challenges

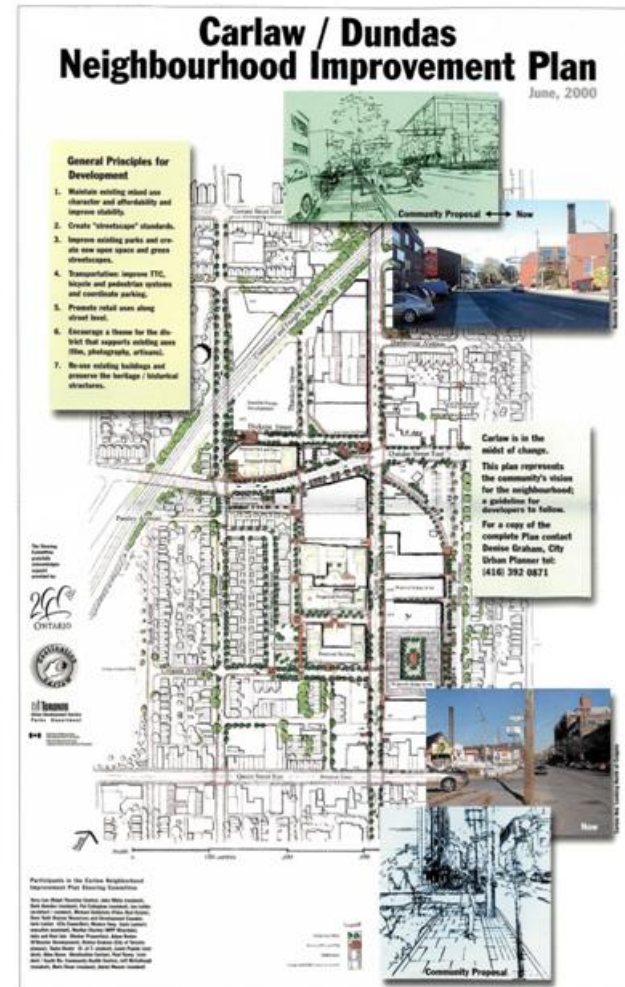
- ❑ Retaining employment uses in the area.
- ❑ Displacement of businesses and workers due to increasing space costs.
- ❑ Achieving public realm goals within a limited city budget.
- ❑ Traffic and transit.

Opportunities

- ❑ Business investment in buildings and services.
- ❑ Potential for community benefits paid by developers.
- ❑ Strong public realm plan and have good development precedents.
- ❑ Unique Area.

Refresh Public Realm Plan

- Streetscape (sidewalks, boulevards, trees, landscaping, planters, hydro poles)
- Parks and Public Spaces
- Public Art & Animation
- Pedestrian System (walkways, street crossings)



June 2000

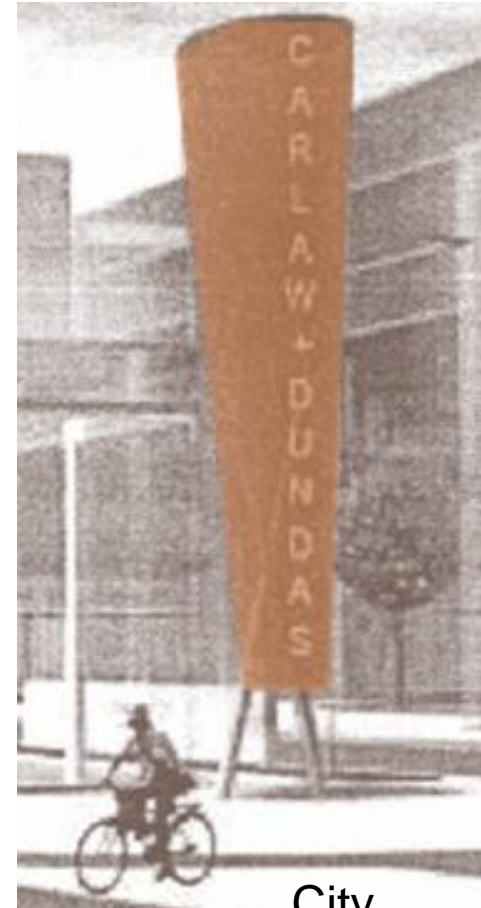
Design Guidelines

- ▣ Built Form Principles
- ▣ Retention of area's industrial heritage and existing character
- ▣ Transition to surrounding low-rise residential neighbourhood

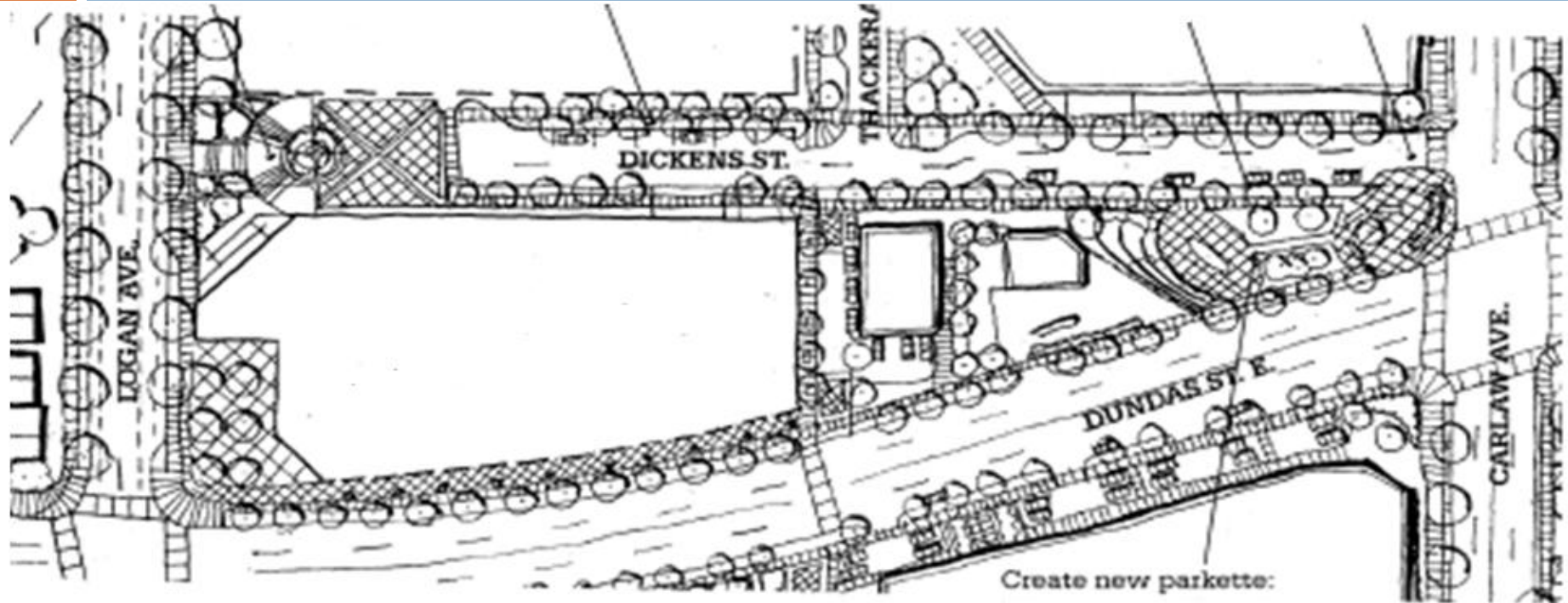


Making it happen.....

- ▣ Proposed projects, lead divisions, schedule, funding sources.
- ▣ Branding/Marketing
- ▣ Potential zoning changes including mezzanines.

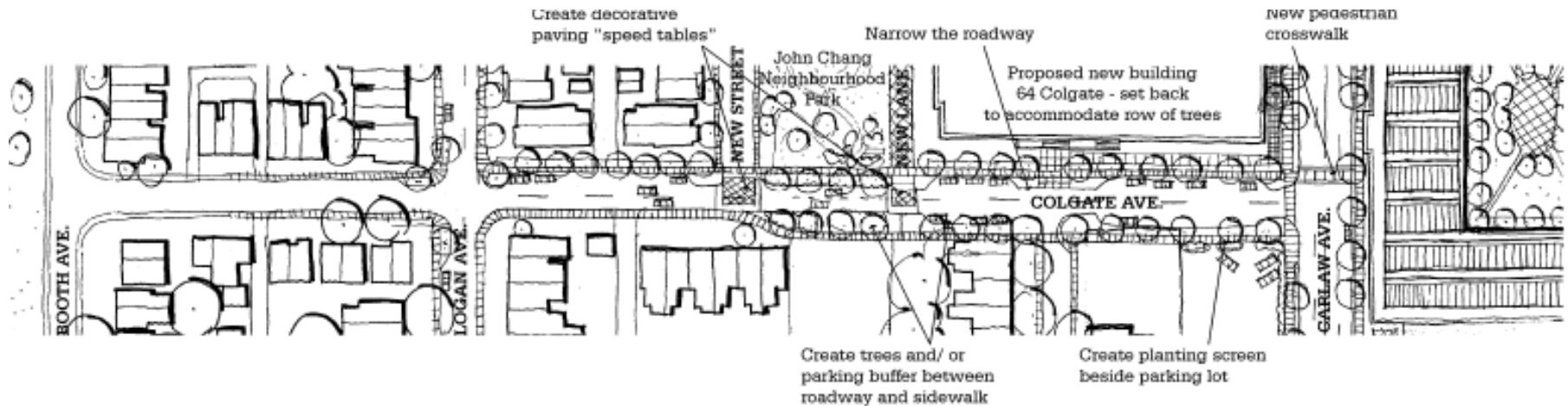


Some potential projects.....



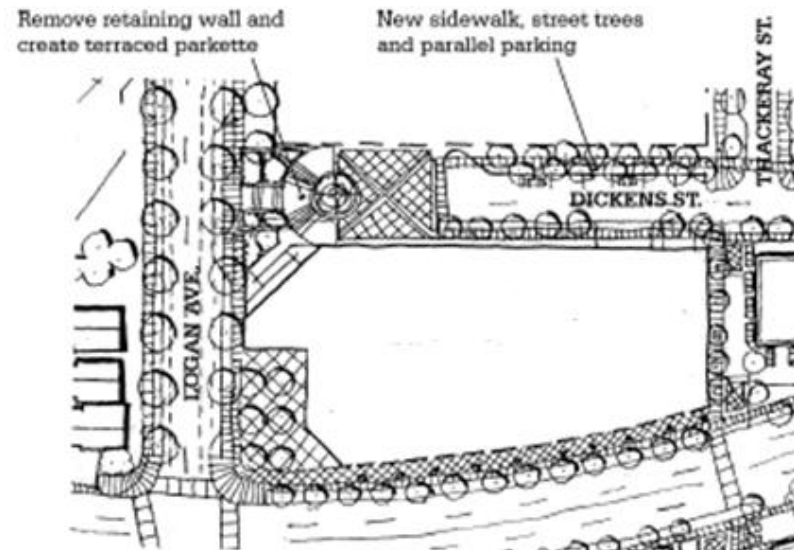
Urban Parkette at Carlaw and Dundas

Streets and Trees

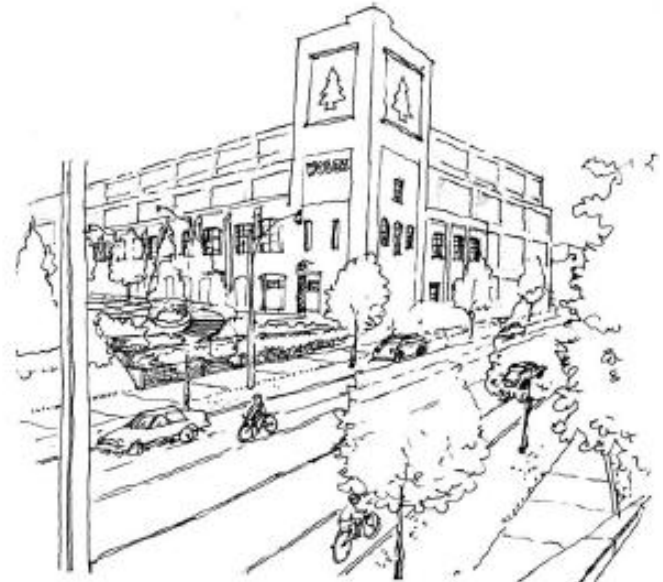


Narrowing Colgate to include bump-outs and street trees.

Access and Gateways



Plan showing proposed Dickens Stair Parkette based on concept by Peter Turner, architect



AFTER: Improved Dickens Stair; Option A - Rear of Woods Building and Tower Preserved

Improve Dickens stairs, create a parkette and retain Wood's tower.

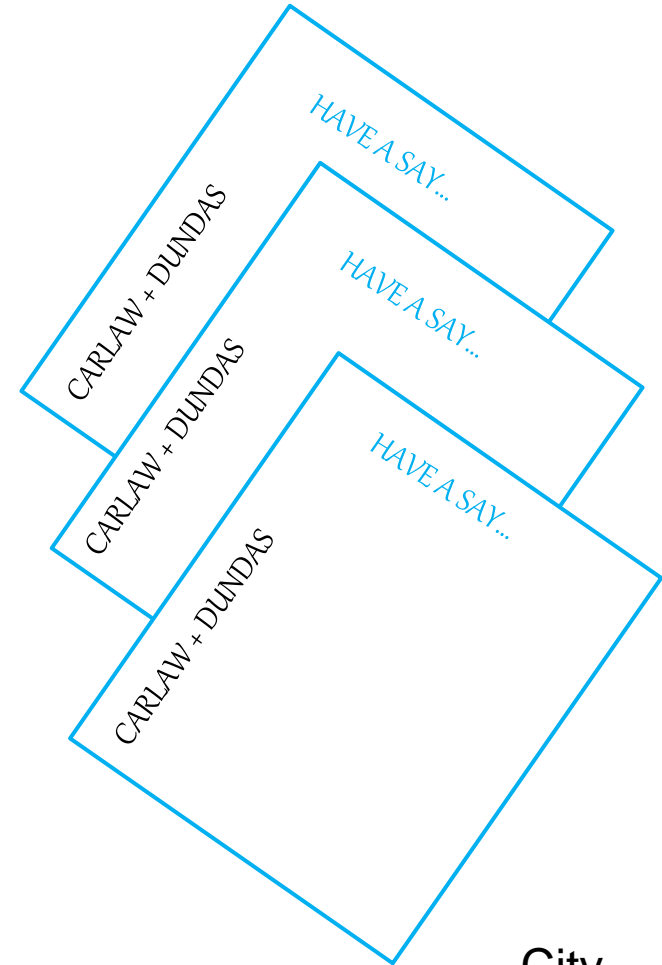
FEEDBACK from October 3rd Open House

Carlaw + Dundas Assets...

- More people = area safer
- Mixed-uses
- Accessible to downtown
- Old industrial character

Room for Improvement...

- More parkland/greenspace
- Pedestrian crosswalk
- Sidewalks/streetscape/public realm
- Height limits on new development
- Traffic



Workshop Questions

1. What do you like most about the Carlaw + Dundas neighbourhood? What are the community's best assets?
2. What do you like least?
3. What principles of the 2000 Neighbourhood Improvement Plan would you keep / remove?
4. What are your public realm priorities? Rank in order of importance:
 1. Streetscape
 2. Parks and public spaces
 3. Public art and animation
 4. Pedestrian systems (walkways, street crossings)
4. What do you think of the proposed vision statement? Suggestions?

Bonus Question!!

Do you have a suggested name or theme that captures the character of the area?

WHAT'S next?

More feedback welcome!

- Contact Heather Inglis Baron, Planner
hinglis@toronto.ca

Schedule

- Further analysis
- Community Meeting – January 2014
- Report to Council - Spring 2014