Picture Mount Dennis Planning Framework

Table of Contents, November 3, 2021

Perkins&Will

Contents

Executive Summary 5

1. Picture Mount Dennis: Introduction 19

1.1. The Picture Mount Dennis Planning Framework 20

1.2. Self Portrait: Summary of the Historic Context of the Study Area 22

1.3. Snapshot: Mount Dennis Today 26

1.4. Developing the Framework 30

1.5. Layout: Document Structure 32

2. Framing the Landscape: Vision, Guiding Principles and Character Areas 35

2.1. Overarching Lenses 36

2.2. Vision 38

2.3. Guiding Principles 40

2.4. Character Areas 42

.2.4.1. Valleys and Flats 44

.2.4.2. Employment and Institutional Areas 46

.2.4.3. Residential Areas 48

.2.4.4. Mixed-Use Main Street 50

.2.4.5. Mixed-Use Node 52

3. The Big Picture: Transformative Moves 55

3.1. Connect People to the Land 56

3.2. Revitalize Weston Road 58

3.3. Celebrate Indigenous Culture 60

3.4. Expand the Community Heart 62

3.5. Connect Across the Rail Corridor 64

3.6. Develop and Eco-Neighbourhood 66

3.7. A Mount Dennis for Everyone 68

4. Zoom In: Frameworks and Strategies 71

4.1. Introduction: Frameworks and Strategies 72

4.2. Land Use and Urban Design Framework 74

.4.2.1. Introduction 74

.4.2.2. Area Structure Plan 76

.4.2.3. Land Use Plan 78

.4.2.4. Height Plan 80

.4.2.5. Protected Major Transit Station Area 82

.4.2.6. Healthy and Inclusive Communities Strategy: Land Use and Built Form 84

.*4.2.6.1. Housing Diversity* *85*

4.2.6.2. Community Services and Facilities *88*
4.2.6.3. Economic Development and Skills Development *90*
4.2.6.4. Enabling Tools *94*
4.2.6.5. Healty Design and Built Environment Principles *96*
4.2.7. Built Form and Urban Design Guidelines 98

4.3. Public Realm and Mobility Framework **114**
4.3.1. Introduction 114
4.3.2. Public Realm Plan 116
4.3.3. Mobility Plan 118
4.3.4. Healthy and Inclusive Communities Strategy: Public Realm and Mobility 122
4.3.4.1. Diverse, accessible and inclusive park spaces *124*
4.3.4.2. A safe and connected cycling network *126*
4.3.4.3. Pedestrian safety and last mile solutions *127*
4.3.4.4. Complete and Green Streets *128*

4.4. Cultural Heritage Framework **146**
4.4.1. Introduction 146
4.4.2. Cultural Heritage Plan 150
4.4.3. Archaeological Plan 154
4.4.4. Healthy and Inclusive Communities Strategy: Cultural Heritage 156
4.4.4.1. Celebrating Indigenous Culture *157*
4.4.4.2. Intangible heritage *158*

4.4.4.3. Workers' housing *159*
4.4.4.4. Opportunities for public art *160*

4.5. Environment and Infrastructure Framework **162**
4.4.1. Introduction 162
4.4.2. Infrastructure Plan: Water System Upgrades 164
4.4.2. Infrastructure Plan: Wastewater, Stormwater, and Combined System Upgrades 166
4.4.2. Healthy and Inclusive Communities Strategy: Environment and Infrastructure 168
4.3.4.1. Social benefits in infrastructure projects *169*
4.3.4.2. Mount Dennis EcoNeighbourhood Initiative *170*
4.3.4.3. Renaturalization *171*
4.3.4.4. Net-zero energy/net-zero initiatives *172*

5. Coming into View: Implementation 175

5.1. Implementation **176**

Appendices 178