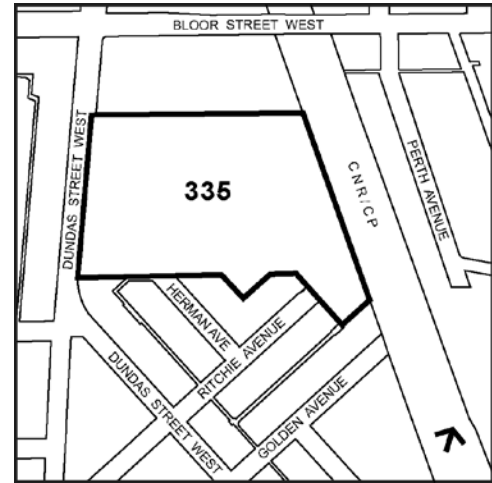


### 335. 2238 to 2290 Dundas Street West (inclusive) and 105 Ritchie Avenue

Development will create a vibrant, sustainable mixed use neighbourhood providing a variety of employment and housing opportunities. New streets will integrate the lands with the surrounding urban fabric and emphasize pedestrian mobility, while a central public park will be the focal point for the neighbourhood. Built form and uses will be compatible with the surrounding context, recognizing that each frontage requires a different response.

To address the above, the form and structure of the development and its relationship to the local context will be generally as follows:



#### a) Public Realm

**Streets:** development will provide a new public street network that divides the lands into smaller blocks, providing a framework for organizing uses and providing connections to Dundas Street West and the adjacent neighbourhood. Layout of new local streets and the arrangement of uses will address safe pedestrian and vehicular access and circulation with particular regard for minimizing transportation impacts on the neighbourhood to the south.

**Parkland:** a park block that satisfies the City's parkland dedication requirements will be provided in a central location with frontage on new public streets. The arrangement of residential, community uses and neighbourhood retail will support the park as a focal point for the neighbourhood and the larger community.

**Pedestrian Infrastructure:** as part of the design of the public rights-of-way, new sidewalks will promote pedestrian mobility within the larger community including connections to the adjacent school playing field, Dundas Street West and transit. Building setbacks along Dundas Street West will provide a 4.8 metre wide public sidewalk.

**Other:** publicly accessible private courtyards and walkway connections may be provided as part of residential developments to complement the public realm.

#### b) Built Form and Uses

Built form will generally be of a mid-rise character with a transition in height, density and scale to lower scale residential buildings on the southern portion of the lands adjacent to the exiting neighbourhood. A mix of uses will be provided. Non-residential uses will be concentrated on the Dundas Street West frontage while residential uses with limited small-scale retail, office and community uses will be located on the northern and eastern portions of the lands. Residential uses only will be located on the southern portion of the lands.

The development pattern will be generally as follows:

- i) mid-rise, mixed use buildings on the Dundas Street West frontage will have a non-residential focus with a variety of uses such as retail, office, commercial and large scale retail that strengthen the main street character of Dundas Street West;
- ii) residential buildings will vary in height and massing, with lower scale residential house form buildings on the southern portion of the lands compatible with the adjacent neighbourhood, and mid-rise residential

buildings located on the northern and eastern portions of the lands with limited small-scale neighbourhood retail and community uses on the ground floor;

- iii) buildings with residential uses will provide a mix of housing types suitable for families, seniors and singles, and where appropriate, grade-related units with front doors facing the street;
- iv) community uses such as a day-care and multi-purpose spaces will be centrally located to serve the community, and can be integrated on the ground floor of mixed use buildings; and
- v) built form, building footprint and arrangement of uses will support the establishment of a high quality pedestrian environment, recognizing the primacy of pedestrian movement and safety.

c) Sustainability

Development on the lands will exhibit leadership in environmentally sustainable planning and design within an urbanized setting. Compliance with the Toronto Green Standard, and/or any successive performance standard for new development, is required. Advanced performance measures toward environmental sustainability will be encouraged for all new development. Green roofs will also be encouraged and may be required under the Green Roof by-law.

d) Urban Design Guidelines

To assist in meeting the objectives of this Site and Area Specific Policy, the Urban Design Guidelines from the Bloor-Dundas 'Avenue' Study will be used to provide direction for reviewing development applications on the lands. These guidelines will be read in conjunction with the urban design policies in the Official Plan and supporting design guidelines.

e) Implementation

This Site and Area Specific Policy applies to the lands identified on the map or portions thereof, which may be redeveloped independently.

Through the submission of rezoning, plan of subdivision and site plan approval applications development will demonstrate how the policies in this Site and Area Specific Policy are addressed and provide the required street right-of-way and parkland conveyances.