

## URBAN LAND INSTITUTE LEADERSHIP PROGRAM

### EXPECTATIONS FOR TEAM ASSIGNMENTS

#### The Challenge

This is a unique opportunity to break down traditional barriers of city building by thinking, acting and planning differently. The prime expectation from all participants is to collaborate to produce a new way to achieve positive change.

Why is this important? What are the best practices for now and the future?

It is essential to overcome the traditional confrontational process and litigious outcomes of development that often produces winners and losers.

#### The Assignment

Four multi-disciplinary teams of seven members have been established with a balance of expertise. Each team is expected to deliver two end products.

**THE FIRST END PRODUCT** is to develop a Vision and Action Plan for the entire study area bounded by Dupont on the north, Dundas West on the south, Lansdowne on the east and Parkside-Keele on the west. See the attached map. The Vision and Action Plan would form the basis of a hypothetical Community Secondary Plan for the entire area to guide change over the next ten years. It should be innovative and creative while still protecting the essential fabric of the community. It needs to be sensitive to the different aspirations of the resident and business organizations but also capitalize on the unique development opportunities focused on the Dundas-Bloor mobility transportation hub.

It is expected that the hypothetical Community Secondary Plan would spell out conceptual land uses along with a written statement of high level principles that would bring the plan to life and give guidance to future development applications.

Above all, the Vision and Action Plan should be innovative and provide implementation strategies that will achieve complete communities anchored by a full range of retail, employment and residential opportunities. It could take the form of a traditional OP or could embrace a series of core principles and big moves that would be funded and implemented over time. Innovative strategies like those that were developed for the “King-Spadina and King Parliament” Areas in the mid 1990’s should be tested.

**THE SECOND END PRODUCT** requires each team to deliver a pre-development concept plan for one of two demonstration site described below. Two teams will be assigned to work on the Loblaws site on Dundas West and two teams will be assigned to work on the TTC Lansdowne site. The end product must contain a level of detail that could form the basis of a private development application including streets, blocks, open space, public realm strategy, built form and the mix of land uses. A brief report describing phasing, community support facilities, housing tenure, a marketing strategy and an economic pro-forma must also be spelled out.

The pre-development concept must be rooted in reality and not a pie in the sky vision. It should be at a level that a potential private developer could embrace and use as a basis for submission to the City. It is expected that the Loblaws concept will maximize the proximity to the TTC, GO and UP transit stations. It is also expected that the TTC Lansdowne concept will fully embrace mixed-use opportunities of residential, employment and affordable housing

#### TEAM MEETINGS

The final hour of each monthly session will be devoted to team discussions and opportunities for interaction. The May session will be totally devoted to workshops where the teams will provide status reports to the entire group. The June session will be held in the community with Councillors, community representatives and stakeholders all invited to hear the four team presentations. There will not be any judging of the final end products as the purpose of the exercise is to emphasize the importance of the ideas and the value of the collaborative process rather than the end product.