TOWARDS A COMPLETE COMMUNITY
IMPORTANT PUBLIC TRANSPORT NODE
**POLICY CONTEXT**

**Strategic growth areas** are locations that are to be the focus for accommodating **intensification** and higher-density mixed uses in a more **compact built form**, particularly in where there is **excellent access to higher-order transit**.

**Complete Communities** are places that offer access to an appropriate **mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities**.
SITE OPPORTUNITIES 1: TRANSIT ORIENTED DEVELOPMENT

1. Victoria Park Ave TTC Stop
2. Main St GO Station
SITE OPPORTUNITIES 2: EXPANDING SOFT AND HARD INFRASTRUCTURE
SITE OPPORTUNITIES 3: A MIXED USE, COMPLETE AND HEALTHY COMMUNITY

Parking lot, single sue and low scale
WHAT THE COMMUNITY WANTS

Source: City of Toronto Danforth Avenue Planning Study – Area Profile Report 2017
THE VISION STATEMENT

The proposed development transforms the Shoppers World site into a **compact, complete and connected community** that provides opportunities to **live, work, play and shop**.
REDEVELOPMENT GUIDING PRINCIPLES 1: 
A Connected Neighbourhood with Multi-modal Network, 
Well-integrated with Transit

Image: Queens Quay, Toronto, ON
GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD

Chicago boardwalk, IL, USA
Spadina Ave, Toronto, ON

Existing GO platform
Proposed GO platform extension
Proposed green corridor
An example of Danforth Avenue (27m right-of-way) as a Multi Modal Street
GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD

Millennium Park, Chicago, IL, USA
REDEVELOPMENT GUIDING PRINCIPLES 2: A Safe, Accessible and Efficient Movement Network Prioritizing Pedestrians and Bicycles
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)

Artist Alley, Proposed at 234 Simcoe, Toronto, ON
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)

Caption: The Elliot Bay Trail in Seattle, Washington, USA.

Phot credit: Green Lane Project credit Adam Coppola Photography. - https://www.flickr.com/photos/greenlaneproject/22729190195/
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)

Mid-block connection at Morrison St, Toronto, ON
REDEVELOPMENT GUIDING PRINCIPLES 3: A Fine-grained and Functional Open Space Network

Clarence Square Park, Toronto, ON
GUIDING PRINCIPLE 3 - FINE GRAINED AND FUNCTIONAL OPEN SPACE NETWORK (FOCUSED ON A CENTRAL PARK)
GUIDING PRINCIPLE 3 - FINE GRAINED AND FUNCTIONAL OPEN SPACE NETWORK (FOCUSED ON A CENTRAL PARK)
REDEVELOPMENT GUIDING PRINCIPLES 4: On-site Community Hub
GUIDING PRINCIPLE 4 - ON-SITE COMMUNITY SERVICE AS A HUB

York Community Centre, North York, Toronto,
REDEVELOPMENT GUIDING PRINCIPLES 5: Transit Supportive Intensification while Respecting the Existing and Evolving Context

Image: Urban Transit Association Website (http://cutaactu.ca/)
GUIDING PRINCIPLES 5 – TRANSIT SUPPORTIVE INTENSIFICATION

Low-rise height
Mid-rise height
Taller elements

View of east and west of Yonge Street, Toronto, ON
GUIDING PRINCIPLES 5 – TRANSIT SUPPORTIVE INTENSIFICATION
GUIDING PRINCIPLES 5 – RESPECTING THE EXISTING AND PLANNED CONTEXT

- Victoria Park Ave
- Danforth Ave
- CN Rail
- Residential Neighbourhood

Residential Neighbourhood

45°
GUIDING PRINCIPLES 5 – RESPECTING THE EXISTING AND PLANNED CONTEXT

[Diagram showing Victoria Park Ave, Danforth Ave, and CN Rail with directional arrows indicating perspective and context]
REDEVELOPMENT GUIDING PRINCIPLES 6: DIVERSE HOUSING CHOICES
REDEVELOPMENT GUIDING PRINCIPLES 7: Age Friendly and Healthy Neighbourhood
GUIDING PRINCIPLES 6 & 7 – DIVERSE HOUSING CHOICES
### GUIDING PRINCIPLES 6 & 7 – DIVERSE HOUSING CHOICES

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>Total Units</th>
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</thead>
<tbody>
<tr>
<td>Market - Ownership</td>
<td>384</td>
<td>448</td>
<td>417</td>
<td>211</td>
<td>1,460</td>
</tr>
<tr>
<td>Market - Rental</td>
<td>374</td>
<td>309</td>
<td>129</td>
<td>69</td>
<td>881</td>
</tr>
<tr>
<td><strong>Total Market Units</strong></td>
<td><strong>758</strong></td>
<td><strong>757</strong></td>
<td><strong>546</strong></td>
<td><strong>280</strong></td>
<td><strong>2,341</strong></td>
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<tr>
<td>Affordable - Ownership</td>
<td>92</td>
<td>108</td>
<td>85</td>
<td>39</td>
<td>324</td>
</tr>
<tr>
<td>Affordable - Rental</td>
<td>39</td>
<td>40</td>
<td>31</td>
<td>17</td>
<td>127</td>
</tr>
<tr>
<td><strong>Total Affordable Units</strong></td>
<td><strong>131</strong></td>
<td><strong>148</strong></td>
<td><strong>116</strong></td>
<td><strong>56</strong></td>
<td><strong>451</strong></td>
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<tr>
<td>Total Units</td>
<td>889</td>
<td>905</td>
<td>662</td>
<td>336</td>
<td>2,792</td>
</tr>
<tr>
<td>% Affordable Units</td>
<td>15%</td>
<td>16%</td>
<td>18%</td>
<td>17%</td>
<td>16%</td>
</tr>
</tbody>
</table>
REDEVELOPMENT GUIDING PRINCIPLES 8: Employment Opportunities for Local Residents

View towards office building at 362 Richmond St W, Toronto,
GUIDING PRINCIPLES 8 – EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS
### GUIDING PRINCIPLES 8 – EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS

<table>
<thead>
<tr>
<th>Type of Employment</th>
<th>Retail (sf)</th>
<th>Office (sf)</th>
<th>Institutional (sf)</th>
<th>Cultural (sf)</th>
<th>Light Industrial (sf)</th>
<th>Total (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built-Up Area (sf)</td>
<td>461,327</td>
<td>385,884</td>
<td>178,178</td>
<td>67,275</td>
<td>161,460</td>
<td>1,254,124</td>
</tr>
<tr>
<td>Built-Up Area (%)</td>
<td>16%</td>
<td>14%</td>
<td>6%</td>
<td>2%</td>
<td>6%</td>
<td>44%</td>
</tr>
<tr>
<td>Number of Jobs</td>
<td>926</td>
<td>1,072</td>
<td>371</td>
<td>70</td>
<td>293</td>
<td>2,732</td>
</tr>
</tbody>
</table>
REDEVELOPMENT GUIDING PRINCIPLES 9:
Compatible Uses Adjacent to the Rail Corridor

Main Street GO Station, Toronto, ON
GUIDING PRINCIPLES 9 – COMPATIBLE USES ADJACENT TO THE RAIL CORRIDOR
REDEVELOPMENT GUIDING PRINCIPLES 10:
Celebrate the Evolving Cultural Heritage
GUIDING PRINCIPLES 10 – CELEBRATE THE EVOLVING CULTURAL HERITAGE

Violetta Parra Mural at Dundas and Brock
Photo by Salena Barry (From Urban Toronto Website)
Source: https://www.torontograndprixtourist.com
Source: https://www.toronto.com
THE VISION FOR THE SHOPPERS WORLD
## Project Data

<table>
<thead>
<tr>
<th>Use</th>
<th>Residential</th>
<th>Retail</th>
<th>Office</th>
<th>Institutional</th>
<th>Cultural</th>
<th>Light Ind.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built-Up Area (sf)</td>
<td>1,607,823</td>
<td>461,327</td>
<td>385,884</td>
<td>178,178</td>
<td>67,275</td>
<td>161,460</td>
<td>2,861,947</td>
</tr>
<tr>
<td>Built-Up Area (%)</td>
<td>56%</td>
<td>16%</td>
<td>14%</td>
<td>6%</td>
<td>2%</td>
<td>6%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Residents/Jobs (#)</td>
<td>4,622</td>
<td>926</td>
<td>1,072</td>
<td>371</td>
<td>70</td>
<td>293</td>
<td>7,354</td>
</tr>
</tbody>
</table>

- **Residents/Jobs Total**: 7,354
- **Project Area**: 837 PEOPLE & JOBS/Ha
- **Proposed central park**: 13000 sq.m
- **Public realm**: Roads, park, open spaces and connection, 56% of the land area
A PLACE FOR PEOPLE
THANK YOU!
**GOALS:**

<table>
<thead>
<tr>
<th>1. SOCIAL COHESION</th>
<th>2. SOCIAL INCLUSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social cohesion is developed when community members from different backgrounds get to know each other through informal social contact. Social cohesion creates opportunities for different groups to relate, engage and communicate. Social cohesion contributes to a community’s capacity for social inclusion.</td>
<td>A community that values and respects the needs and priorities of all its members is considered “inclusive.” Social inclusion contributes to the quality of life of individuals and improves the health of the population by ensuring that the full range of needs in the community get attention.</td>
</tr>
</tbody>
</table>

**MEANS:**

<table>
<thead>
<tr>
<th>CONTINUOUS COMMUNITY ENGAGEMENT</th>
<th>COMMUNITY FACILITIES, SERVICES &amp; ACTIVITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuous engagement with the community via community meetings, community consultations, design charrettes, round tables, local ambassadors and ongoing communication with a wide range of community stakeholders will ensure that the development and especially the open public realm is not only built for but with the community.</td>
<td>Community facilities, services and activities are among the most effective tools in knitting a diverse community together and building bridges to neighbouring communities. The community hub, the public space as well as community events and public art installation will provide a sense of place for the community.</td>
</tr>
</tbody>
</table>