ASCENDING: MOUNT DENNIS
Actions for the Evolution of a Connected Community
About the Neighbourhood
45% Commutes Which Take 45 Minutes or Longer

Commuter Time:

City of Toronto:
- < 15 mins: 12%
- 15 to 29 mins: 28%
- 30 to 44 mins: 29%
- 45 to 59 mins: 15%
- > 60 mins: 16%

Mount Dennis:
- < 15 mins: 7%
- 15 to 29 mins: 20%
- 30 to 44 mins: 28%
- 45 to 59 mins: 17%
- > 60 mins: 28%

About the Neighbourhood
Mount Dennis Mobility Hub
Mount Dennis is a unique and diverse community that will evolve into a highly connected and inclusive place. Building on the existing community assets and characteristics, Mount Dennis will benefit from improved mobility at the local and city scale, a more dynamic mix of land uses, and an open space network that is integrated with surrounding green spaces. It will evolve in a manner which is sensitive to existing residents and community organizations to become a more resilient and healthy neighbourhood.
Guiding Principles for Ascending Mount Dennis

**CONNECTED TRAVEL**
Connecting communities, encouraging the use of transit and biking and walking

**Desired Outcomes:**
- Reduce travel distances
- Walk shorter distances to public spaces and community services
- More visible connections over the rail corridor

**SUSTAINABILITY AND CULTURE**
Embracing local heritage and cultures, while promoting sustainable living

**Desired Outcomes:**
- Engage residents
- Support improved health programs and social services
- Provide access to garden spaces for local residents

**MOBILITY AND ECONOMIC GROWTH**
Providing connections and mobility for those who need access to career opportunities, education, and greater exposure for economic growth

**Desired Outcomes:**
- Create opportunities for micro retail and affordable retail spaces
- Reduce commute times to work
- Co-create a local Community Benefits Framework for all future development

**INCLUSIVITY**
Retaining a welcoming community where residents and visitors feel safe and connected and embraces local businesses.

**Desired Outcomes:**
- Promote local art
- Promote and give precedence to local and/or ethically run enterprises
- Accessible vibrant public realm for residents of all ages and abilities
- More community engagement in public realm

Looking Forward
Looking Forward
A BUILDING THAT BRIDGES OVER THE RAIL CORRIDOR

Looking Forward
A NEW EDUCATIONAL OR INSTITUTIONAL HUB
Looking Forward
4 TRAILS AND GREEN CONNECTIONS

Looking Forward
REDEVELOPMENT OF THE NO FRILLS SITE
GENTLE NEIGHBOURHOOD INFILL
Getting to tomorrow
Building on what’s here
REVITALIZATION PRINCIPLES

Alexandra Park tenants and co-op members, with Toronto Community Housing, developed these principles in the fall of 2009 through surveys and community meetings. They will be used to guide the development of a revitalization plan.

1. **ZERO DISPLACEMENT**: Everyone in the community can stay in the community throughout revitalization.

2. **GOOD HOUSING**: Toronto Community Housing is committed to providing all residents with decent, safe homes.

3. **MORE THAN HOUSING**: Revitalization is about more than repairing or replacing housing. It creates an opportunity to increase local jobs, provide training and improve community services.

4. **PLANNING TOGETHER FIRST**: Toronto Community Housing will work with tenants and co-op members to create a plan for revitalization. Nothing will happen until an appropriate, achievable plan is developed.

5. **MINIMAL DISRUPTION**: Toronto Community Housing is committed to minimizing the impact of construction, such as noise and dust, and ensuring that services and facilities continue to operate at normal levels during revitalization. The goal is to make sure that Alexandra Park is as safe and comfortable as possible during revitalization.

6. **TENANTS’ AND CO-OP MEMBERS’ RIGHTS**: Toronto Community Housing tenants or Atkinson Co-op members who are living in the community when revitalization begins have the right to live in the community when revitalization is complete.

7. **CONNECTIONS**: Revitalization will improve the physical and social connections within Alexandra Park and with neighbouring communities by improving the safety, accessibility and connections between streets, pathways and gathering places. It should create opportunities for residents from all backgrounds, from both inside and outside of Alexandra Park, to meet, play, celebrate, work together and support each other.

8. **PARTICIPATION**: Revitalization should be, from start to finish, a participatory process that keeps residents informed and engaged and takes their ideas into account.

9. **GREEN, CLEAN and BEAUTIFUL**: Building on the community’s efforts which are already underway, revitalization should create a green, clean, beautiful and environmentally responsible neighbourhood.

10. **OPPORTUNITY**: Revitalization should work toward improving economic opportunities for residents, as well as learning, recreational and social opportunities for all, especially children, youth and seniors.
STRATEGIC URBAN PLANNING

PLANNING TOOLS

FINGERPLAN
The growth of Copenhagen has been set along five designated ‘fingers’ following train and major road routes, with open space between.

TRANSIT ORIENTED DEVELOPMENT
Regulations allow for higher densities close to stations and ensure that large offices can only be located within 500 meters of a station.

FINANCING URBAN DEVELOPMENT

STRATEGIC SITE PREPARATION
Investment in attractive urban qualities, as infrastructure and blue and green spots increase the land value. This is a way to finance urban development in a sustainable way.

PARTNERSHIPS
Partnerships between The City of Copenhagen and stakeholders in different sectors, ensure innovative solutions, sustainability and urban qualities.

DIALOGUE

CITIZENS' DIALOGUE
Dialogue with citizens and qualitative analysis of their needs is important to get the strategy right and ensure a high quality of life and user friendly solutions.

CITY PLANNING
City planning ensures sustainable development such as optimal facilities for bicycles, green areas and connection of the city to the water environment.

Getting the right rules in place.
WHAT MAKES A GREAT PLACE?

Testing new ideas through placemaking
Testing new ideas through placemaking
Community Benefits Agreements

A FRAMEWORK FOR SUCCESS

Community Benefit Agreements (CBAs) are agreements between real estate developers and coalitions of community organizations. CBAs address a broad range of community needs and allow coalitions to play a role in shaping a project, to win benefits that are tailored to their community, and to enforce developer's promises. **Click on each step below to learn more about the CBA process.**

1. Build the Coalition
2. Issue Education
3. Identify the Project
4. Research
5. Community Assessment
6. Identify Community Priorities
7. Apply Leverage
8. Form a Negotiating Team
9. Negotiations
10. Sign the CBA
11. Coalition Support
12. Implementation, Monitoring, and Enforcement

Strengthening economic opportunities
Parkdale Community Benefits Framework
Guide for Development without Displacement

Equitable targets for policymakers, political representatives, developers, investors, and community advocates.

Strengthening economic opportunities
Ensuring local control over community assets
Thank You!
on behalf of Amanda, Cynthia, Stephanie, Tony, Daniele, Harim and Michelle