

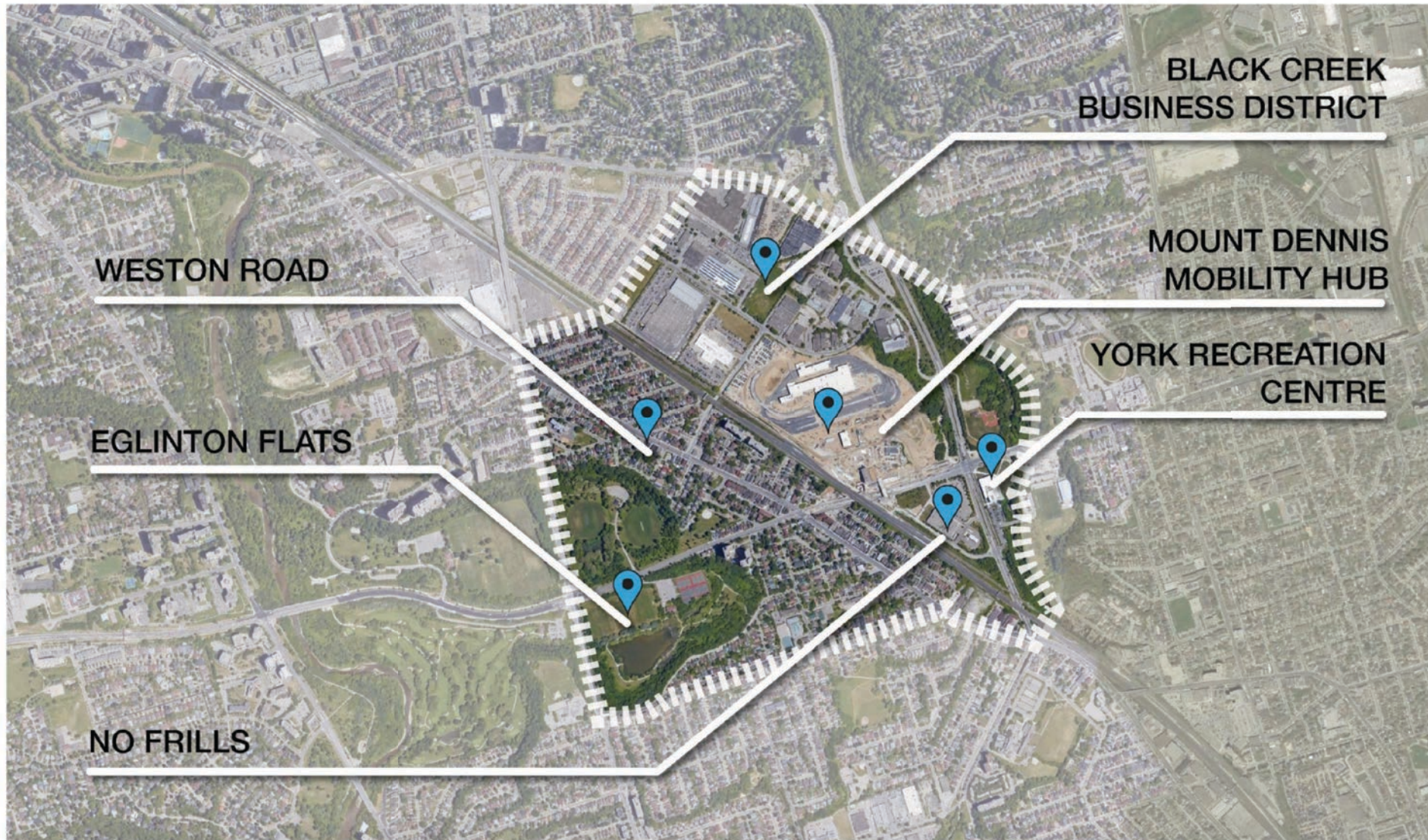


ASCENDING: MOUNT DENNIS

Actions for the Evolution of a Connected Community



About the Neighbourhood

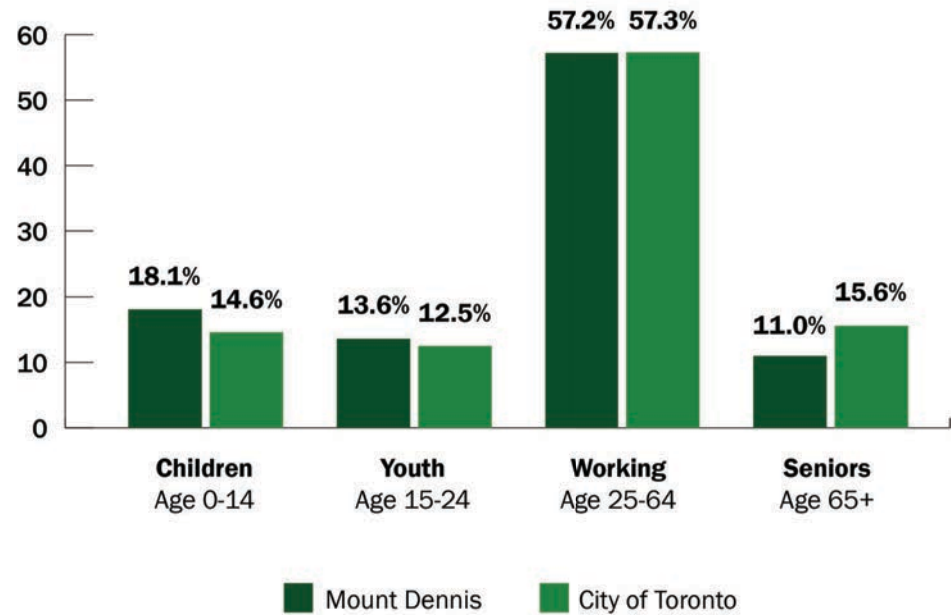
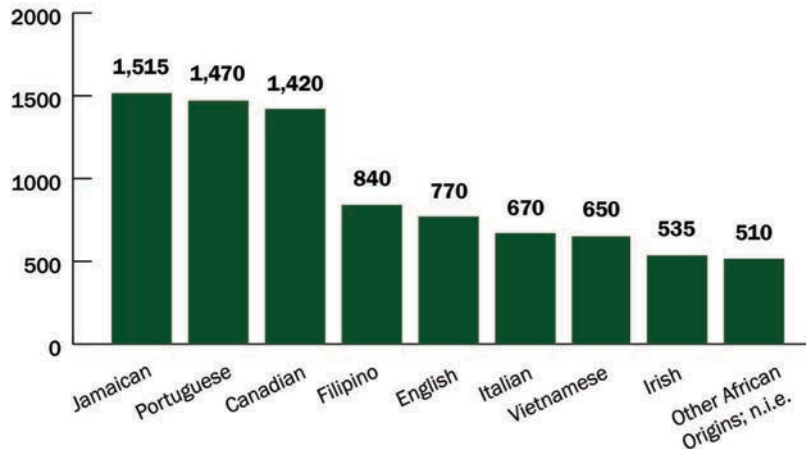




About the Neighbourhood



About the Neighbourhood



45%
Commutes Which
Take **45 Minutes** or
Longer

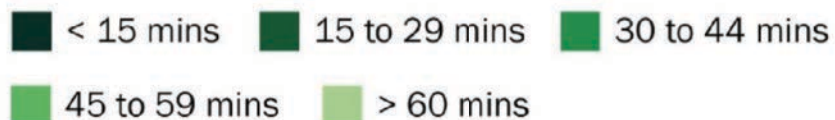


Commute Time:

City of Toronto:



Mount Dennis:

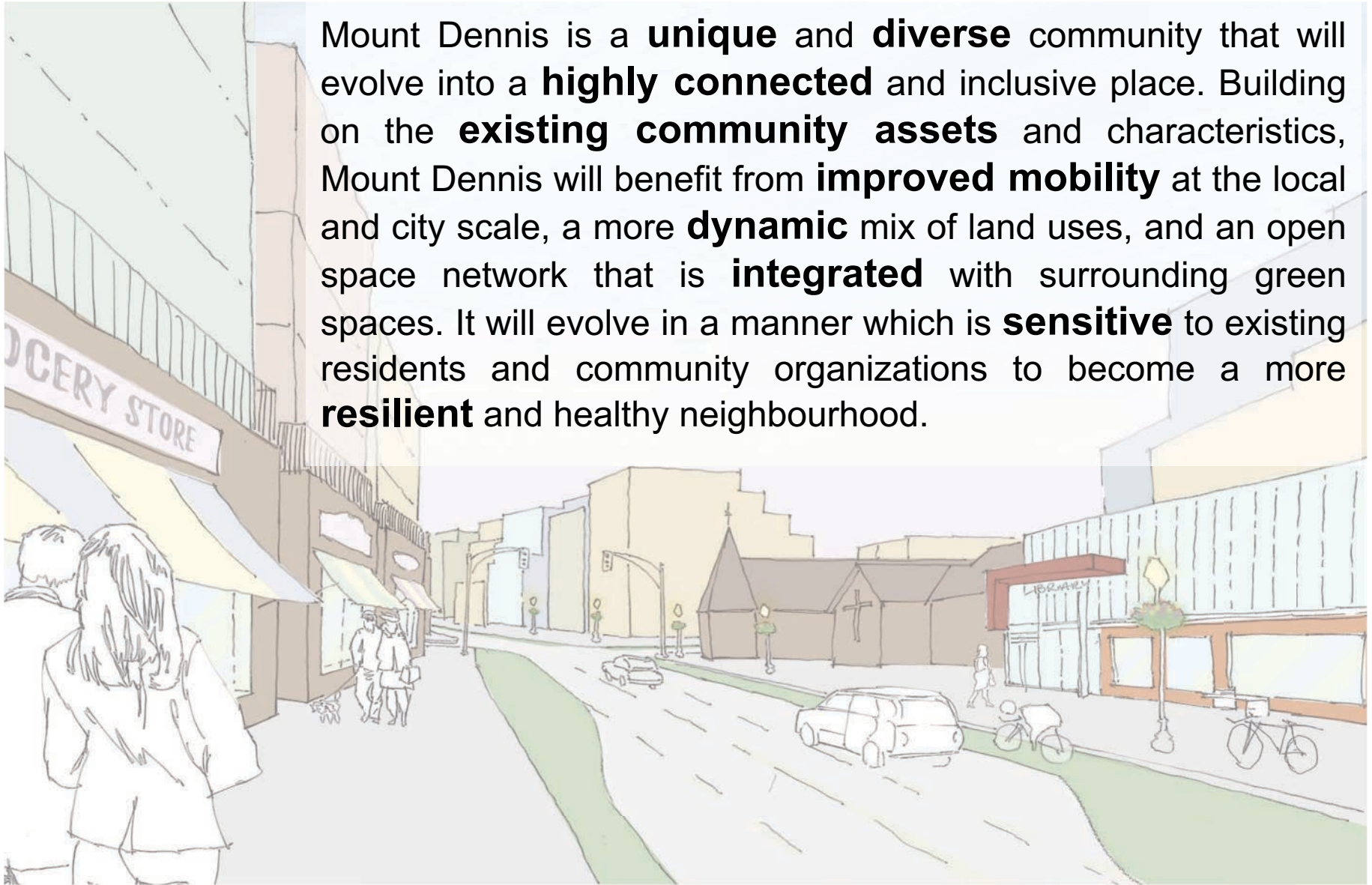






Mount Dennis Mobility Hub

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.

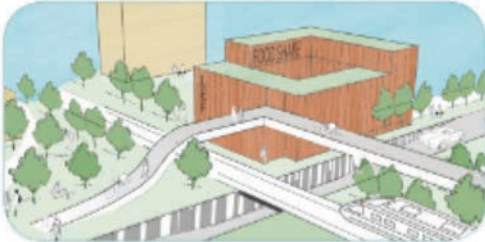
Desired Outcomes:

- 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



THE MASTER PLAN

A BRIDGE BUILDING OVER THE RAIL CORRIDOR



WESTON ROAD REVITALIZATION



TRAILS AND GREEN CONNECTIONS



A NEW EDUCATIONAL FACILITY OR INSTITUTIONAL HUB



REDEVELOPMENT OF THE NO FRILLS SITE

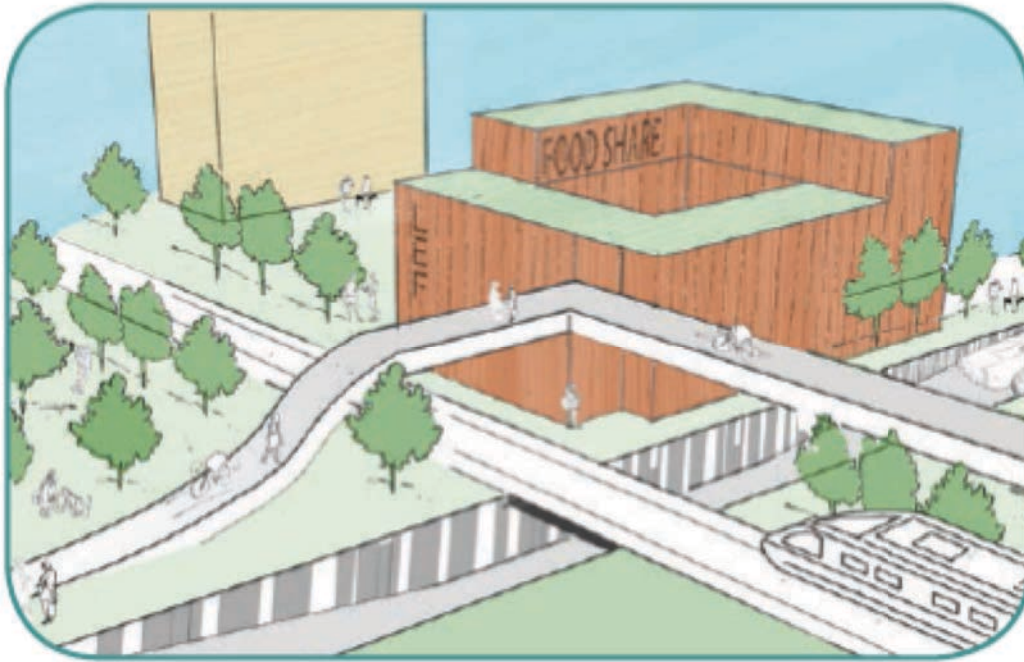


GENTLE NEIGHBOURHOOD INFILL



1

A BUILDING THAT BRIDGES OVER THE RAIL CORRIDOR



Looking Forward

2

A NEW EDUCATIONAL OR INSTITUTIONAL HUB



Looking Forward

3

WESTON ROAD REVITALIZATION



Looking Forward

4

TRAILS AND GREEN CONNECTIONS



Looking Forward

5 REDEVELOPMENT OF THE NO FRILLS SITE



Looking Forward

6

GENTLE NEIGHBOURHOOD INFILL



Looking Forward



Getting to tomorrow




I LOVE MY
NEIGHBOURHOOD

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.

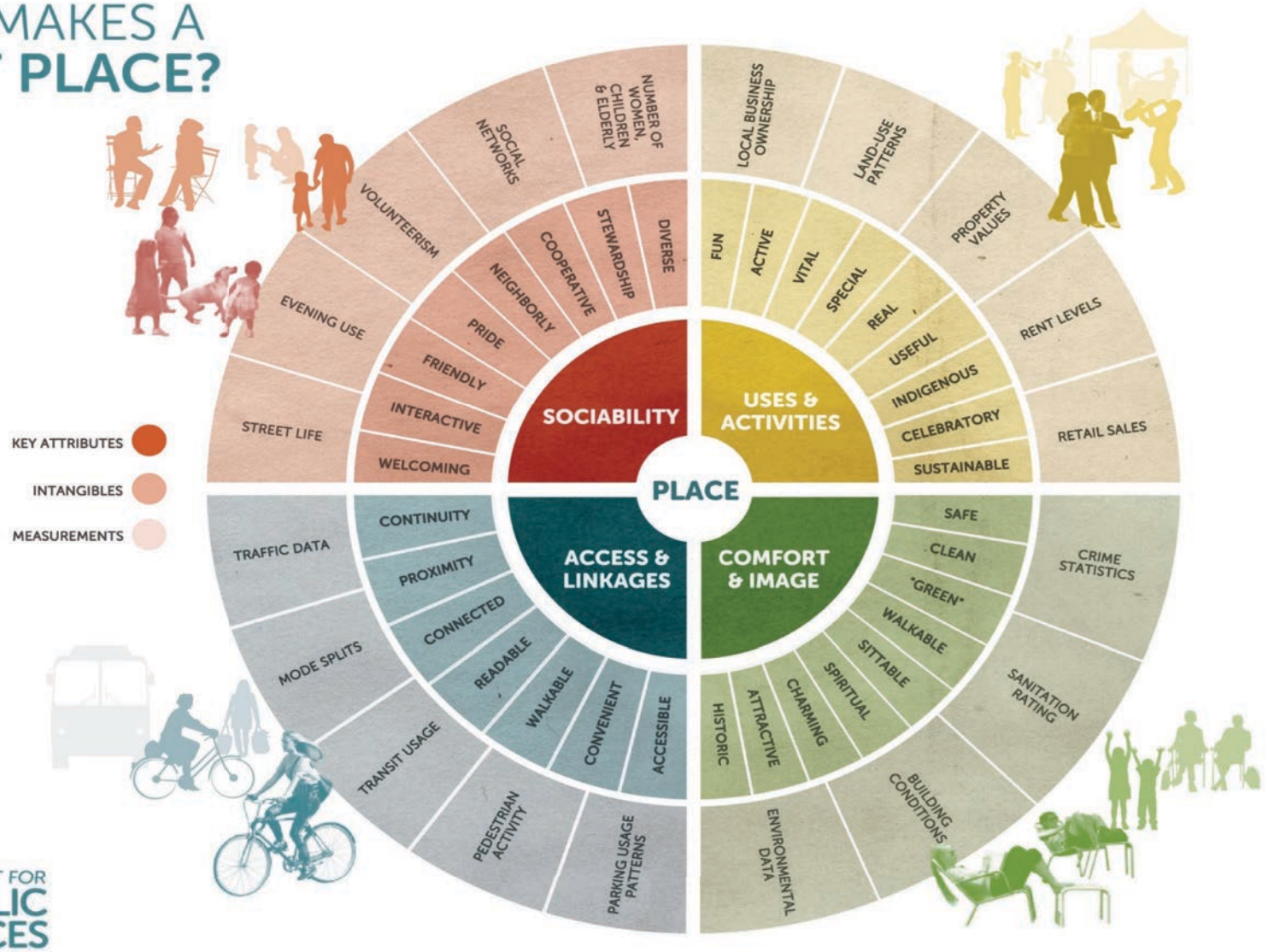
- 1. ZERO DISPLACEMENT:** Everyone in the community can stay in the community throughout revitalization.
- 2. GOOD HOUSING:** Toronto Community Housing is committed to providing all residents with decent, safe homes.
- 3. MORE THAN HOUSING:** Revitalization is about more than repairing or replacing housing. 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	FINANCING URBAN DEVELOPMENT	DIALOGUE
<p>FINGERPLAN The growth of Copenhagen has been set along five designated 'fingers' following train and major road routes, with open space between.</p> <p>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.</p>	<p>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.</p> <p>PARTNERSHIPS Partnerships between The City of Copenhagen and stakeholders in different sectors, ensure innovative solutions, sustainability and urban qualities.</p>	<p>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.</p>
		
<p>CITY PLANNING City planning ensures sustainable development such as optimal facilities for bicycles, green areas and connection of the city to the water environment.</p>		

Getting the right rules in place.

WHAT MAKES A GREAT PLACE?





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.**



Parkdale Community Benefits Framework

Guide for Development
without Displacement



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



Ensuring local control over community assets



Thank You!

on behalf of Amanda, Cynthia, Stephanie, Tony, Daniele, Harim and Michelle
