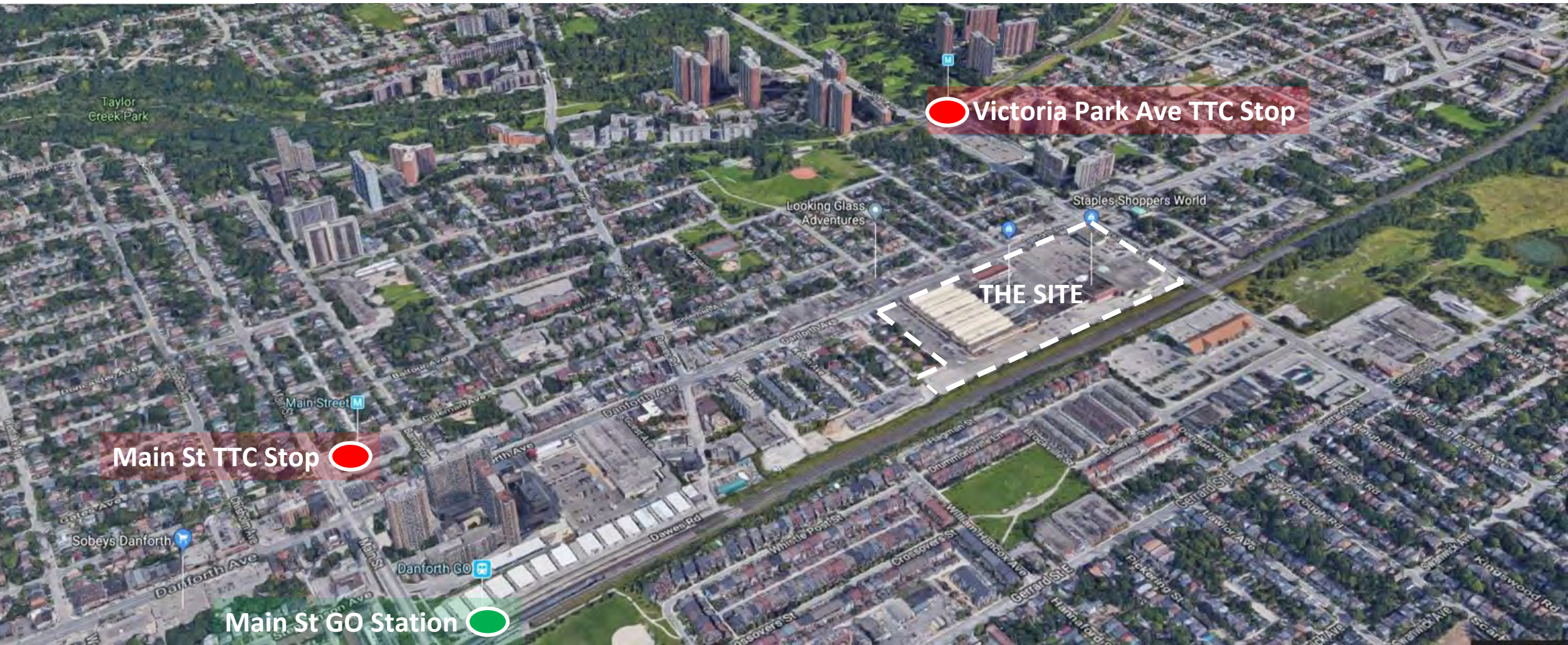




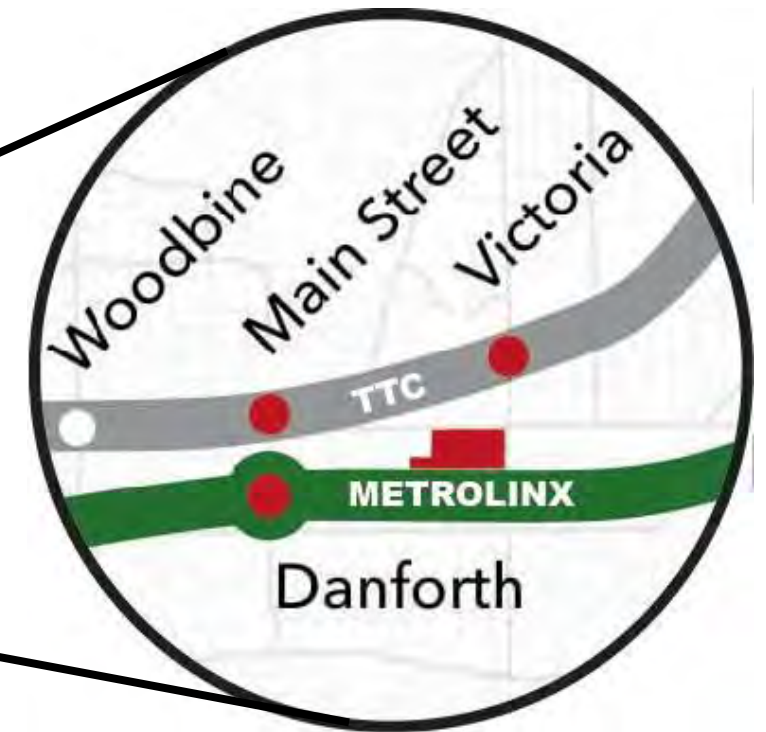
**TOWARDS A COMPLETE
COMMUNITY**



THE SITE



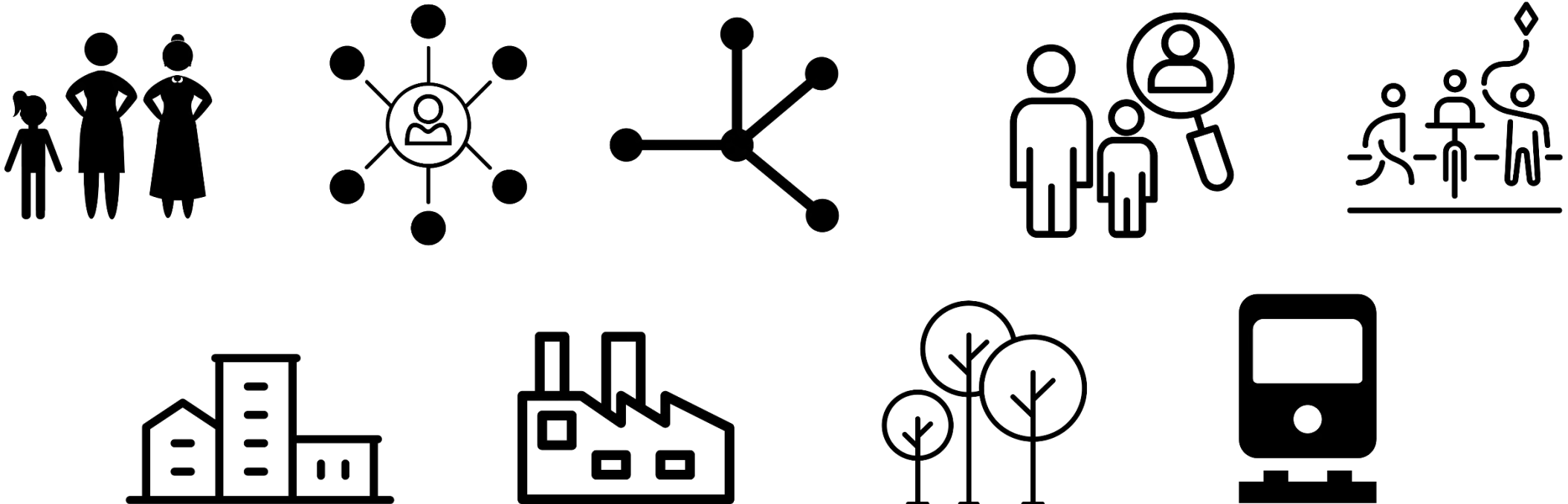
IMPORTANT PUBLIC TRANSPORT NODE



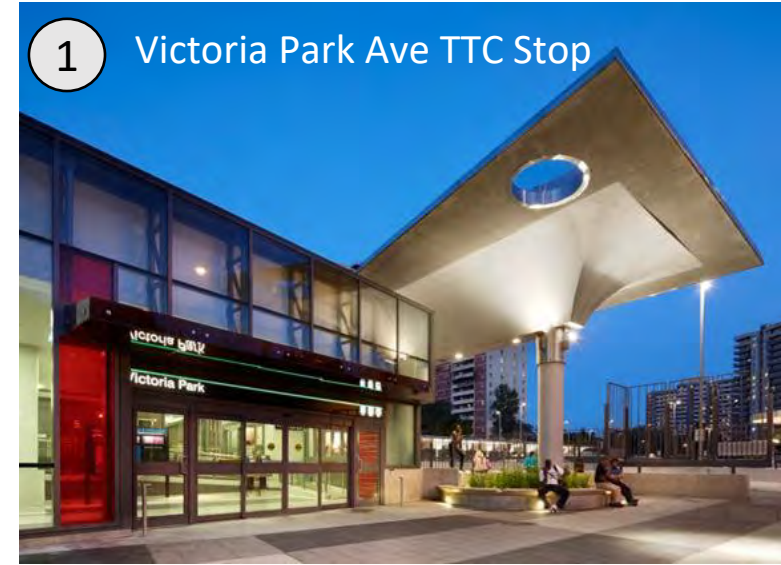
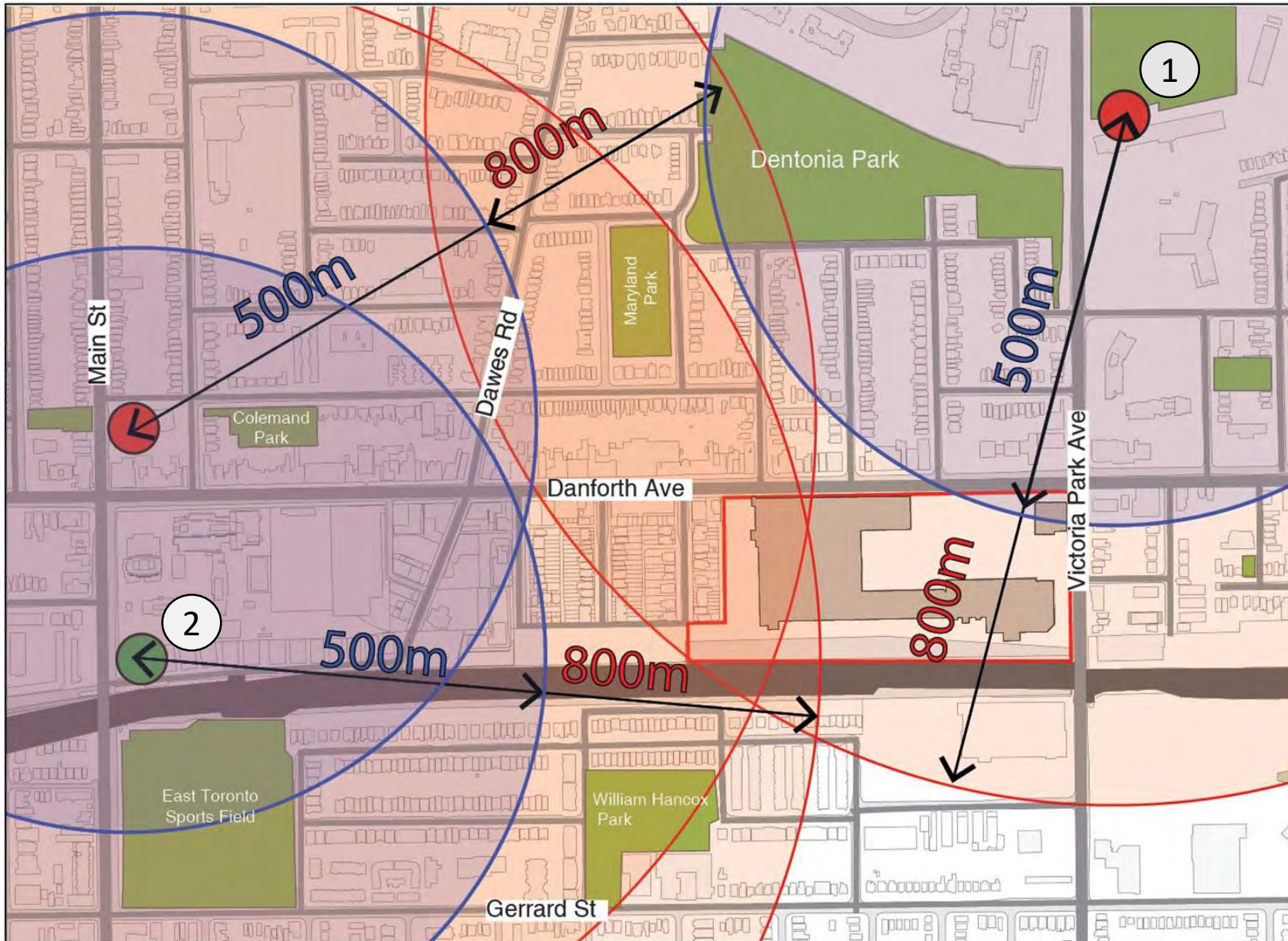
POLICY CONTEXT

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**.

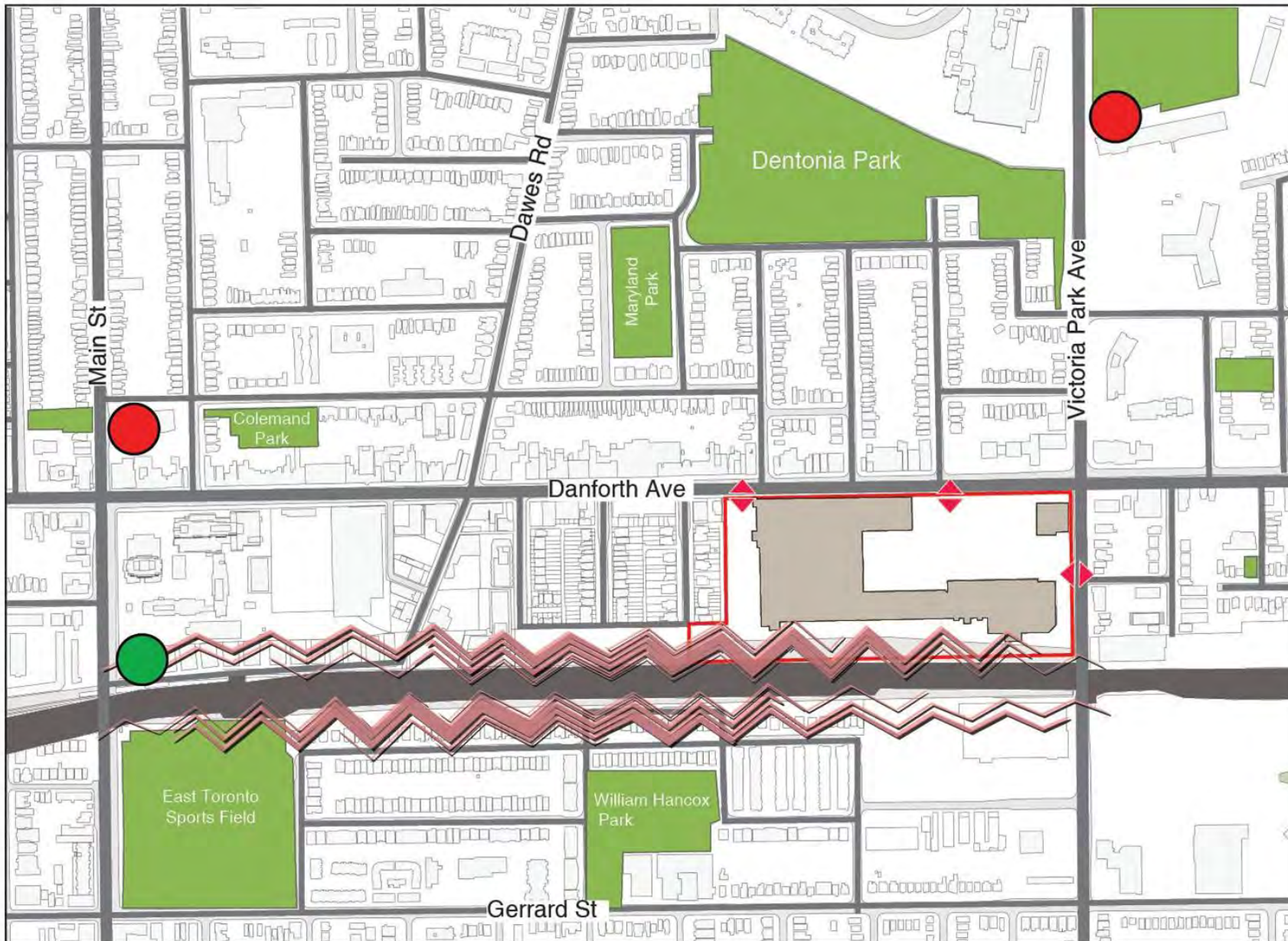
Complete Communities are places that offer access to an appropriate **mix of jobs, local stores, and services**, a **full range of housing, transportation options** and **public service facilities**.








SITE OPPORTUNITIES 1: TRANSIT ORIENTED DEVELOPMENT



SITE OPPORTUNITIES 2: EXPANDING SOFT AND HARD INFRASTRUCTURE



-  Subject Site
-  Existing Building Footprint
-  Exit and Entrances to Parking
-  CNR
-  Existing Parks & Open Spaces
-  Existing Road Network
-  TTC Transit Stops
-  GO Station



SITE OPPORTUNITIES 3: A MIXED USE, COMPLETE AND HEALTHY COMMUNITY



Parking lot, single sue and low scale

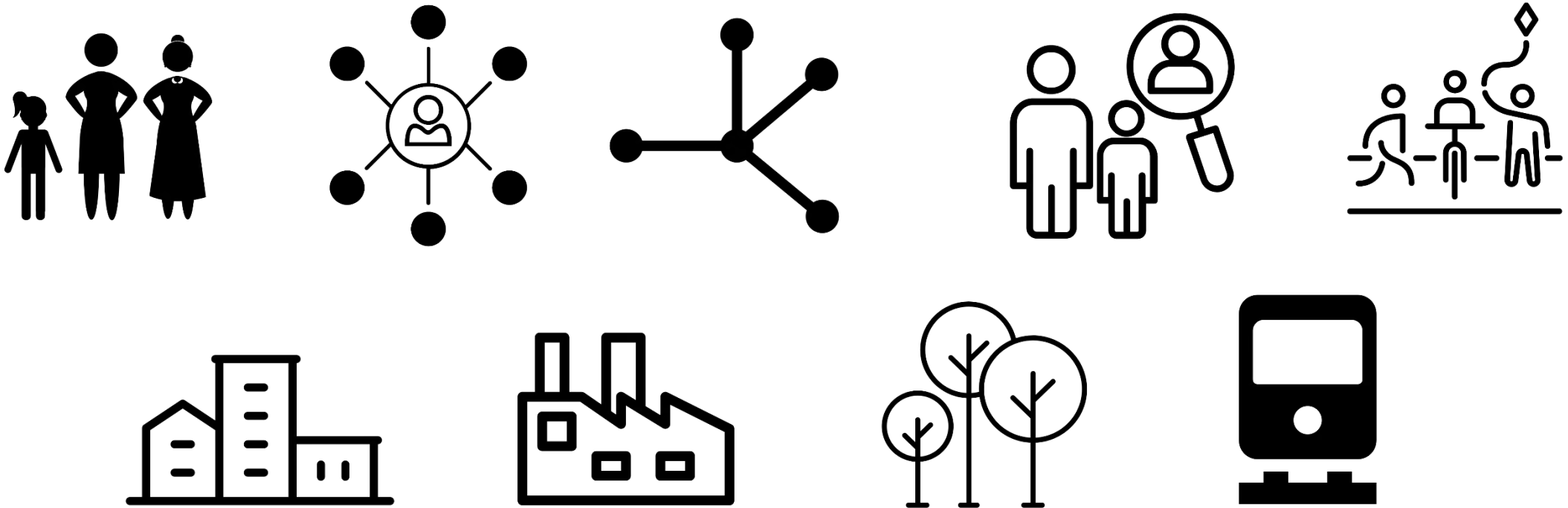


WHAT THE COMMUNITY WANTS



THE VISION STATEMENT

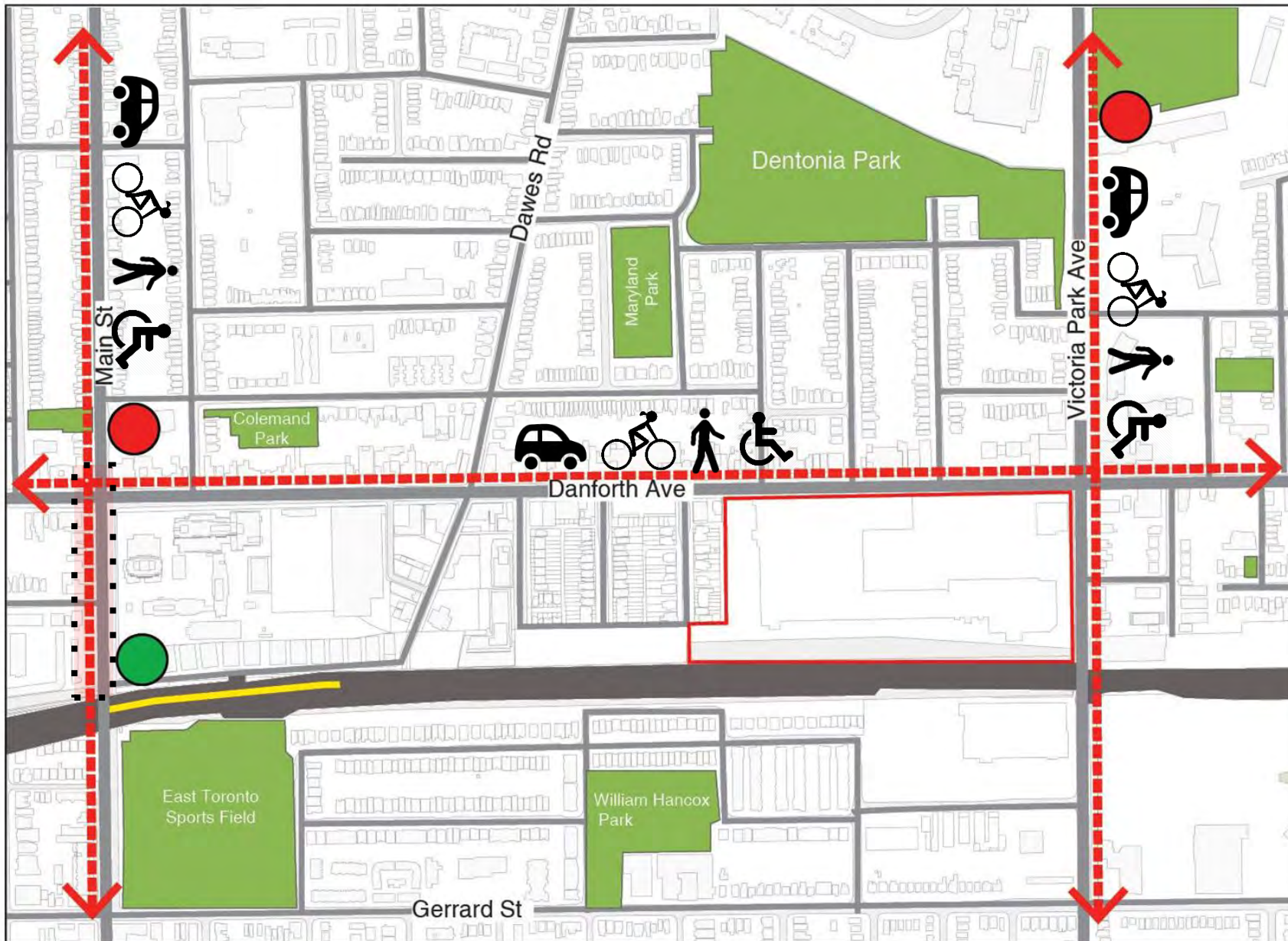
The proposed development transforms the Shoppers World site into a **compact, complete and connected community** that provides opportunities to **live, work, play and shop**.





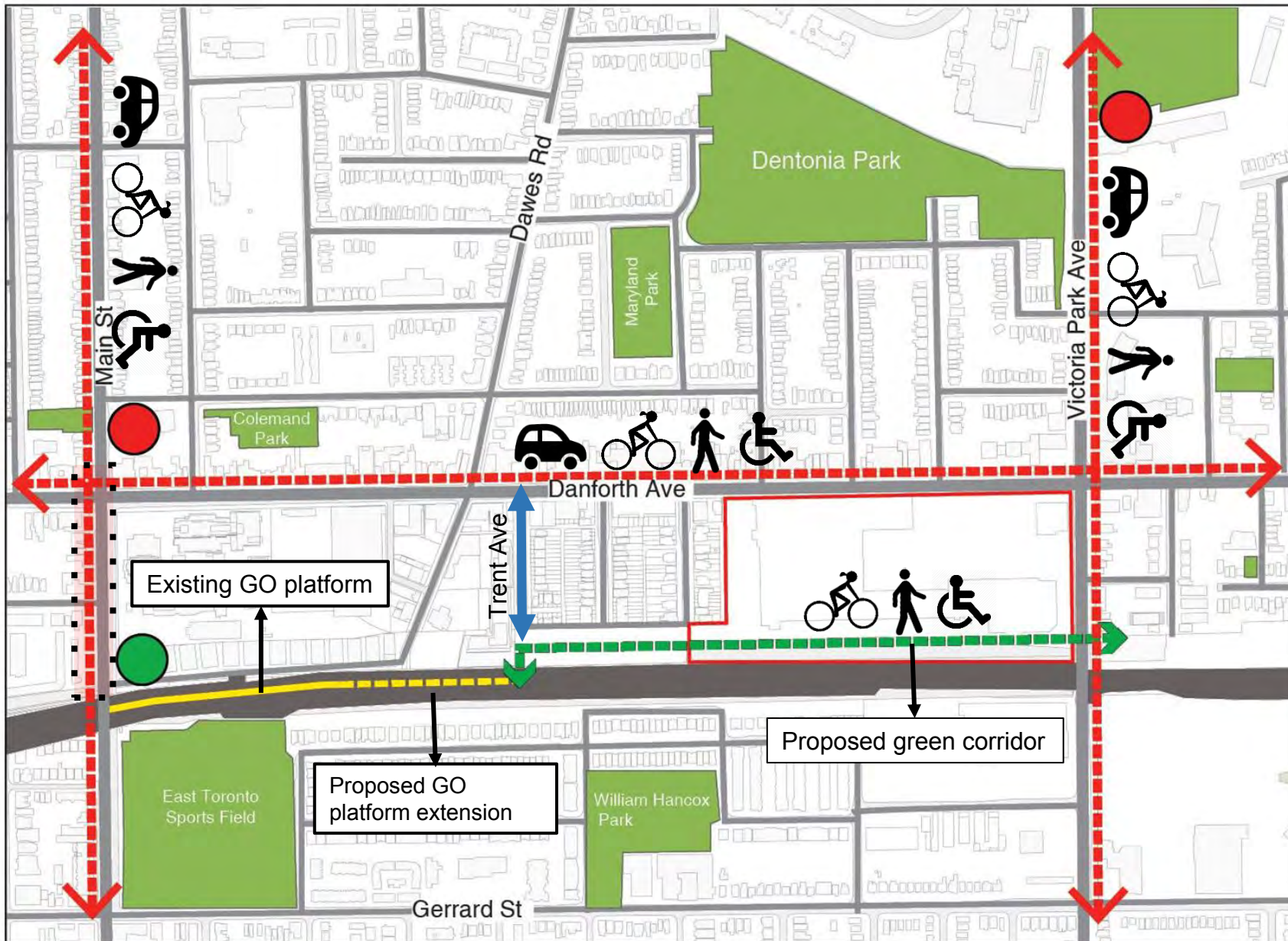
REDEVELOPMENT GUIDING PRINCIPLES 1:
A Connected Neighbourhood with Multi-modal Network,
Well-integrated with Transit

GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD



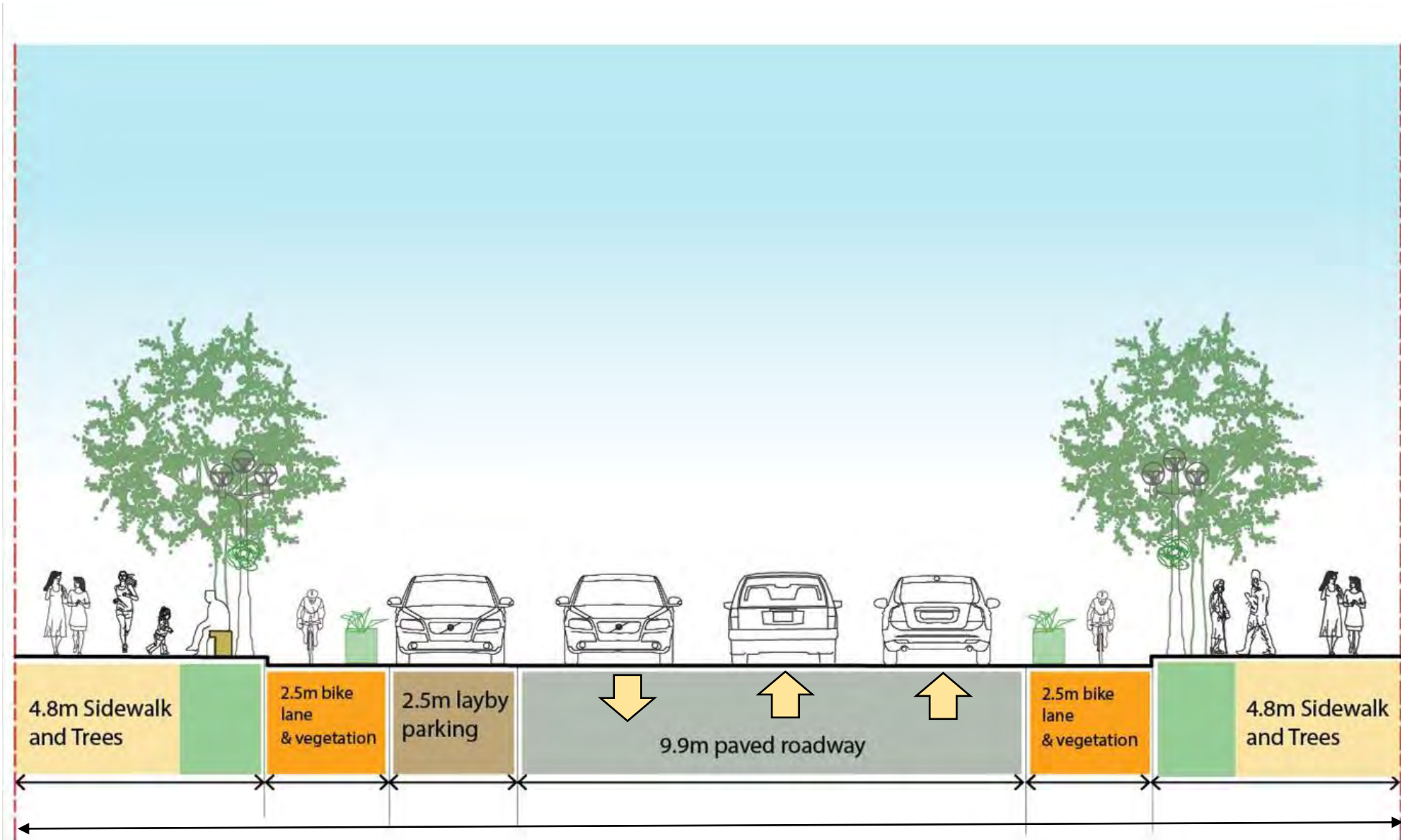
Spadina Ave, Toronto, ON

GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD



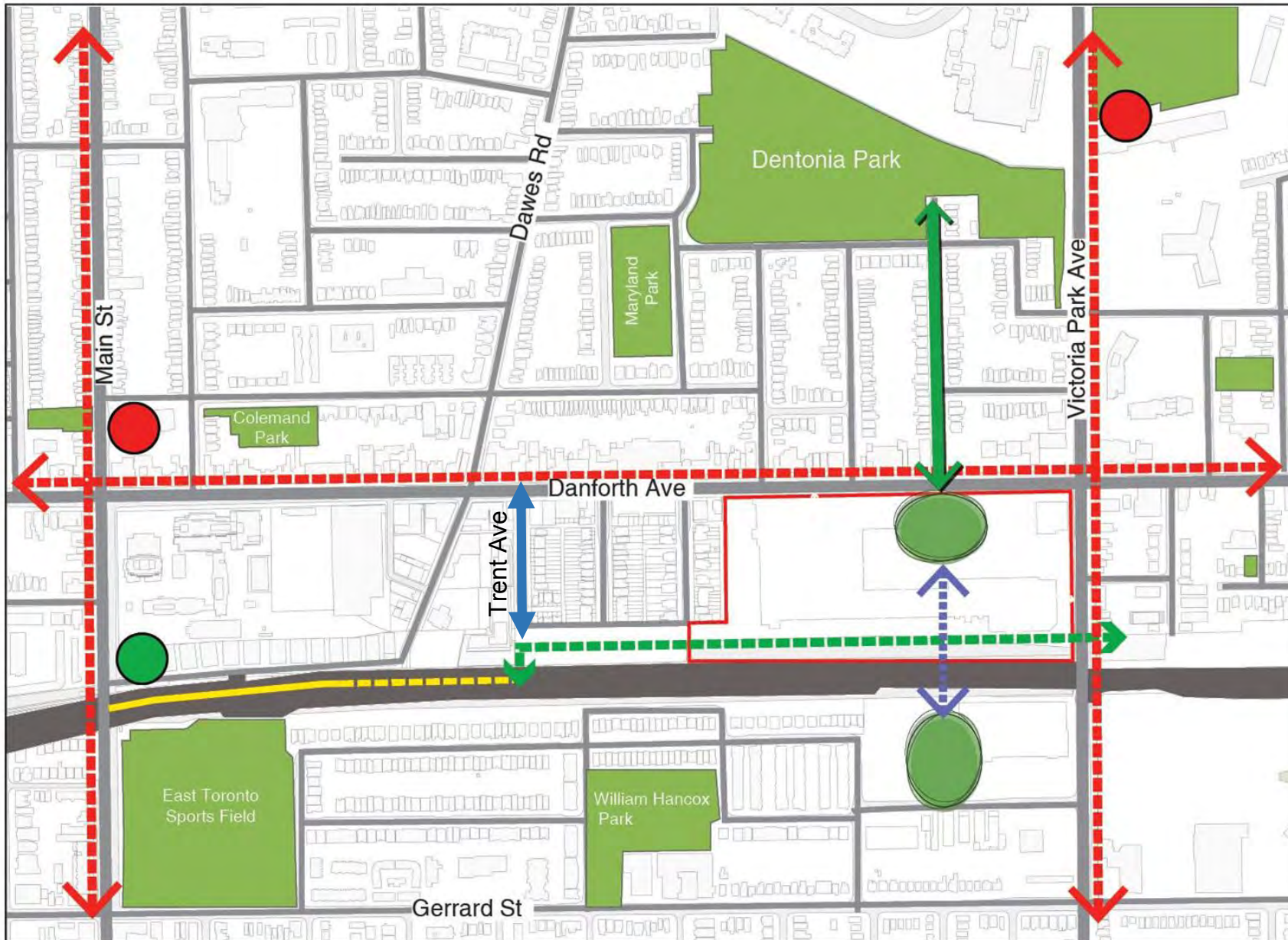
Spadina Ave, Toronto, ON

GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD



An example of Danforth Avenue (27m right-of-way) as a Multi Modal Street

GUIDING PRINCIPLE 1 – A CONNECTED NEIGHBOURHOOD



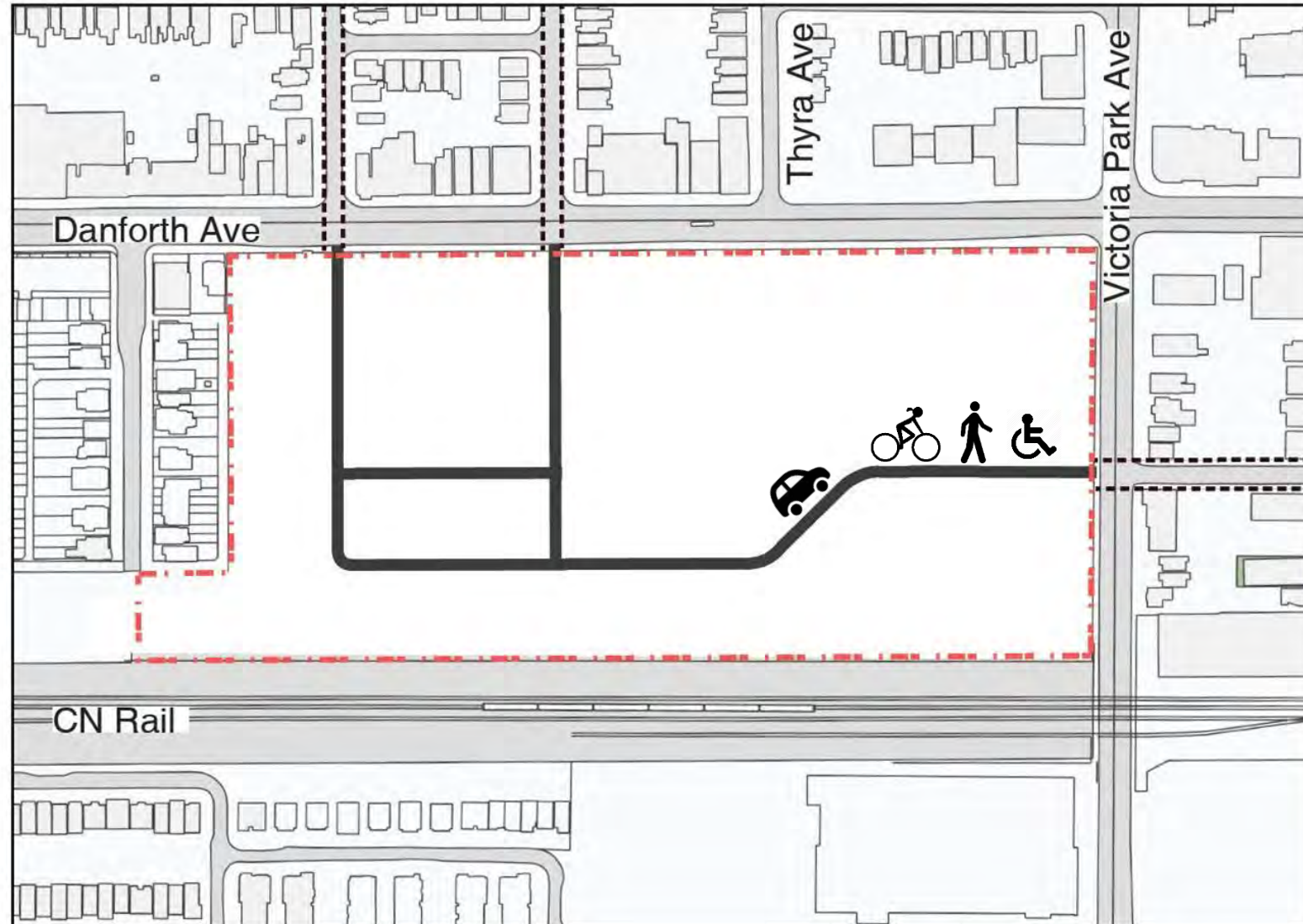


REDEVELOPMENT GUIDING PRINCIPLES 2:
A Safe, Accessible and Efficient Movement Network
Prioritizing Pedestrians and Bicycles



GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT

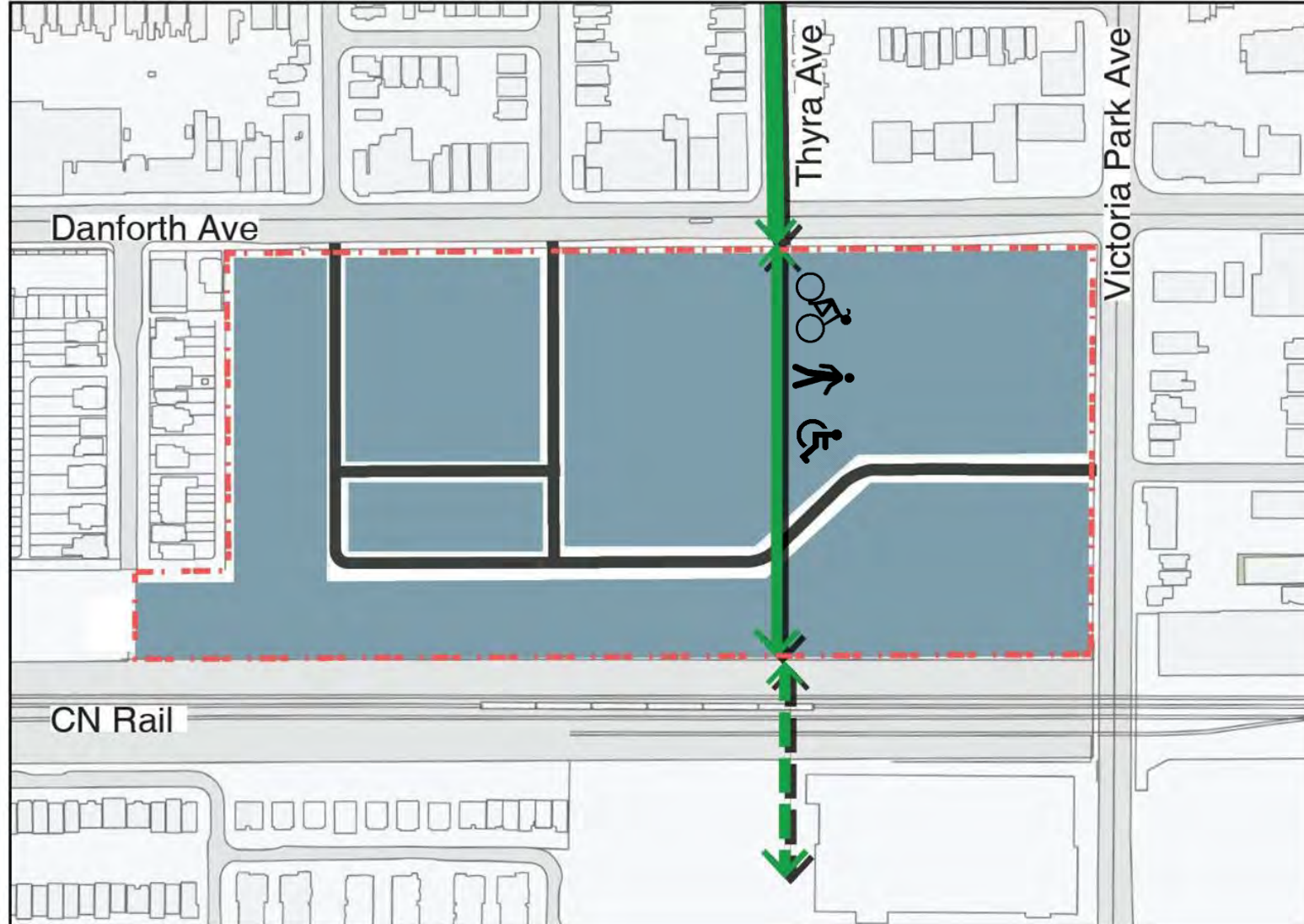
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)



John Street Cultural Corridor, Toronto, ON

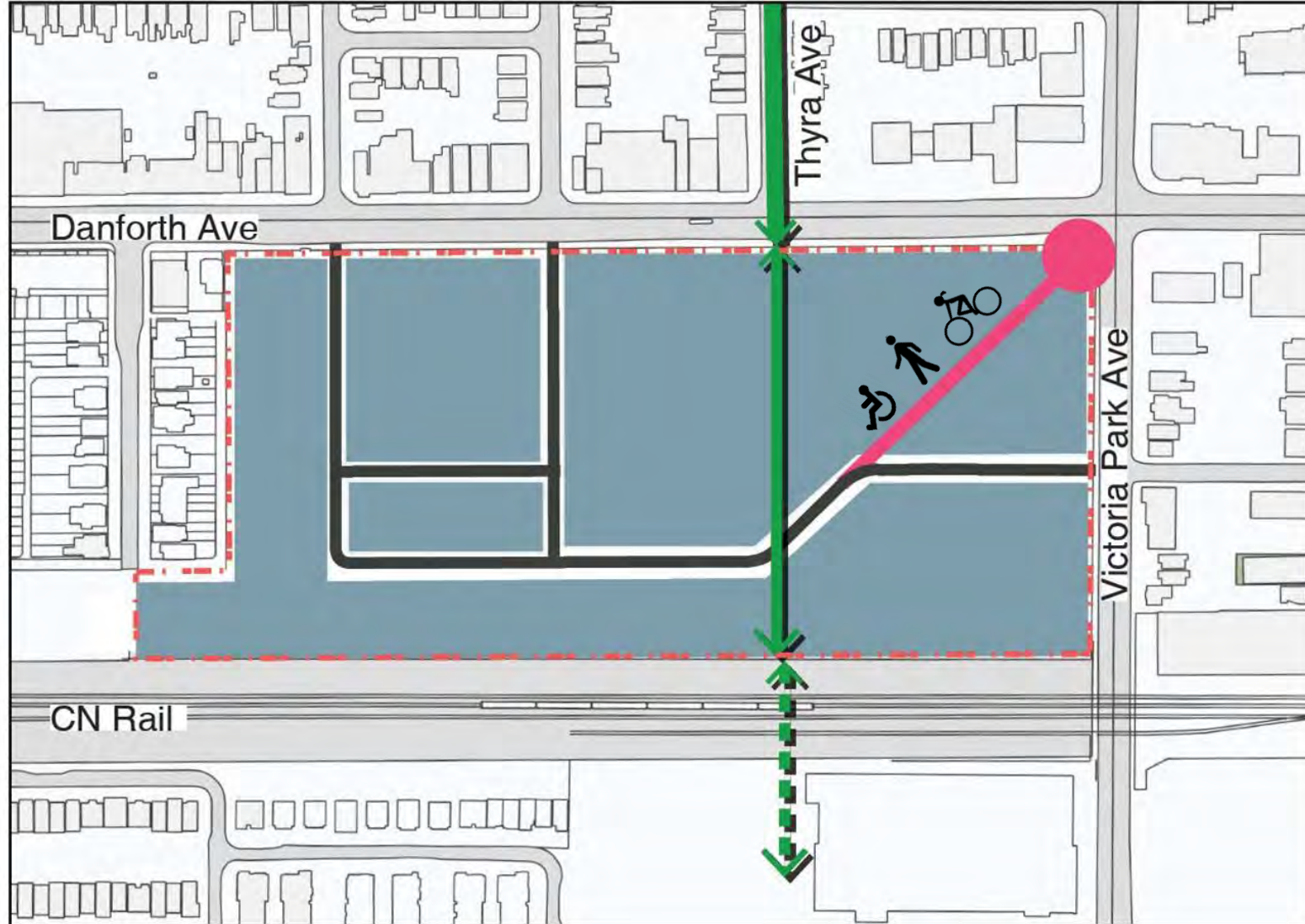
GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT

(PRIORITY WITH PEDESTRIANS AND CYCLISTS)



GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT

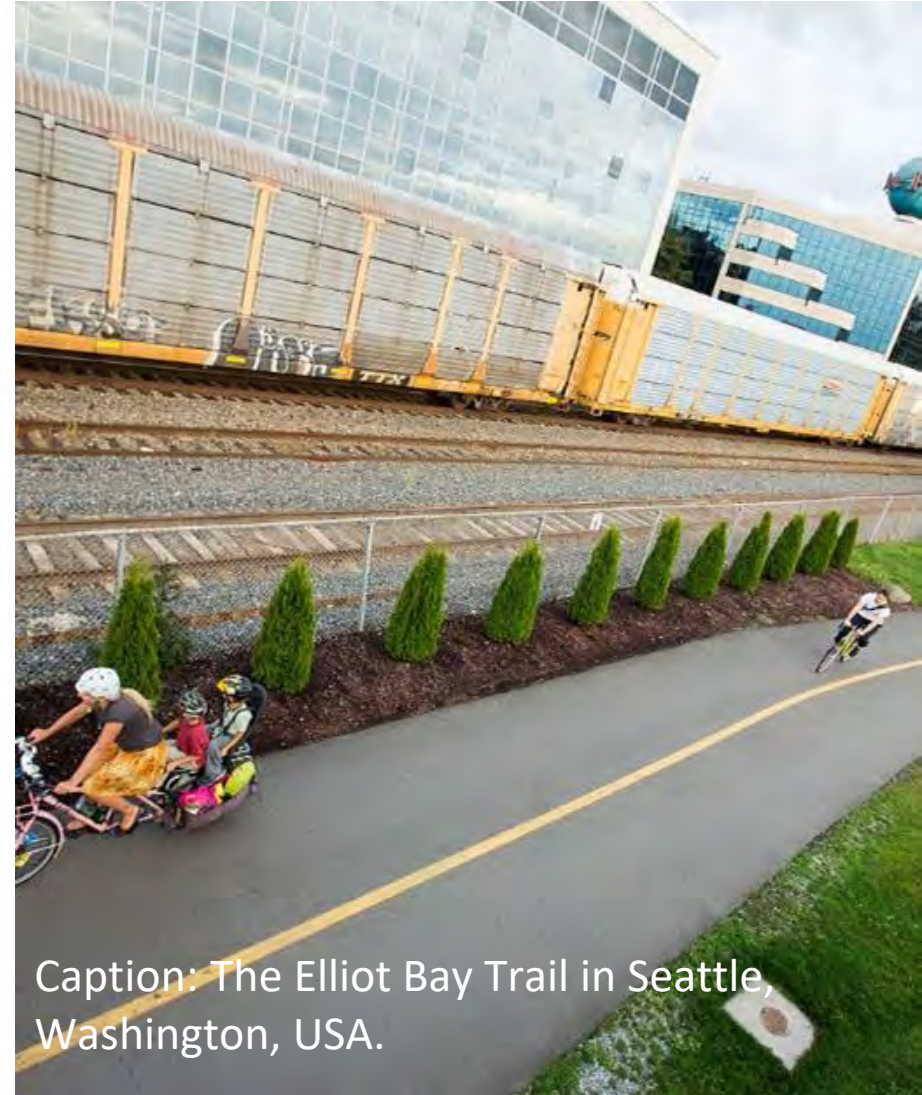
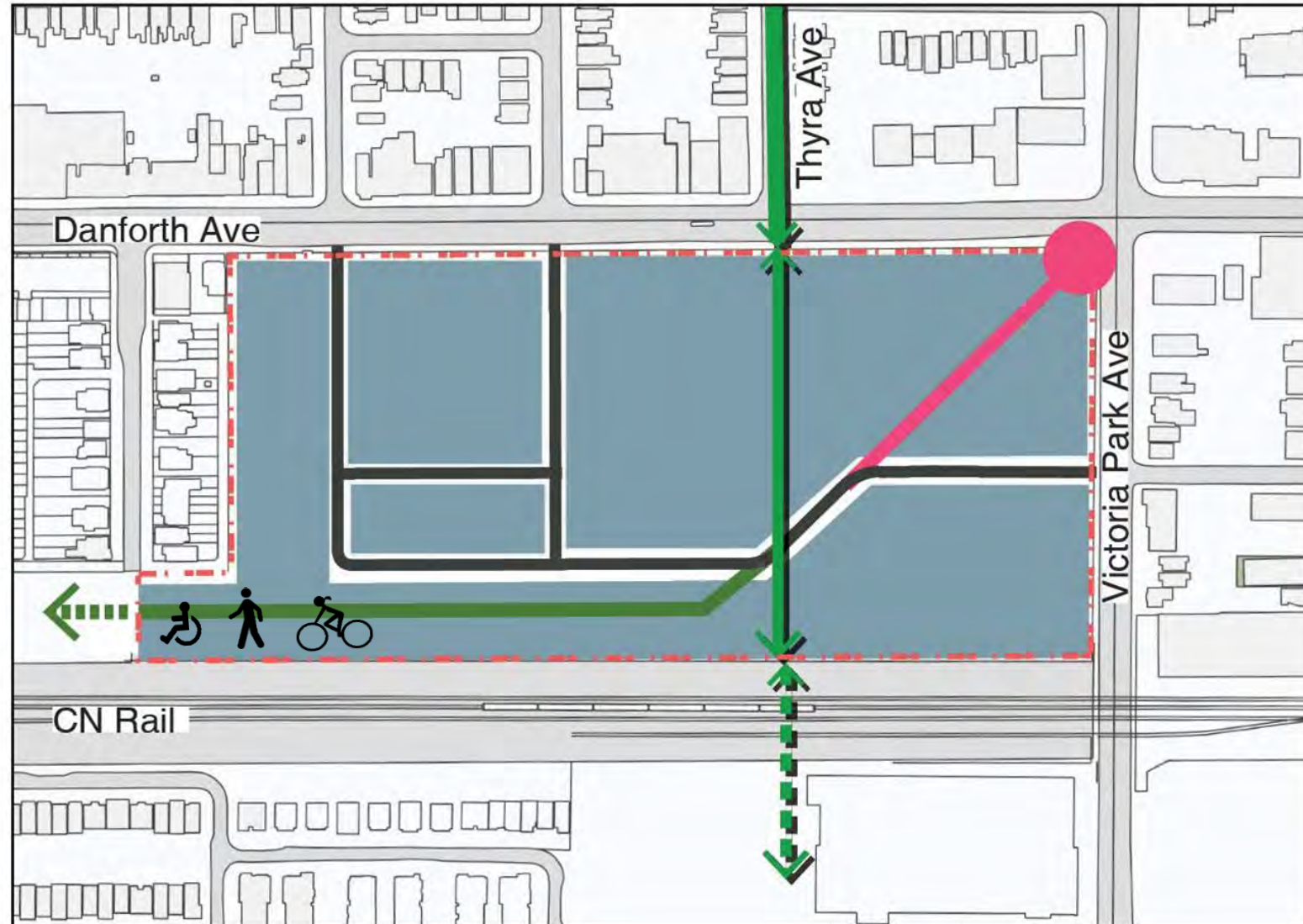
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)



Artist Alley, Proposed at 234 Simcoe, Toronto,

GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT

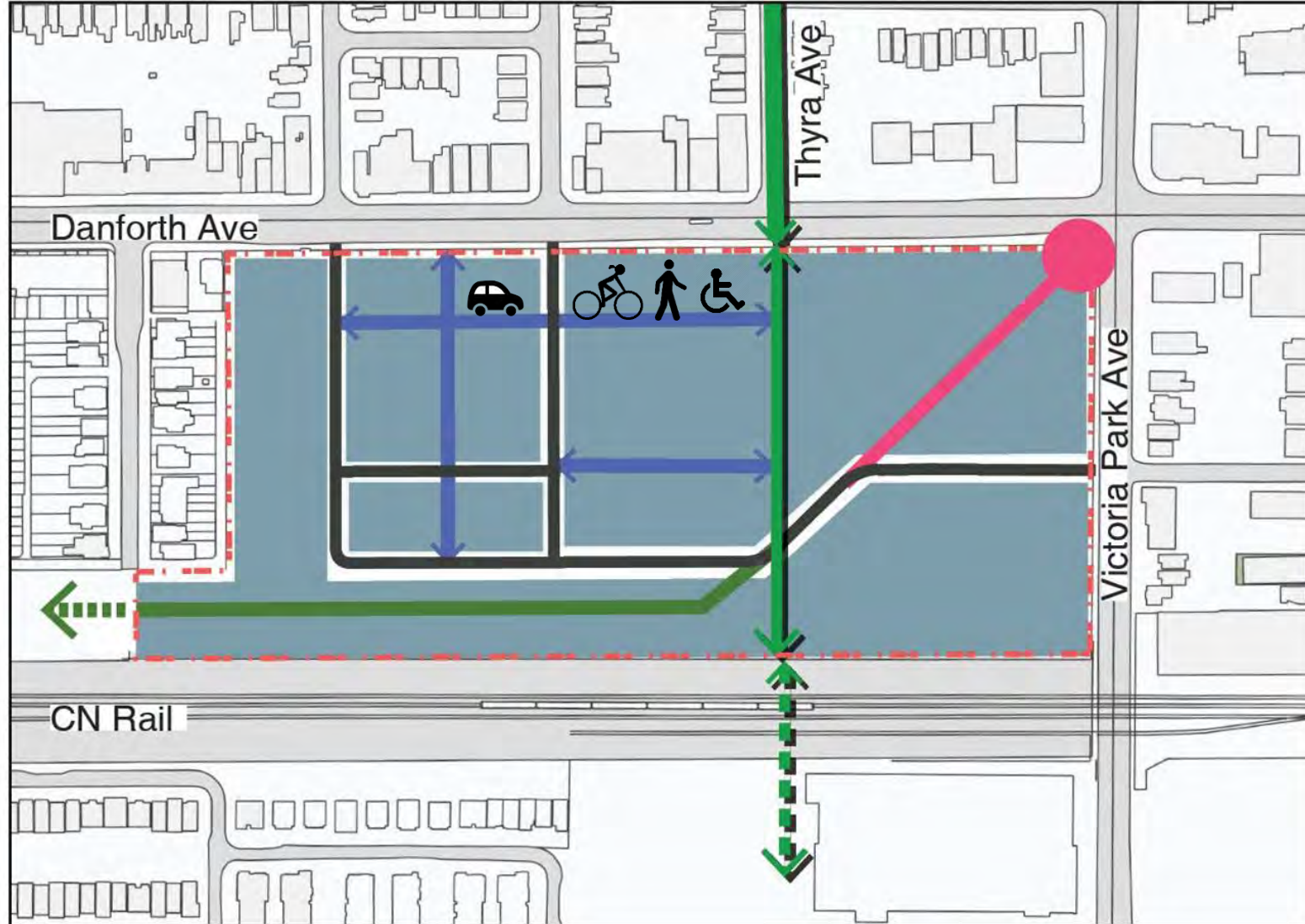
(PRIORITY WITH PEDESTRIANS AND CYCLISTS)




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

GUIDING PRINCIPLE 2 – SAFE, ACCESSIBLE & EFFICIENT MOVEMENT

(PRIORITY WITH PEDESTRIANS AND CYCLISTS)

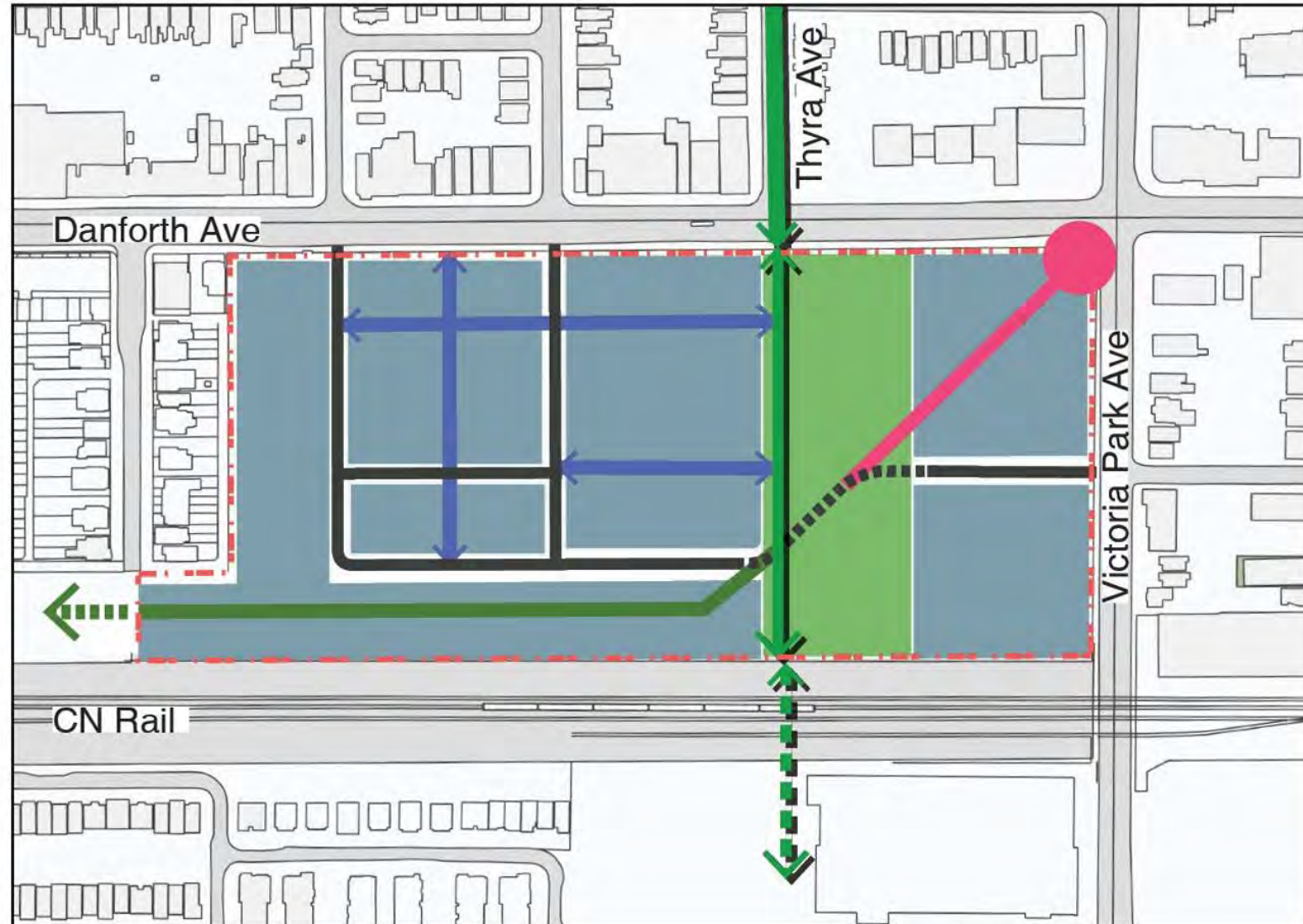


Mid-block connection at Morrison St, Toronto, ON

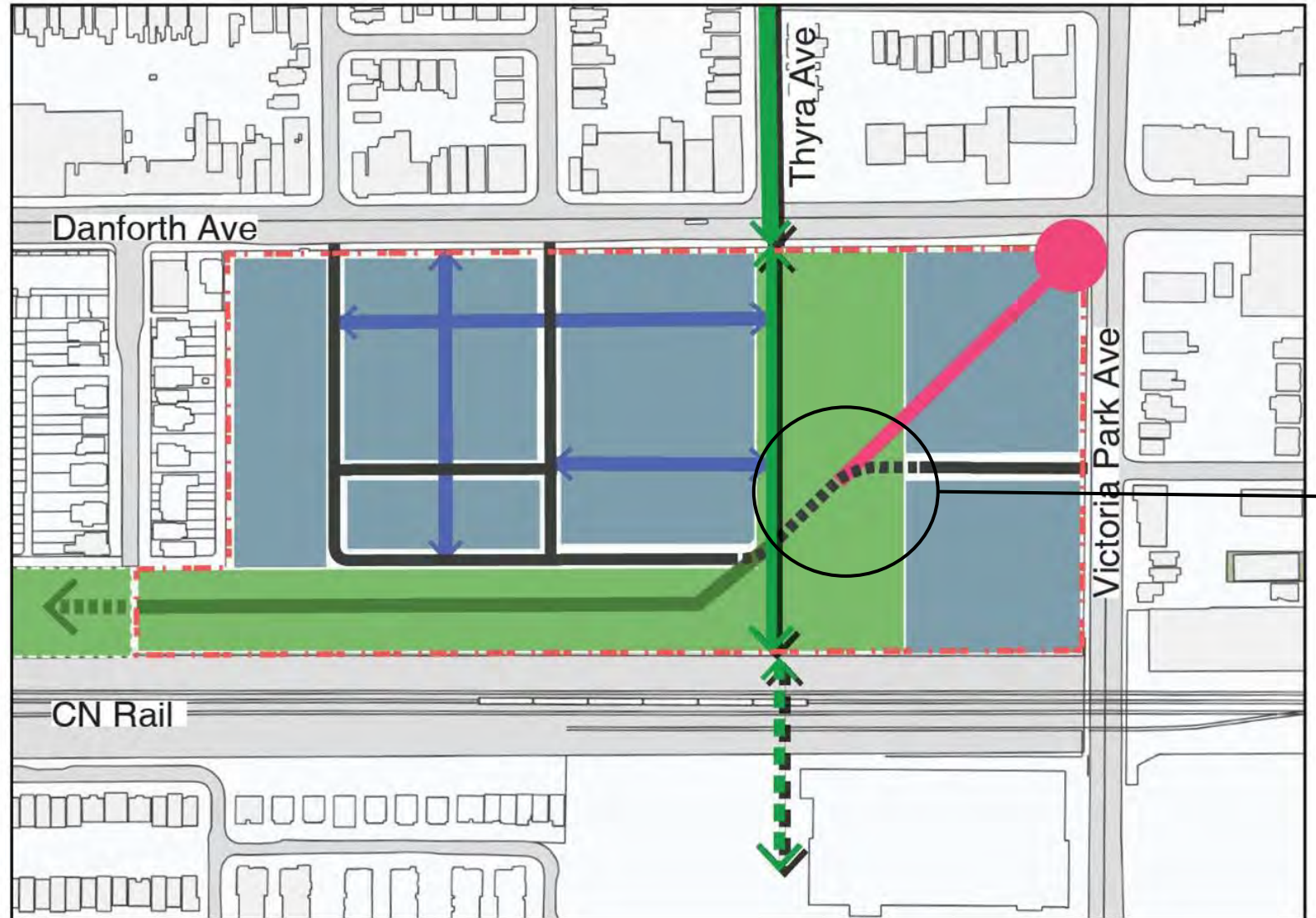
A photograph of Clarence Square Park in Toronto, Ontario. The park features a paved plaza with several wooden benches where people are sitting. In the center, there is a circular stone structure. The park is surrounded by lush green trees, and modern high-rise buildings are visible in the background. A semi-transparent white banner is overlaid across the middle of the image, containing the title text.

REDEVELOPMENT GUIDING PRINCIPLES 3: **A Fine-grained and Functional Open Space Network**

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)

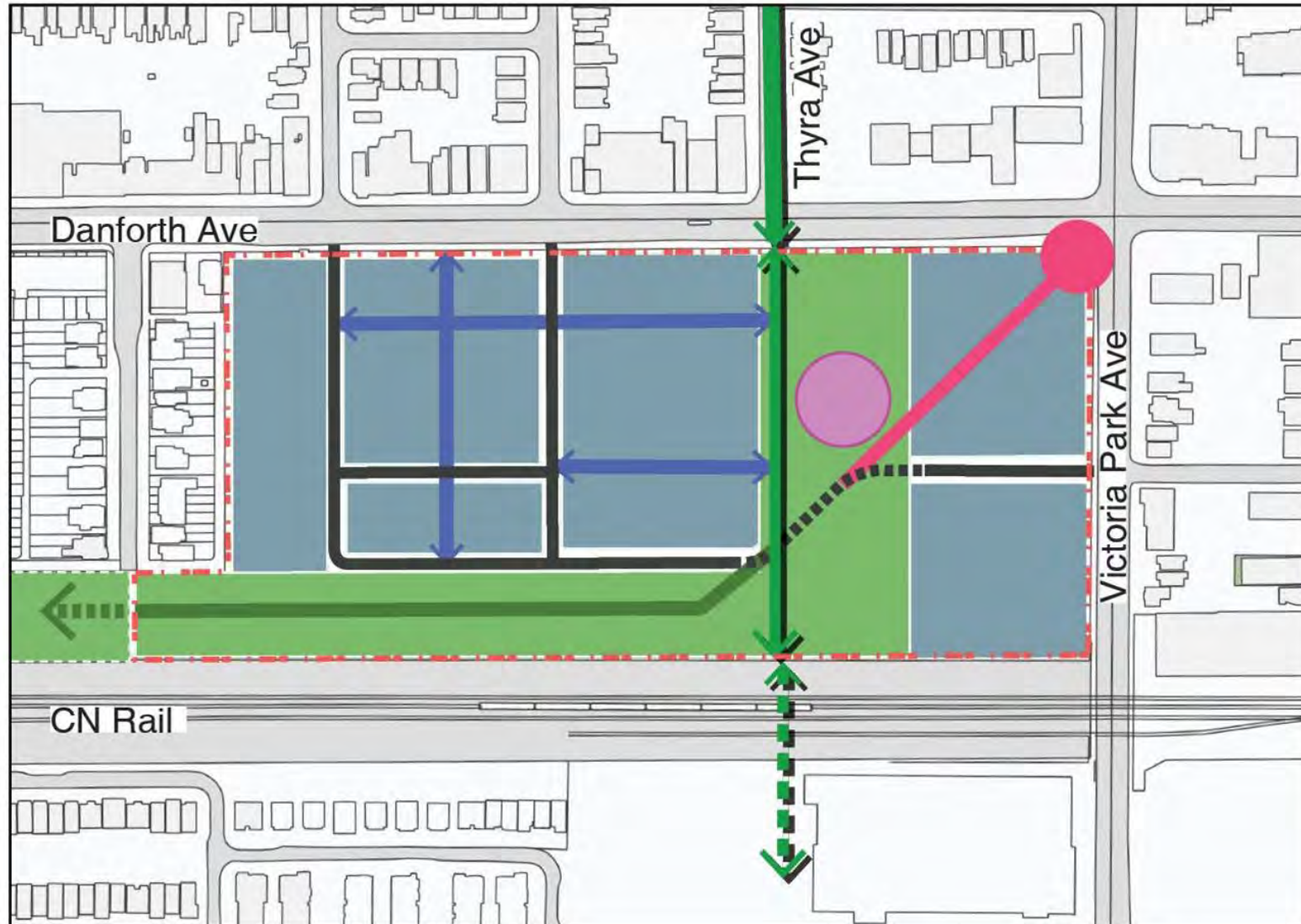




REDEVELOPMENT GUIDING PRINCIPLES 4:
On-site Community Hub

Source: Photo from Perkins and Will Website - York Community Centre, North York, Toronto, ON

GUIDING PRINCIPLE 4 - ON-SITE COMMUNITY SERVICE AS A HUB

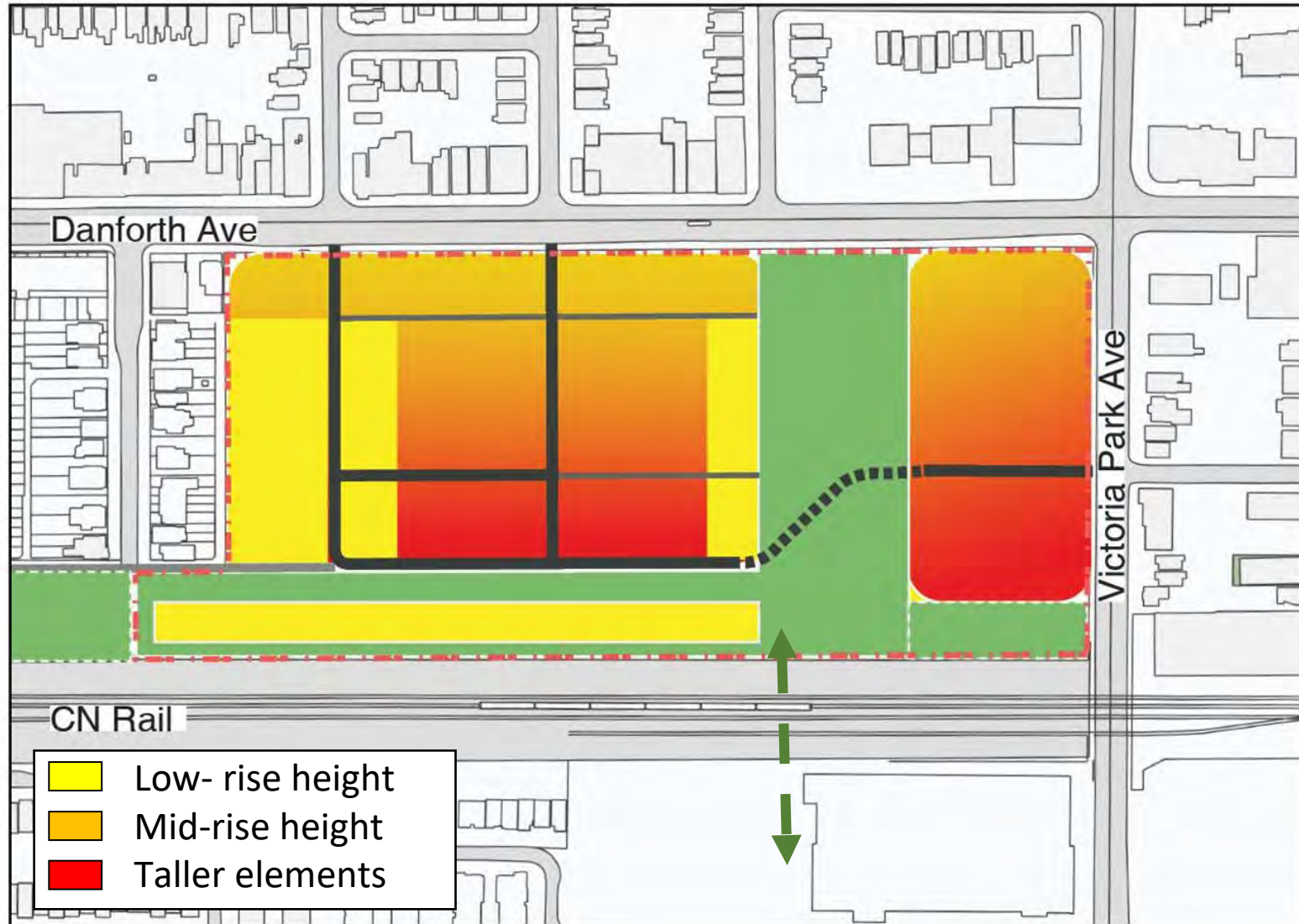




REDEVELOPMENT GUIDING PRINCIPLES 5:
**Transit Supportive Intensification while Respecting the
Existing and Evolving Context**



GUIDING PRINCIPLES 5 – TRANSIT SUPPORTIVE INTENSIFICATION



GUIDING PRINCIPLES 5 – TRANSIT SUPPORTIVE INTENSIFICATION



Danforth Ave

Victoria Park Ave

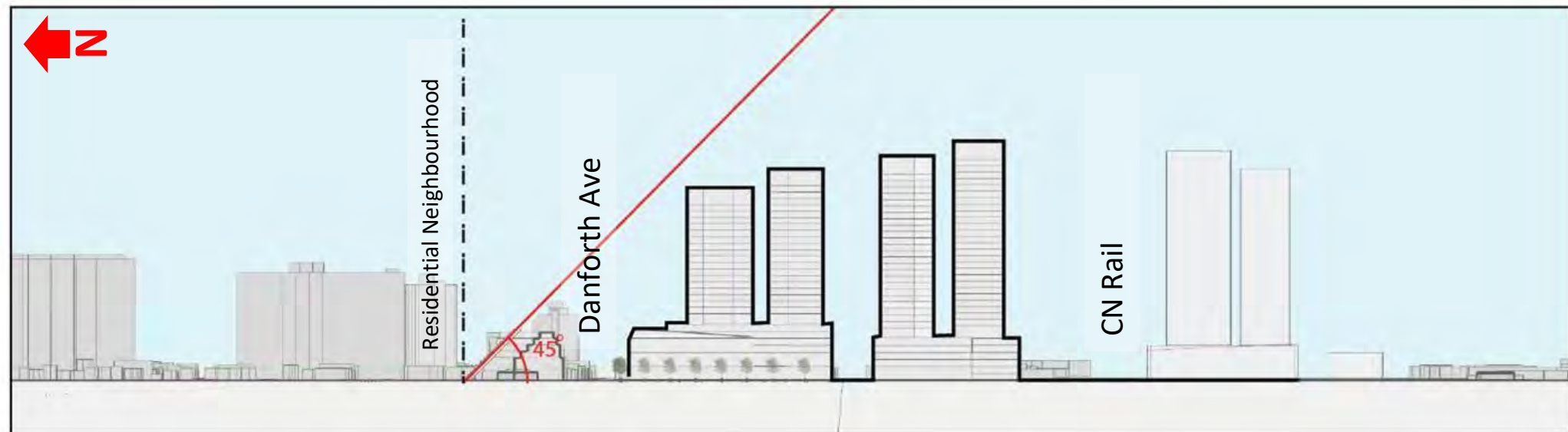
CN Rail

Extended Platform

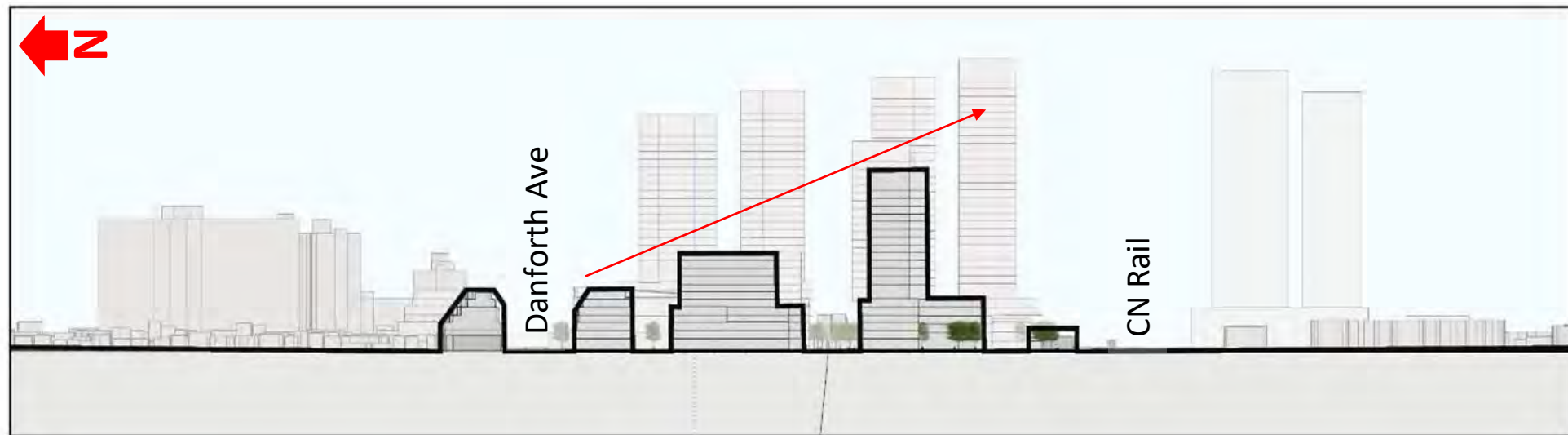
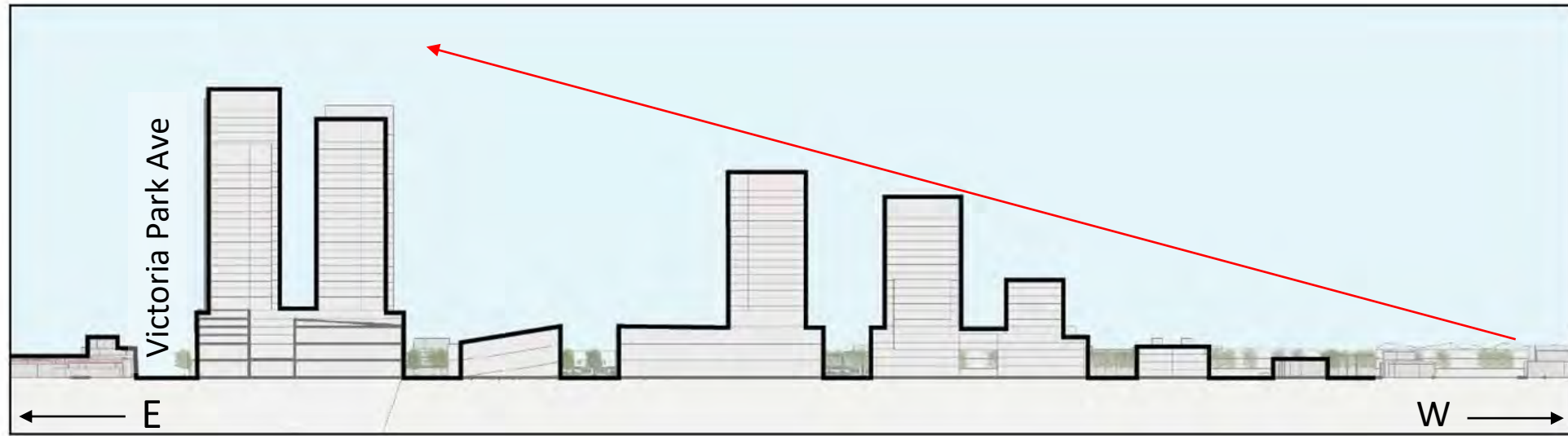
GUIDING PRINCIPLES 5 – TRANSIT SUPPORTIVE INTENSIFICATION



GUIDING PRINCIPLES 5 – RESPECTING THE EXISTING AND PLANNED CONTEXT



GUIDING PRINCIPLES 5 – RESPECTING THE EXISTING AND PLANNED CONTEXT





**REDEVELOPMENT GUIDING PRINCIPLES 6:
DIVERSE HOUSING CHOICES**





REDEVELOPMENT GUIDING PRINCIPLES 7:
Age Friendly and Healthy Neighbourhood

GUIDING PRINCIPLES 6 & 7 – DIVERSE HOUSING CHOICES

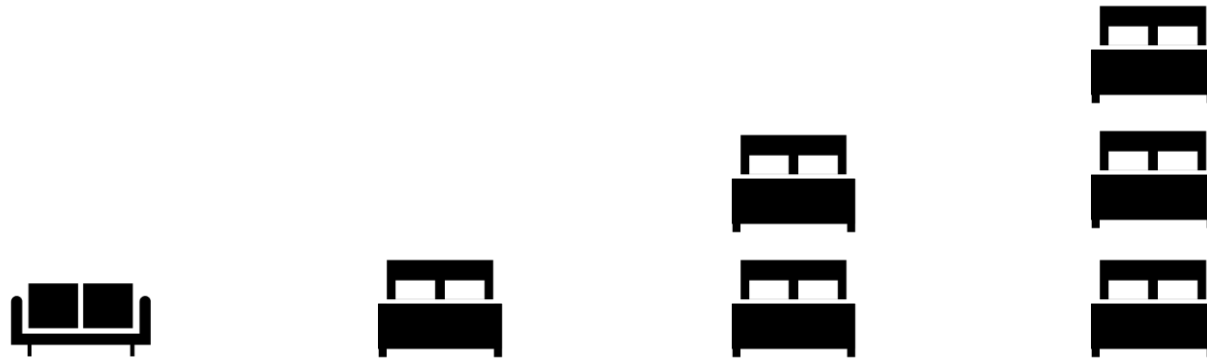


Victoria Park Ave

- RESIDENTIAL (CONDOMINIUM)
INCL. AFFORDABLE OWNERSHIP
- RESIDENTIAL (RENTAL)
INCL. AFFORDABLE RENTAL
- RESIDENTIAL (SENIOR HOUSING)
- RESIDENTIAL (TOWNHOUSES)

Danforth Ave

GUIDING PRINCIPLES 6 & 7 – DIVERSE HOUSING CHOICES



UNIT TYPE	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
Market - Ownership	384	448	417	211	1,460
Market - Rental	374	309	129	69	881
Total Market Units	758	757	546	280	2,341
Affordable - Ownership	92	108	85	39	324
Affordable - Rental	39	40	31	17	127
Total Affordable Units	131	148	116	56	451
Total Units	889	905	662	336	2,792
% Affordable Units	15%	16%	18%	17%	16%



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

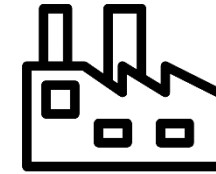
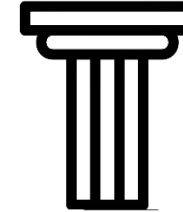


Victoria Park Ave


- RETAIL (SMALL AND LARGE SCALE) ■
- LIVE/WORK/ LIGHT INDUSTRIAL ■
- OFFICE/ COMMERCIAL ■
- EDUCATIONAL FACILITY ■
- COMMUNITY HUB ■

Danforth Ave

GUIDING PRINCIPLES 8 – EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS



Type of Employment	Retail	Office	Institutional	Cultural	Light Industrial	Total
Built-Up Area (sf)	461,327	385,884	178,178	67,275	161,460	1,254,124
Built-Up Area (%)	16%	14%	6%	2%	6%	44%
Number of Jobs	926	1,072	371	70	293	2,732

An aerial photograph of a GO train at a station platform. The train is white with green accents and is stopped at a platform with a glass and metal shelter. To the left of the platform, there are several large, white, rectangular structures, possibly storage units or temporary buildings. In the background, there are residential buildings and trees. A semi-transparent white banner with black text is overlaid across the middle of the image.

REDEVELOPMENT GUIDING PRINCIPLES 9:
Compatible Uses Adjacent to the Rail Corridor

Main Street GO Station, Toronto,

GUIDING PRINCIPLES 9 – COMPATIBLE USES ADJACENT TO THE RAIL CORRIDOR

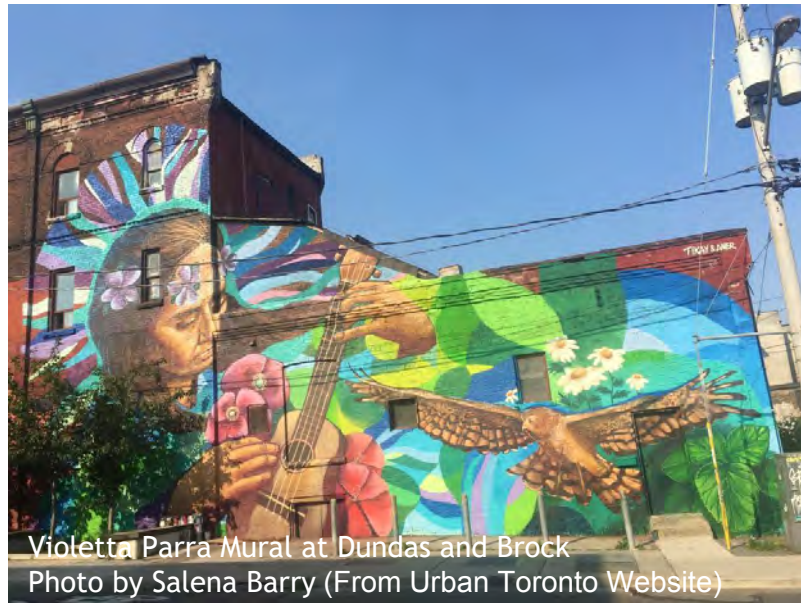




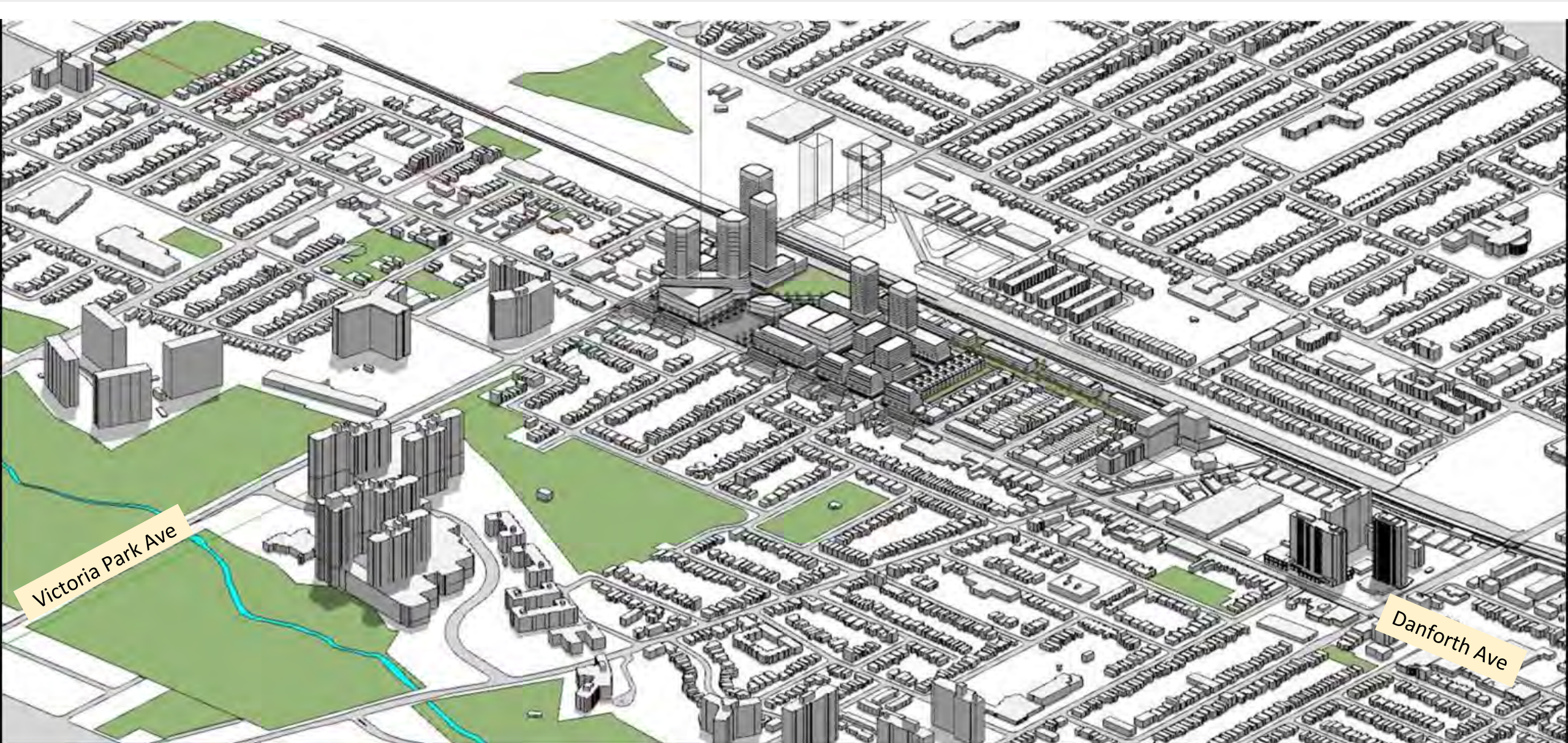
REDEVELOPMENT GUIDING PRINCIPLES 10:
Celebrate the Evolving Cultural Heritage



GUIDING PRINCIPLES 10 – CELEBRATE THE EVOLVING CULTURAL HERITAGE









THE VISION FOR THE SHOPPERS WORLD

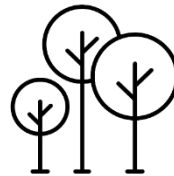


Victoria Park Ave

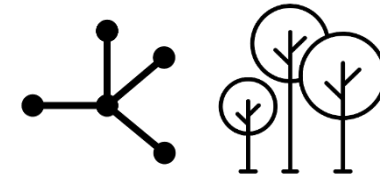
Danforth Ave

PROJECT DATA

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



Proposed central park:
13000 sq.m



Public realm
(Roads, park, open spaces and connection)
56% of the land area

837 PEOPLE & JOBS/HA

A PLACE FOR PEOPLE



Urban Leadership Program 2017/2018

Shoppers World –Team 1



THANK YOU!



SOCIAL DEVELOPMENT PLAN (Appendix)

GOALS:	1. SOCIAL COHESION	2. SOCIAL INCLUSION
	<p>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.</p>	<p>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.</p>
MEANS:	CONTINUOUS COMMUNITY ENGAGEMENT	COMMUNITY FACILITIES, SERVICES & ACTIVITIES
	<p>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.</p>	<p>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 the community.</p>