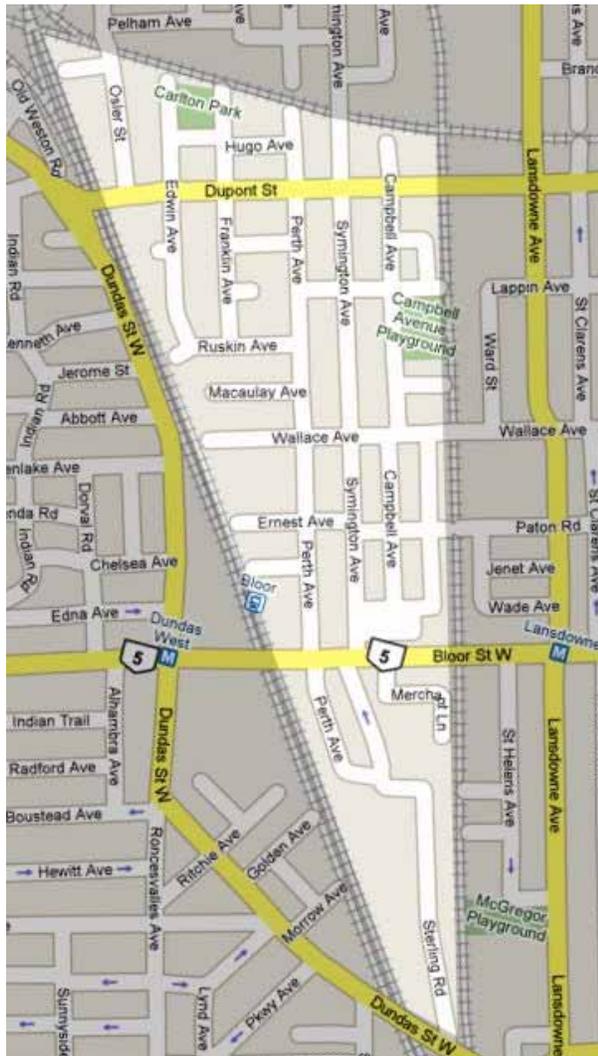


1.0 BACKGROUND

1.1 Introduction

In the future, the majority of the City of Toronto's growth will take place on lands that are currently under-developed. This is in keeping with the Province of Ontario's Growth Plan for the Greater Golden Horseshoe and the City of Toronto's Official Plan, and the reality that there is little unencumbered land available for development within the City boundaries. The "Junction Triangle" is one such precinct within the City's boundary that offers opportunities for appropriate re-urbanization within a bioregional context.

Student groups will mimic the professional services of a qualified consulting team to undertake a Precinct Plan for these lands. The Plan will be undertaken in cooperation with the City of Toronto, landowners and in consultation with the public and other stakeholders.



1.2 Junction Triangle Location and Area

The Junction Triangle is bounded by a three railway corridors in the area of Bloor Street West and Lansdowne Avenue.

Land uses in the area include vacant employment lands, small commercial spaces, active industrial operations, neighbourhood retail, local parks, a rail trail and mid to low rise residential. The Junction Triangle is well served by public transport including the Bloor Subway, Dundas Streetcar and the Dufferin, Lansdowne and Dupont buses.

The Precinct Planning process is being initiated at this time for a number of reasons. The first is consistent with provincial direction to intensify within existing urban areas. The second reason is the growing development pressures in the immediate area. The Junction and its immediate neighbours such as West Queen West is a desirable place to live and work due to its location adjacent to Downtown Toronto, dense mix of private and public uses and excellent low and mid-rise housing stock. The area is populated by a mix of creative class (artists, small business owners) and more established families of European and Asian descent. A number of high rise condominium developers have expressed interest in the lands within the Junction Triangle.

Figure 1. Study Area

1.3 City of Toronto Official Plan

In 2006, the Ontario Municipal Board approved the new City of Toronto Official Plan. A significant amount of background and planning work was completed during the preparation of the Official Plan. The Plan contains land use designations and detailed goals, objectives, policies and implementation strategies for future growth of the City. The land use designations within the Junction Triangle include Employment Areas, Neighbourhoods, and Mixed Use Areas.

1.4 Public Engagement & Consultation

The City of Toronto is committed to creating opportunities for the public to play a role in shaping a vision for the future and planning change in their neighbourhoods. The public includes the City's residents, business-people, landowners, relevant public agencies, and other interested groups and individuals. Inclusive and meaningful public engagement must be integral to the undertaking of the Precinct Plan.

1.5 The Consulting Team

Students will act as a superior interdisciplinary consulting team to undertake the Junction Triangle Precinct Planning program. The teams will coordinate the multidisciplinary project and creatively address competing interests. The team must also have a strong commitment to implementing a bioregional model of sustainable development and will bring expertise in urban planning, sustainable community development, urban design, housing, employment, parks and recreation, transportation, energy planning, communication, community engagement, report writing and drafting policy. The team is capable of extending well beyond "business as usual" and exceeding the current sustainability agenda. Of great importance is reinstating nature in the city.

2.0 THE PROJECT

2.1 Purpose of the Project

The primary purpose of the project is to undertake a detailed precinct planning program for the Junction Triangle. The Precinct Plan is intended to outline development principles and guidelines at a level of detail not possible within the broader Official Plan. The intent is that these principles and guidelines form the bridge that allows the city to move from Official Plan policies to Zoning By-law provisions. The OP provides the framework for how the area should develop. The consulting team will: 1) build on the OP policies to identify with stakeholders a vision and detailed goals and objectives for the sustainable regeneration of the Junction Triangle; 2) prepare a number of land use, re-naturalization and urban design alternatives to the sustainable regeneration of the Junction Triangle; 3) test those alternatives against the vision, goals and objectives; 4) select the preferred alternative and prepare and present the detailed precinct planning document and implementing zoning.

2.2 Structure of the Precinct Plan

The Precinct Plan will provide design concepts and development guidelines for the implementation of public infrastructure (streets, parks and trails, water management, urban forest enhancements and community facilities) as well as the built form of new development. With these concepts and guidelines, the Precinct Plan will direct sustainable and efficient public infrastructure investment and provide the foundation for the preparation of the Zoning By-law for the Junction Triangle. The Precinct Plan may be organized, but is not limited to, the following major sections:

- *2.2.1 Context.* The section will lay out the important information the plan must acknowledge and respond to, including the existing provincial and municipal planning (OP, Zoning) context; and basic facts about the study area and the surrounding bioregion including land use, public realm, built form,

- *2.2.2 Vision.* The development of the Junction Triangle will be based on a long range vision of what it can become; what should be retained and what should change. The vision will be supported by broad goals to be implemented by detailed, measurable objectives. The alternatives shall be evaluated against the detailed objectives.
- *2.2.3 Preferred Alternative Precinct Plan.* The preferred alternative will be refined and fully developed in written and graphic form. The plan will address, within a bioregional context, private and public development including land use, public realm, built form, culture and heritage, housing, community services, natural heritage, transportation and energy, among others.
- *2.2.4 Implementation.* Implementation measures including Environmental Assessments, municipal approvals (ie. Community Improvement Plans, Tax Increment Financing) and land exchanges, as needed, will be discussed in order to ensure smooth implementation of the plan.

2.3 Community Engagement

Community engagement is an integral part of undertaking the plan. The local community already has some interest in planning matters.¹ Community engagement provides an opportunity to explore and test options with the public, agencies, development industry and others. The Consulting Team shall: 1) design and undertake a public charrette to refine the vision, goals and objectives for the precinct plan, and develop alternative plans; and 2) present the final precinct plan to a panel of planners, urban designers and the public.

3.0 DELIVERABLES

1. Community Engagement Implementation Plan
2. Results of Community Engagement Report
3. Draft Vision, Goals and Objectives Report
4. Evaluation of Alternatives Report
5. Precinct Plan
6. PowerPoint Presentation of Precinct Plan
7. Implementing documents including a Draft Official Plan Amendment (if necessary) and Zoning By-law Amendment.

¹ See www.junctiontriangle.ca and <http://digin.ca/>