

THE HURON SUSSEX NEIGHBOURHOOD AT THE UNIVERSITY OF TORONTO



PROCESS TO DATE

2010: Formation of a joint University/Community Work Group

2011: PHASE 1: Development of Principles and Framework

2012-14: PHASE 2: Development of Plan

- Led by consultant team Brook McIlroy and NBLC
- 3 full community charette-type meetings
- Regular work group meetings

2014 – onwards: PHASE 3: Implementation

- Development of a detailed implementation framework is required
- Setup of an implementation workgroup
- Review of policies to support an improved balance of long-term and shorter-term residents in the neighbourhood.

STUDY PRIORITIES

1. Ensure long-term **economic sustainability**.
2. **Maintain the character** of the Low-Rise Core Area.
3. Provide increased **density on Spadina and Harbord**.
4. Provide a **mix of housing** for existing and future residents.
6. Balance short and long-term tenancies to **create stability**.
Incorporate **new and enhanced open spaces**.
7. Maintain a strong **urban tree canopy**.
8. Create **better connections** through the neighbourhood.
9. Build on the eclectic and **varied architectural styles** of existing houses.
10. Plan for **new commercial** and retail opportunities



University-Owned
 Privately-Owned

Property Ownership



Residential
 University
 Commercial
 Community

Existing Land Uses

THE NEIGHBOURHOOD DEVELOPMENT PLAN

The Core Huron Sussex Low-Rise Area

The Living Lane & Neighbourhood Lanes

Open Spaces & New/Existing Trees

Low-Rise Infill & Special Planning Area

Mid-Rise Mixed-Use Infill Opportunities

Joint Community Use/ University Use

Below-Grade Structured Parking





Looking southeast toward Huron Street and Harbord Street

POTENTIAL UNIT COUNTS

- 31 low-rise infill homes townhouse units and garden suites
- Approx. 520 to 620 units in new mid-rise buildings along Spadina Ave. and Harbord St.
- Planning is underway for 180 units (included in total above) within the Graduate House extension along Harbord St.

FUTURE STUDIES AND PROJECTS

- Parking Strategy
- Living Lane Design Plan
- “ownership options”
- Market & Feasibility Studies
- Arborist report
- Commercial Feasibility Study
- Occupancy Length

