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

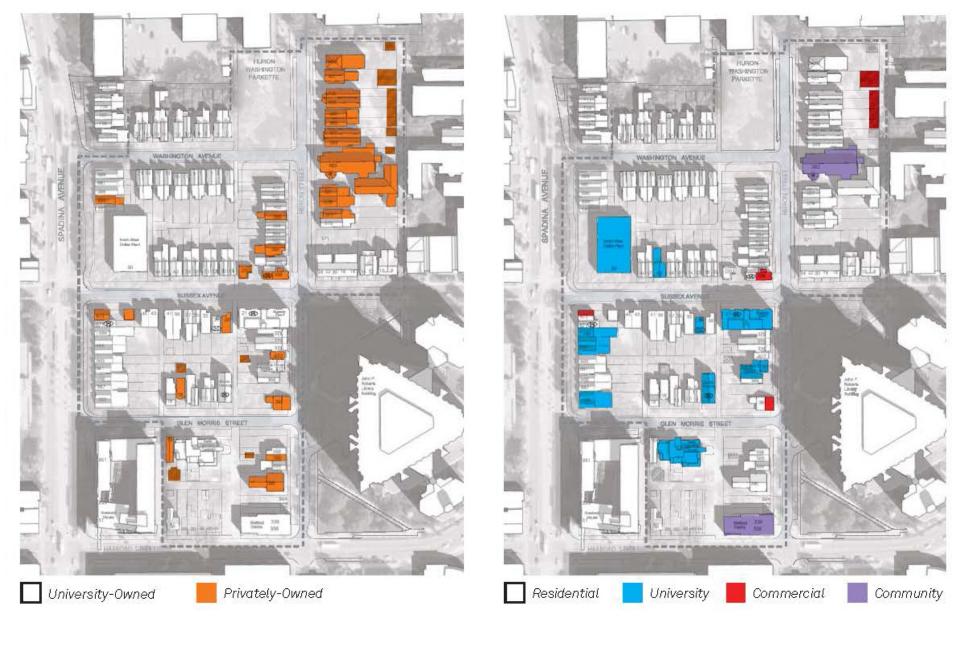
- Led by consultant team Brook McIlroy and NBLC
- 3 full community charette-type meetings
- Regular work group meetings

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.

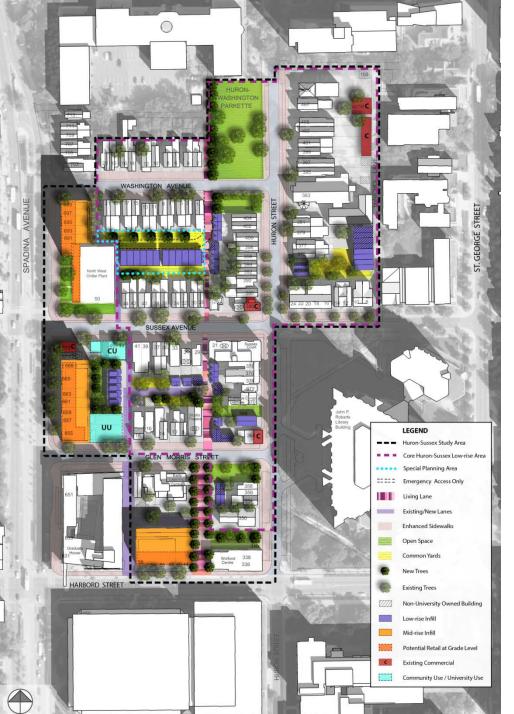
STUDY PRIORITIES

- 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



Property Ownership

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 midrise 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

