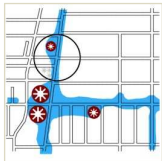


Think of the Area as a Whole

A FAMILIAR PATTERN: Multiple developments emerging on adjacent sites.
 This time it's at the High Point on Yonge Street. It requires *thinking about the area as whole and how these projects can be fitted together to achieve the greatest benefit.* Applying consolidation principles unlocks added-value instead of having to accept the lesser results of standalone outcomes.



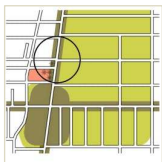
High Point
 Yonge St. crests at the Roselawn-Broadway intersection, the centre of the Village of North Toronto, whose *history should be reflected in the character of new development.*



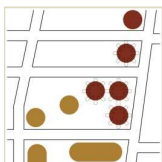
Retail Structure
 Yonge St. is a retail 'Avenue' – without an Avenue Study. To the south is the Yonge-Eglinton retail engine, and to the north the *potential for a significant retail anchor.*



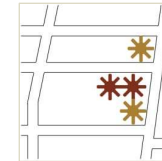
Open Space Park
 The cross streets north of Eglinton *should be treated as a Street Park* connecting High Point with Eglinton Park and the area's three high schools' facilities and sports fields.



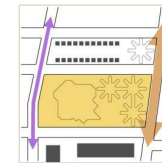
Planning Framework
 The Yonge Eglinton Town Centre is the crossroads of two 'Avenues'; the Growth Centre extends primarily eastwards; the Library Block is an Apartment Neighbourhood, and the greater surroundings are Residential Neighbourhood.



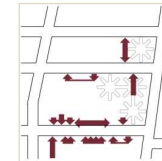
Residential Intensification
 Currently, residential condominiums are the preferred development form – *raising questions as to what is the supportable magnitude of development, and whether tall building or mid-rise configurations should apply.*



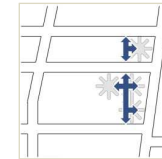
Contiguous Intensification
 Development is proceeding at a rapid rate of change, with projects advancing in parallel on adjacent sites and more following. *How can these developments be advantageously fitted together?*



The Library Block
East Side: Yonge's retail Avenue; **South Side:** RioCan's back-of-house; **West Side:** Duplex's neighbourhood-traversing thoroughfare; **North Side:** Helendale's neighbourhood edge



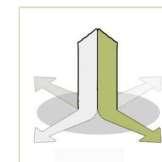
Vehicular Network
 In this one block of Orchard View there are 18-lanes crossing the sidewalk, Helendale in contrast is much quieter and has the *under-utilized Library dock area...*



Back Lane Functionality
 A *back lane* should be introduced to consolidate duplicate car ramps, loading docks and drop-offs, and to reduce Yonge's retail traffic intrusions into the adjoining neighborhood.



Open Space Network
 Additional population will require *improvement of the Library Block's existing open space and through-block footpaths – and the creation of additional open space.*



Community Contributions
 Developments' Section 37 contributions should be applied to *immediate area improvements and the Open Space Street Park – with works undertaken on a tangible and immediate basis.*

