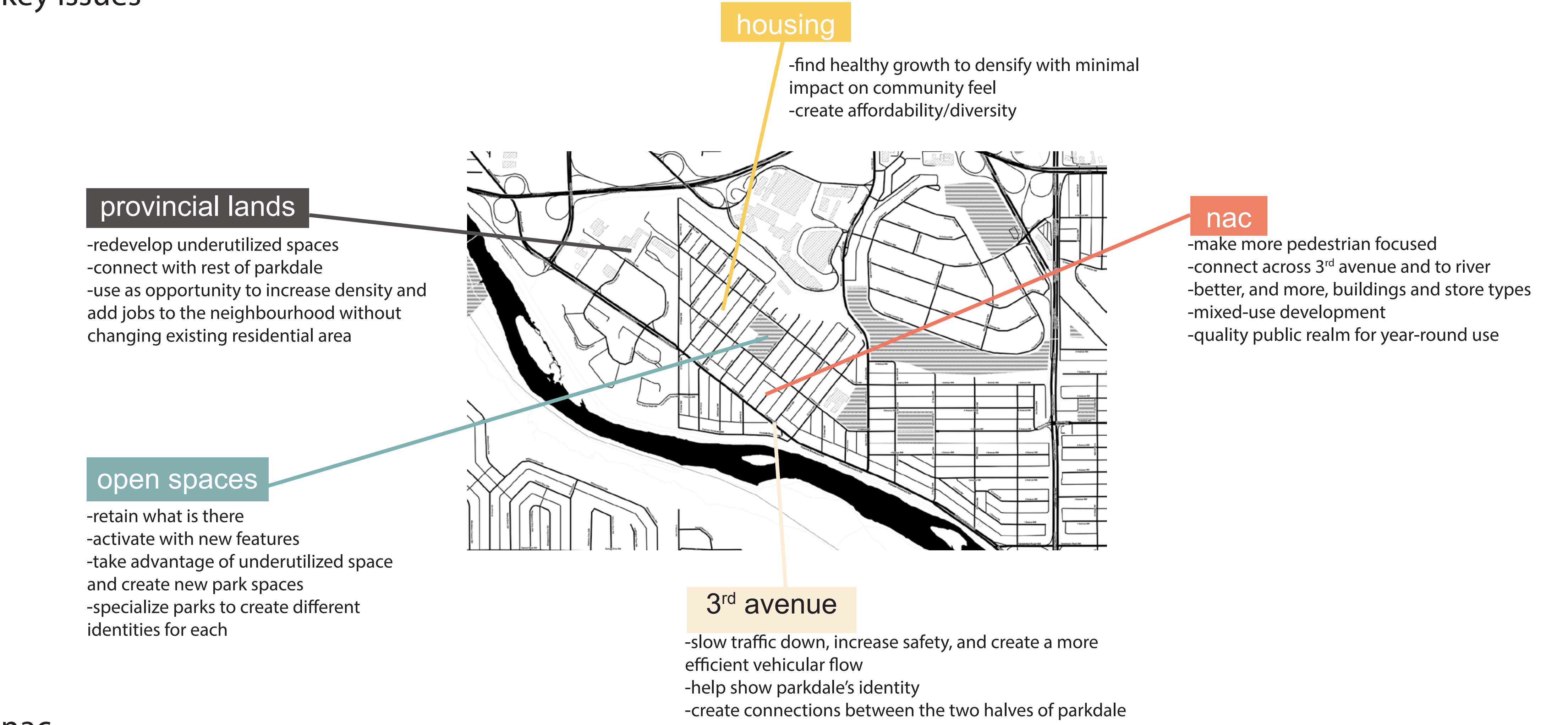


the community of parkdale

neighbourhood redevelopment plan

key issues



nac



vehicular focused
lack of cohesion
underutilized space
lacking amenities

phasing

current conditions

-large parking lot

-lack of trees

-wide traffic lanes

phase one

-install temporary plaza

-use trees as a barrier

-add street trees

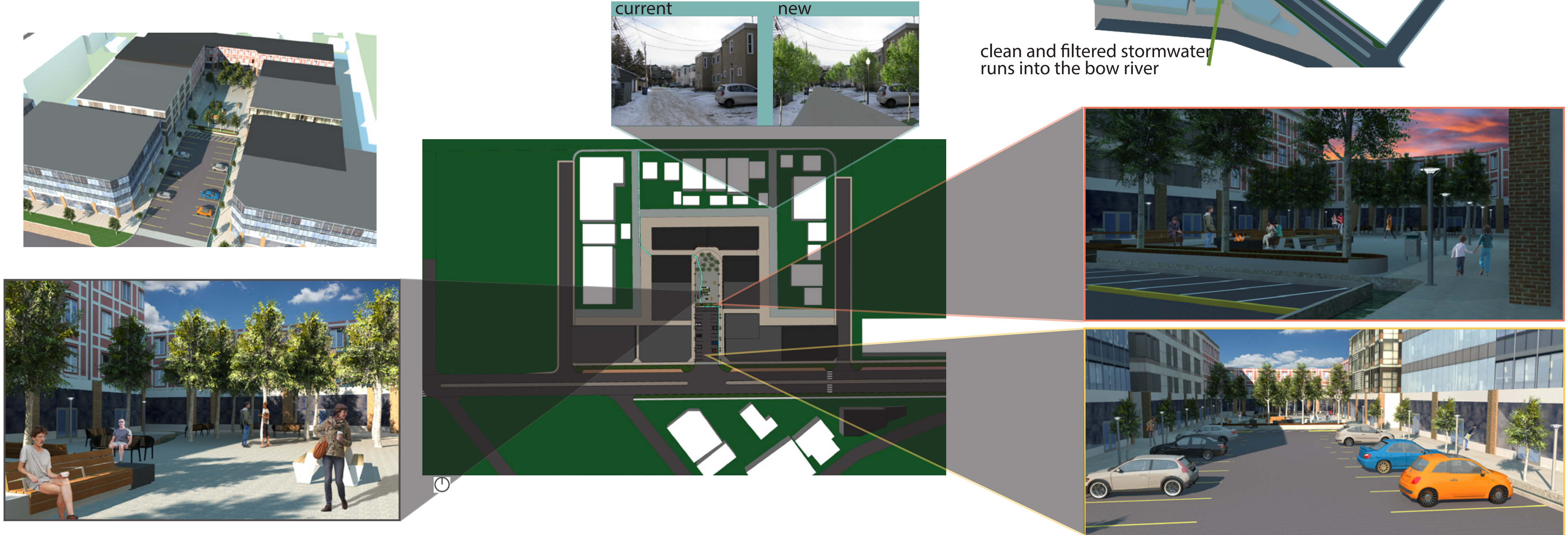
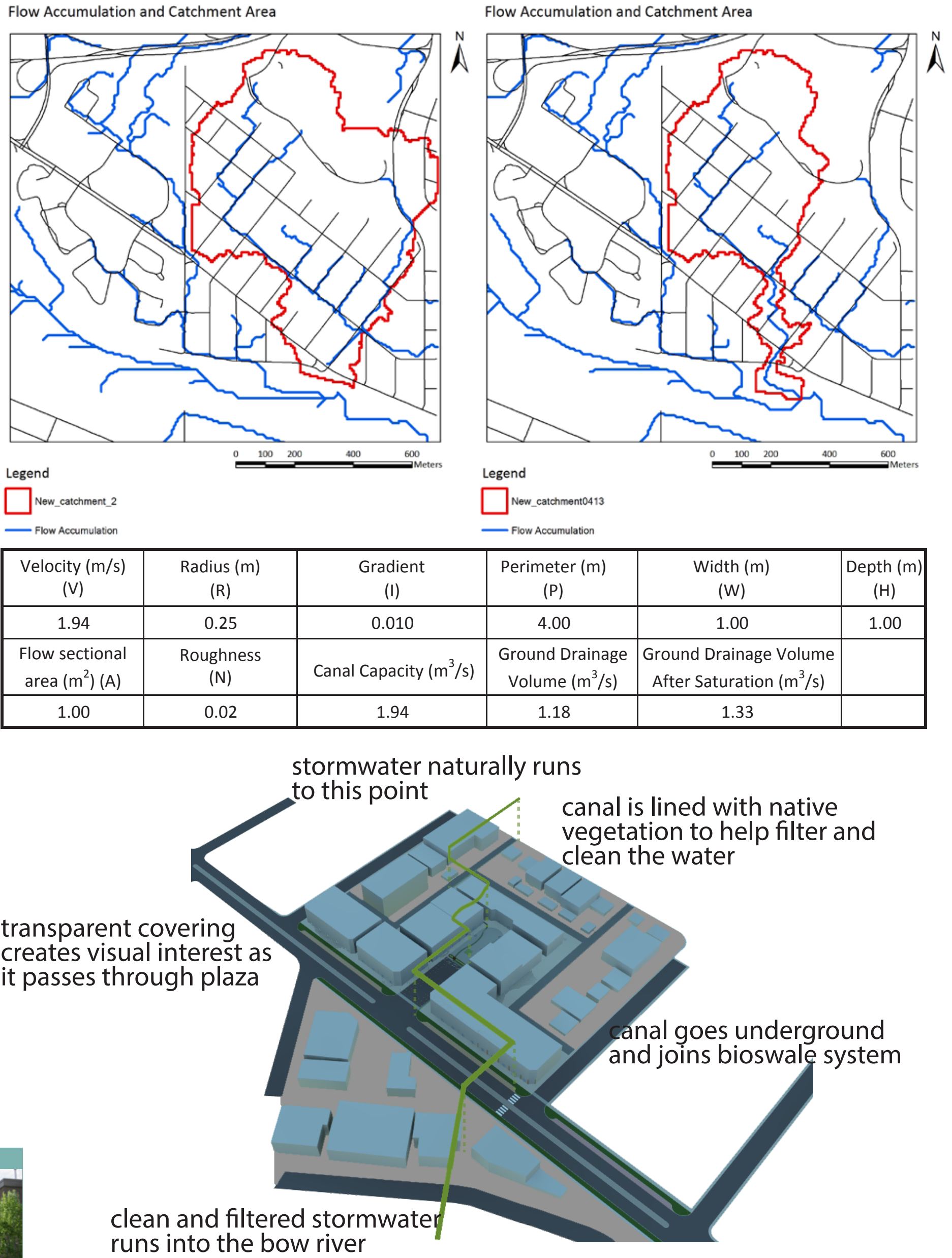
phase two

-further develop plaza

-tighten lanes and add on-street parking with bulb-outs

-buildings start to get added in empty lots or replace existing ones

stormwater management



3rd avenue

existing conditions



beautification



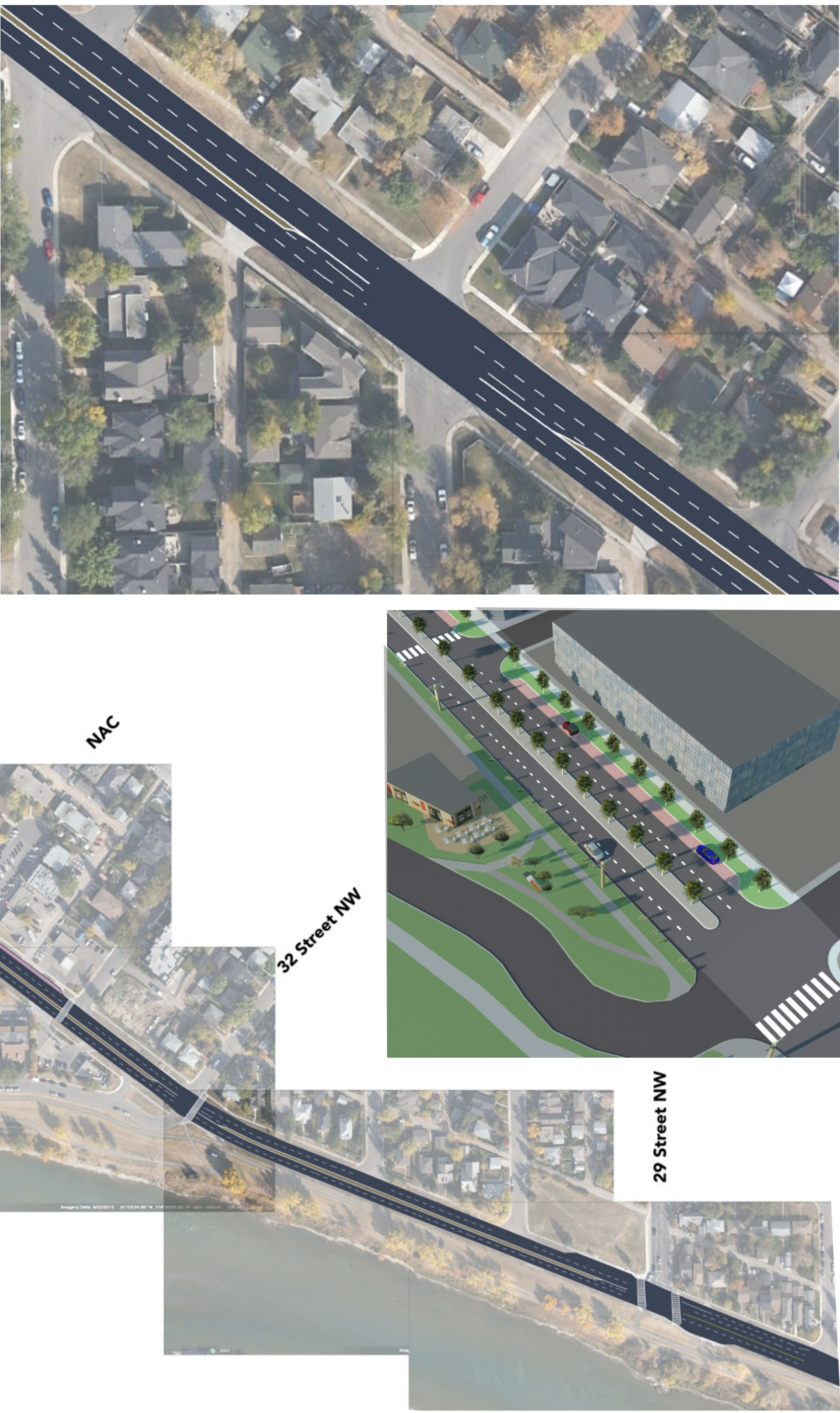
cross sections



phasing



turning lanes to reduce vehicular congestion



added crosswalks to improve permeability

open space

existing conditions



proposed design



pocket park

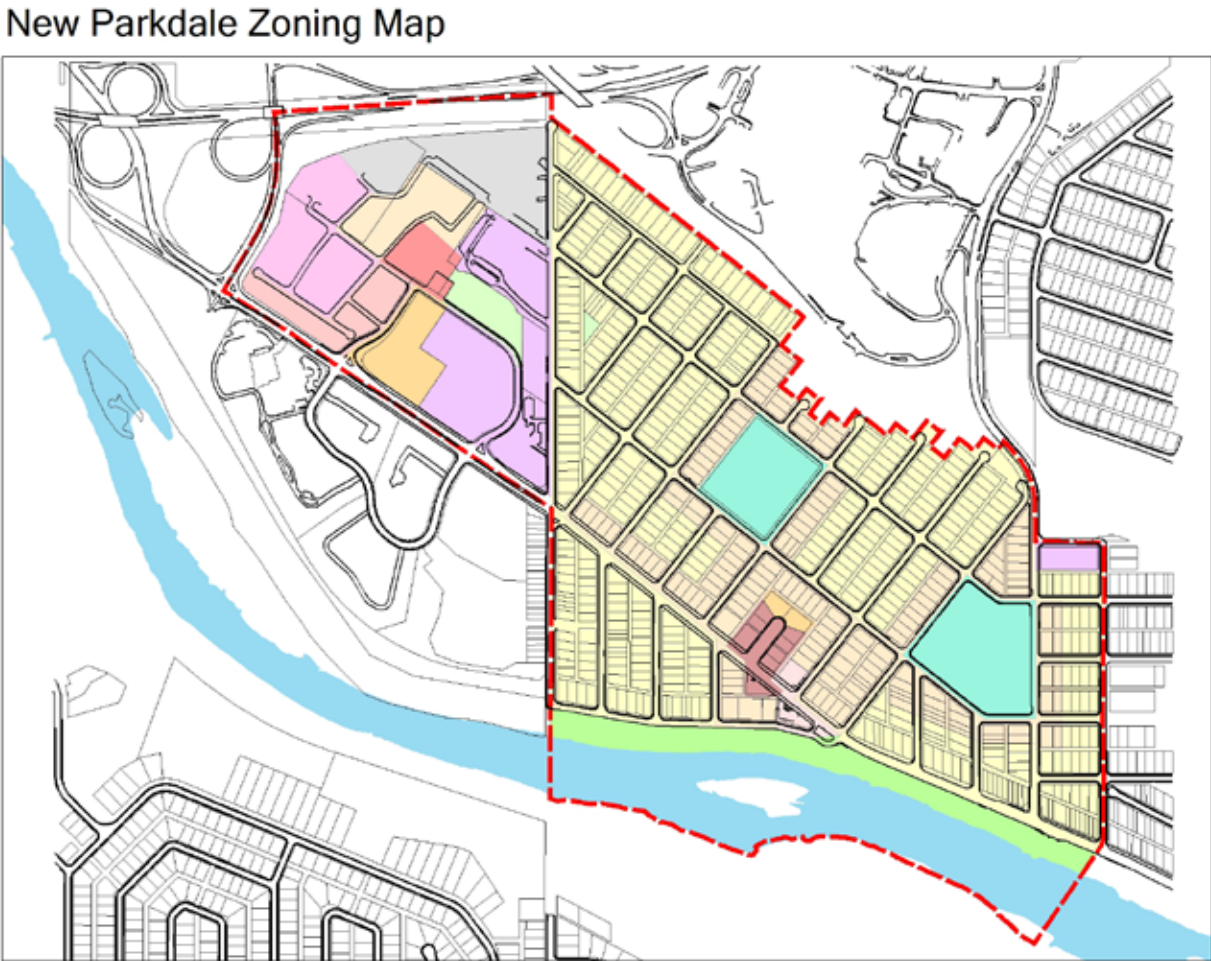


housing

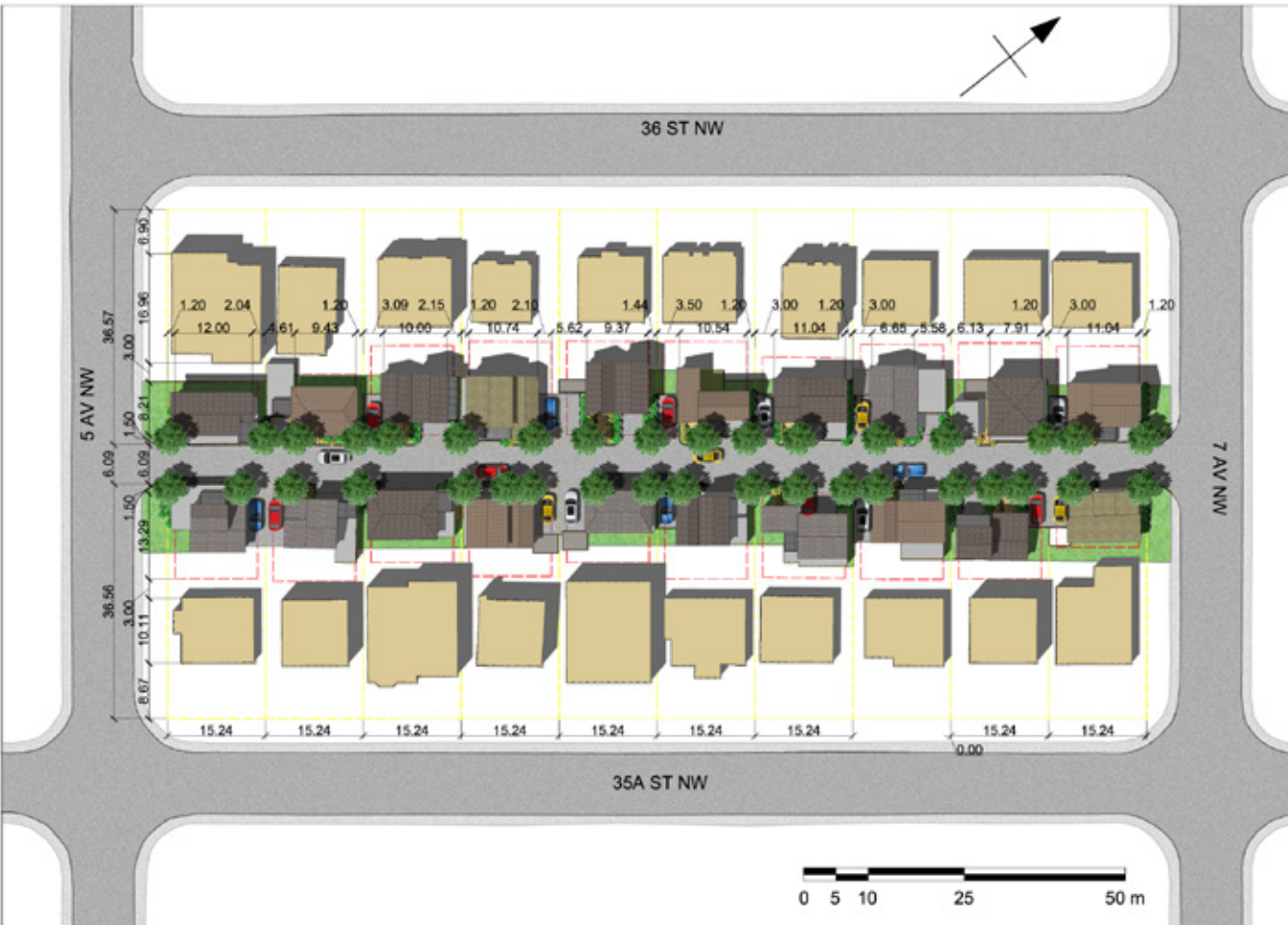
existing conditions



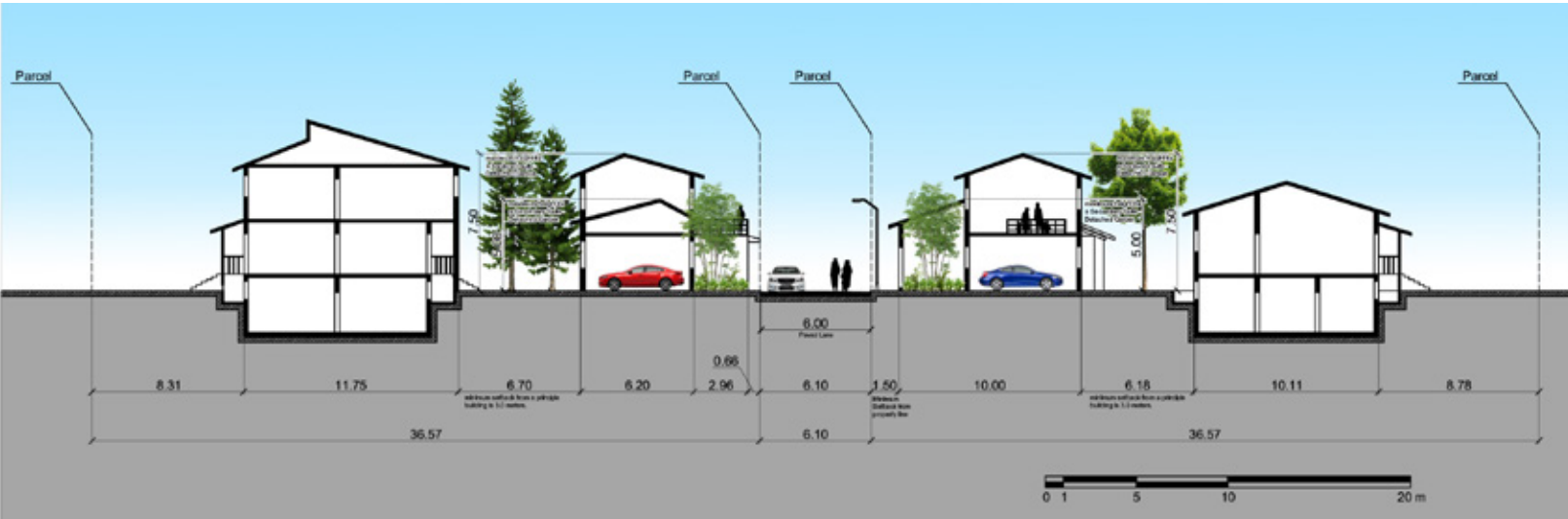
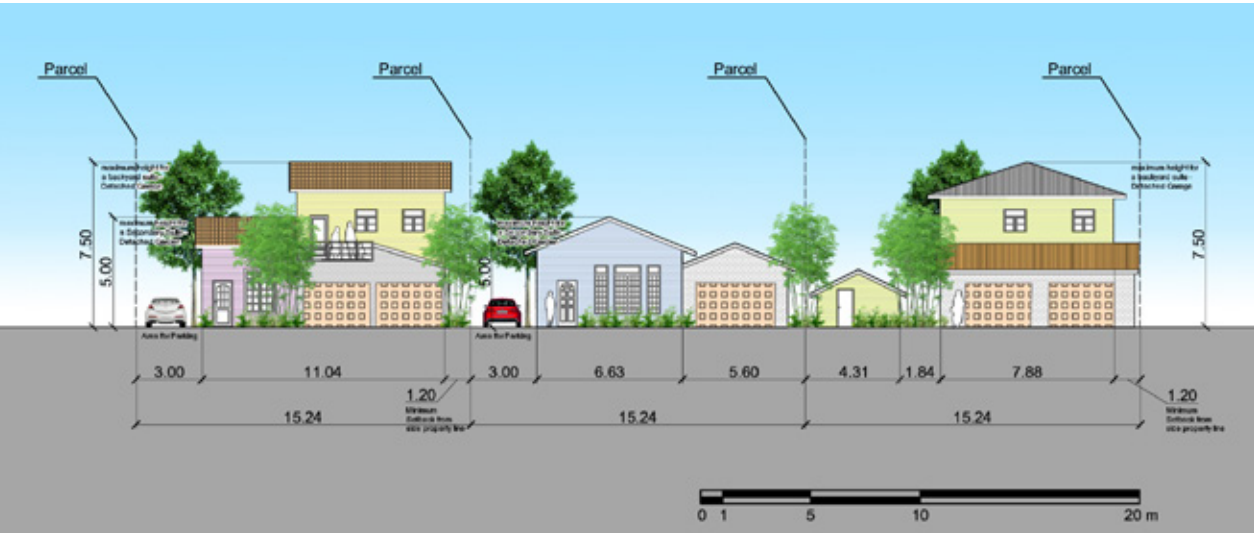
r-cg zoning and lane way housing



lane way housing plan view



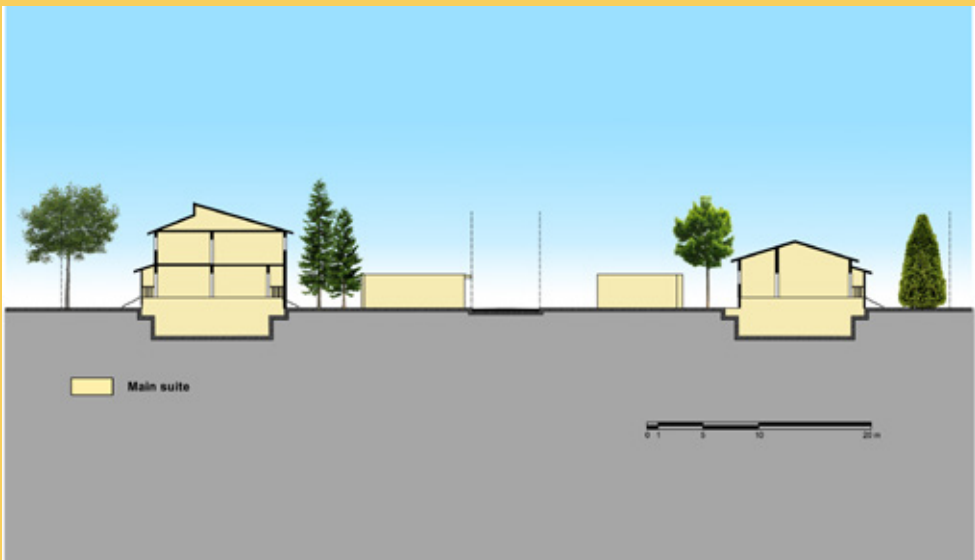
cross section and facade



increased density

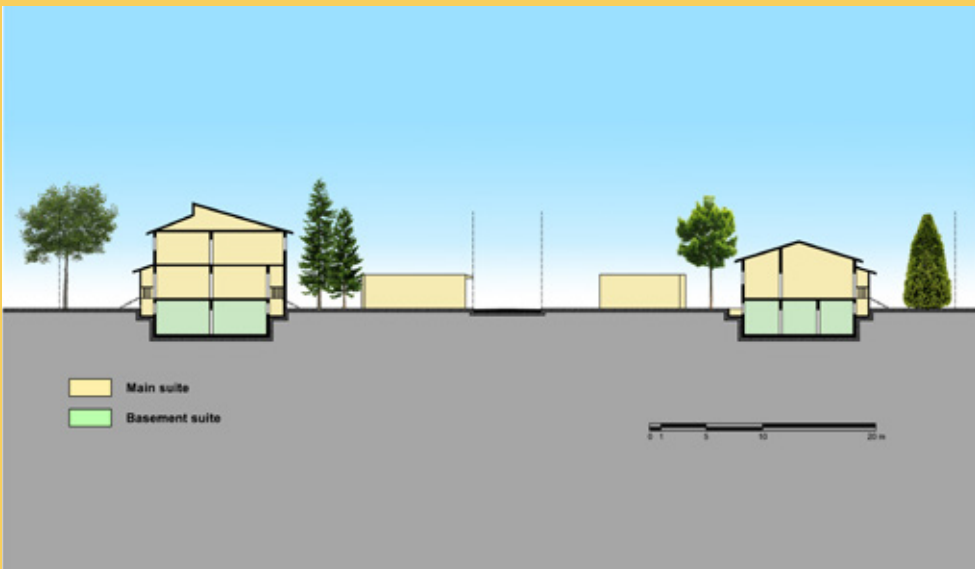
current conditions

- one family per unit
- underutilized space



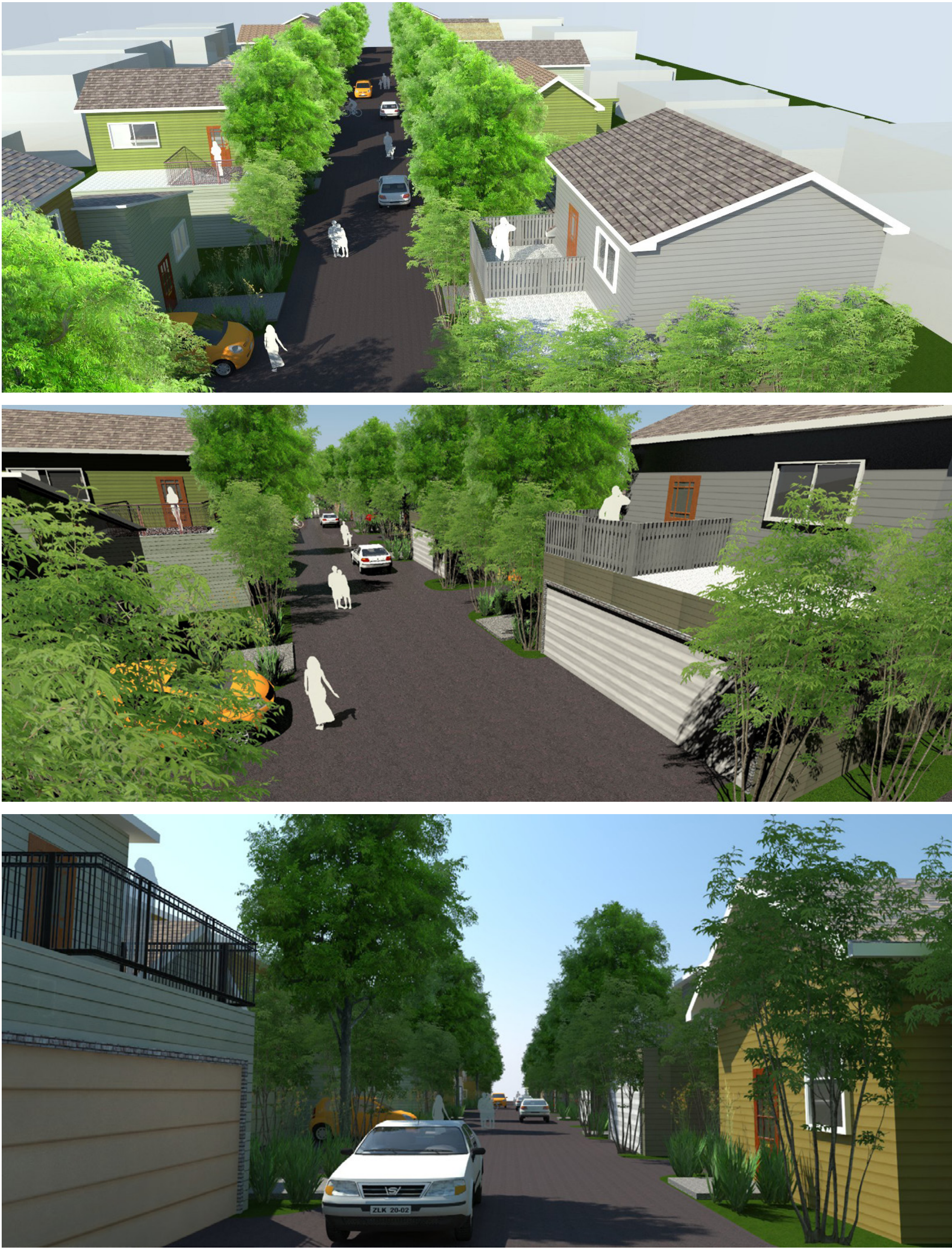
basement suites

- adding basement suites doubles the capacity of each building
- possible in new larger houses



laneway housing

- can create up to three separate living units out of one house
- variety of housing sizes and costs



row housing

- allows for three times the density in the same amount of space
- can cut costs of new houses from 900k to 500-600k

single family detached



infill or duplex



row housing

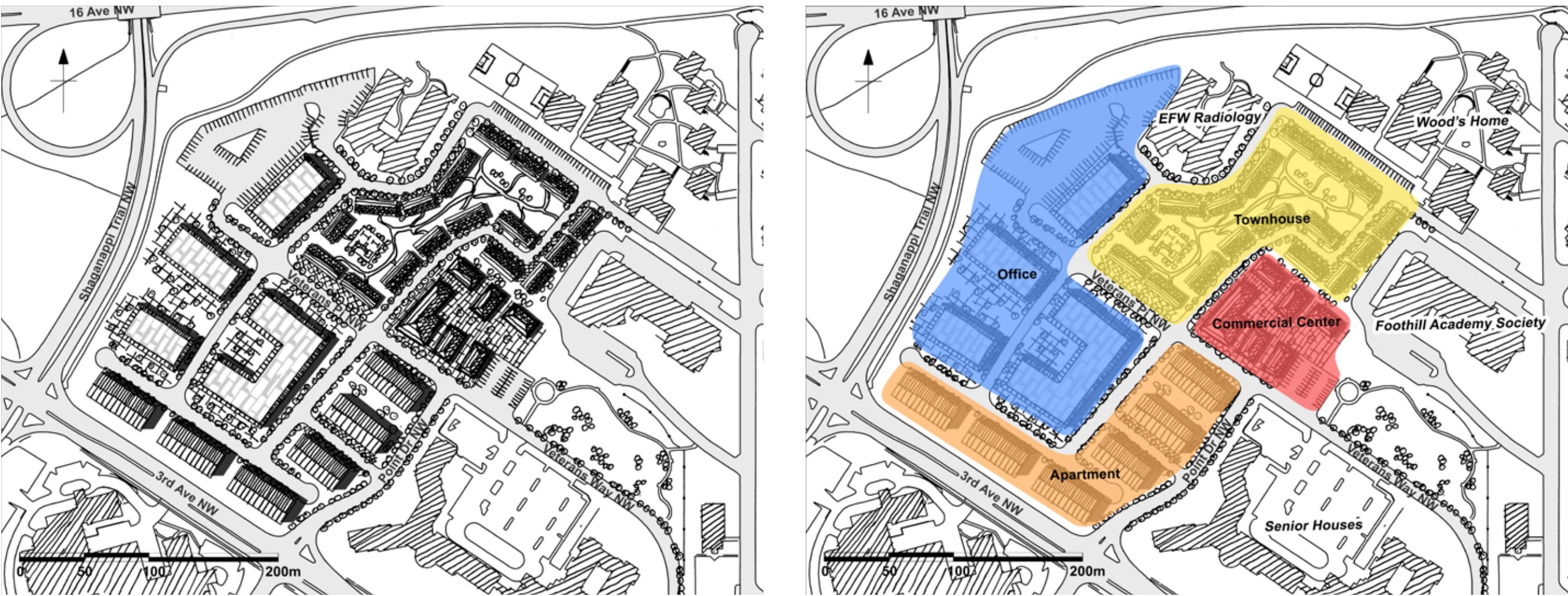


provincial lands

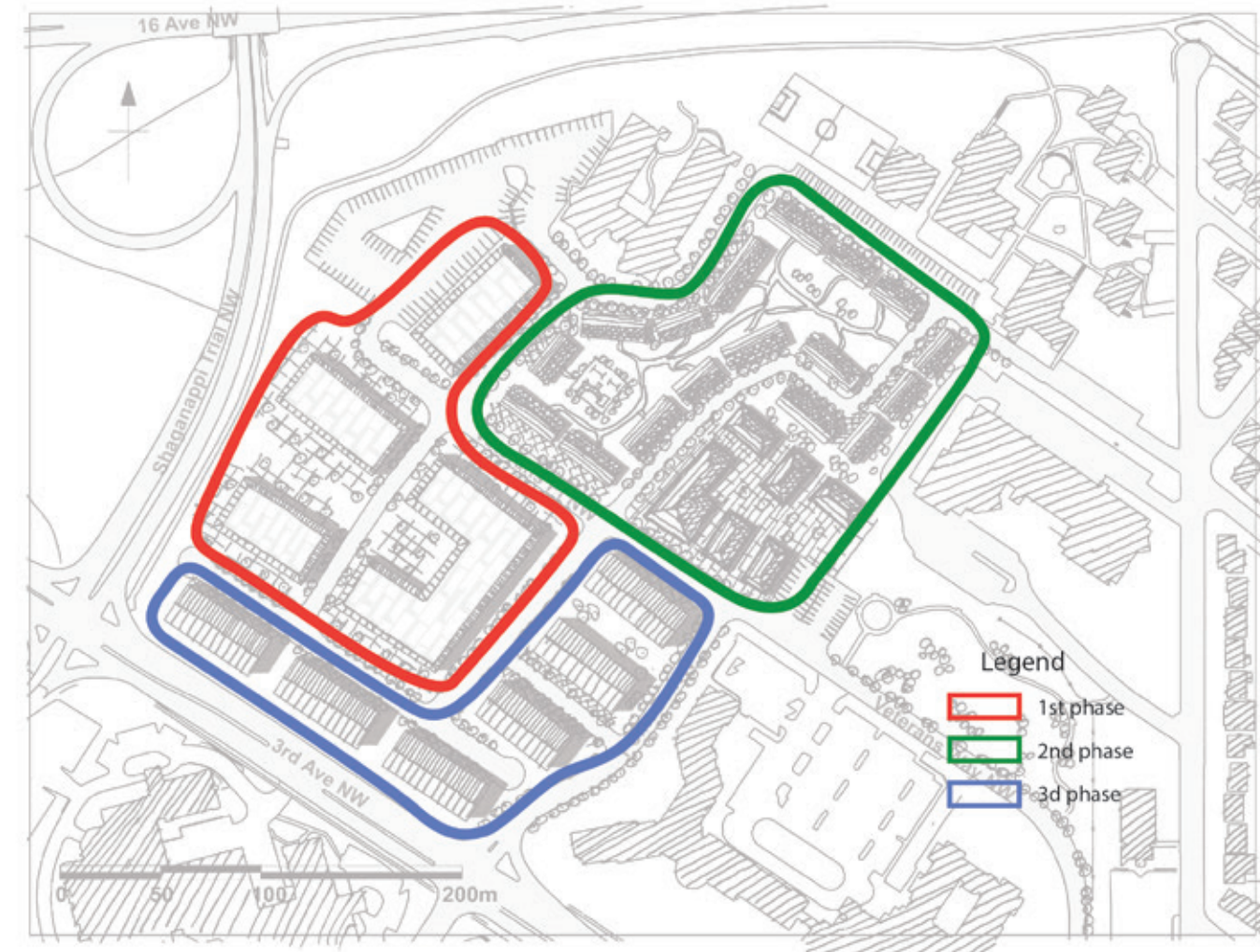
existing conditions



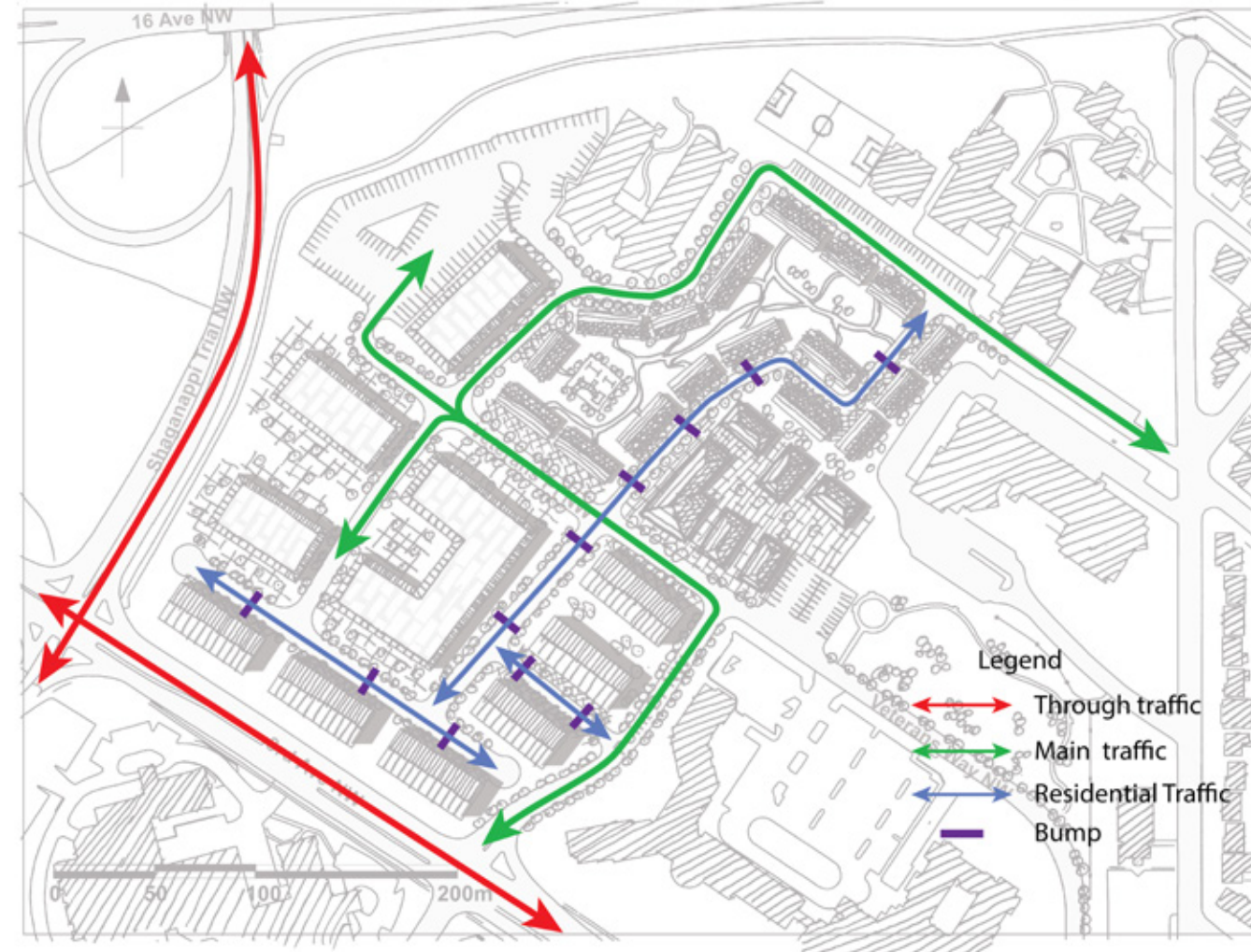
new design



phasing



traffic calming



built out site



cross sections



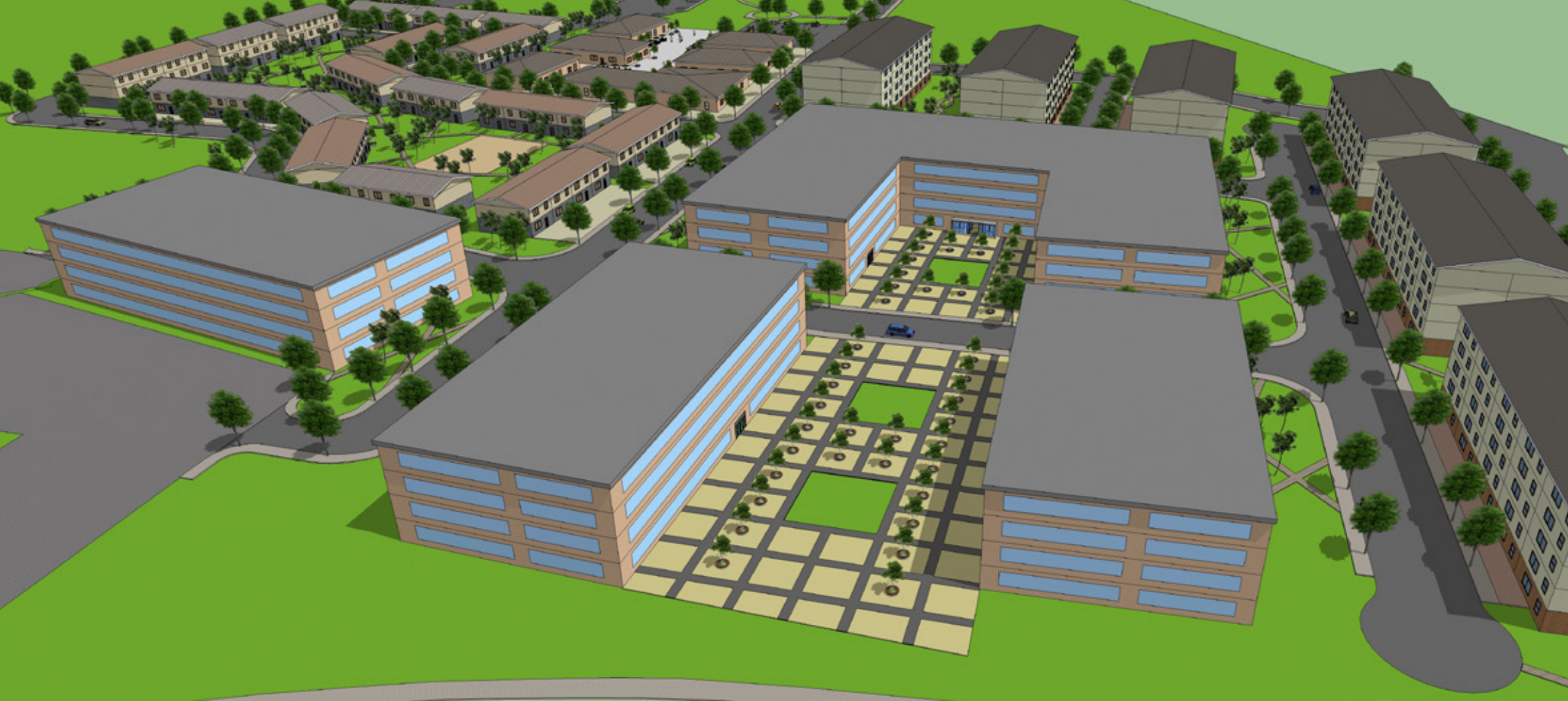
townhouse



apartment



office



commercial centre

