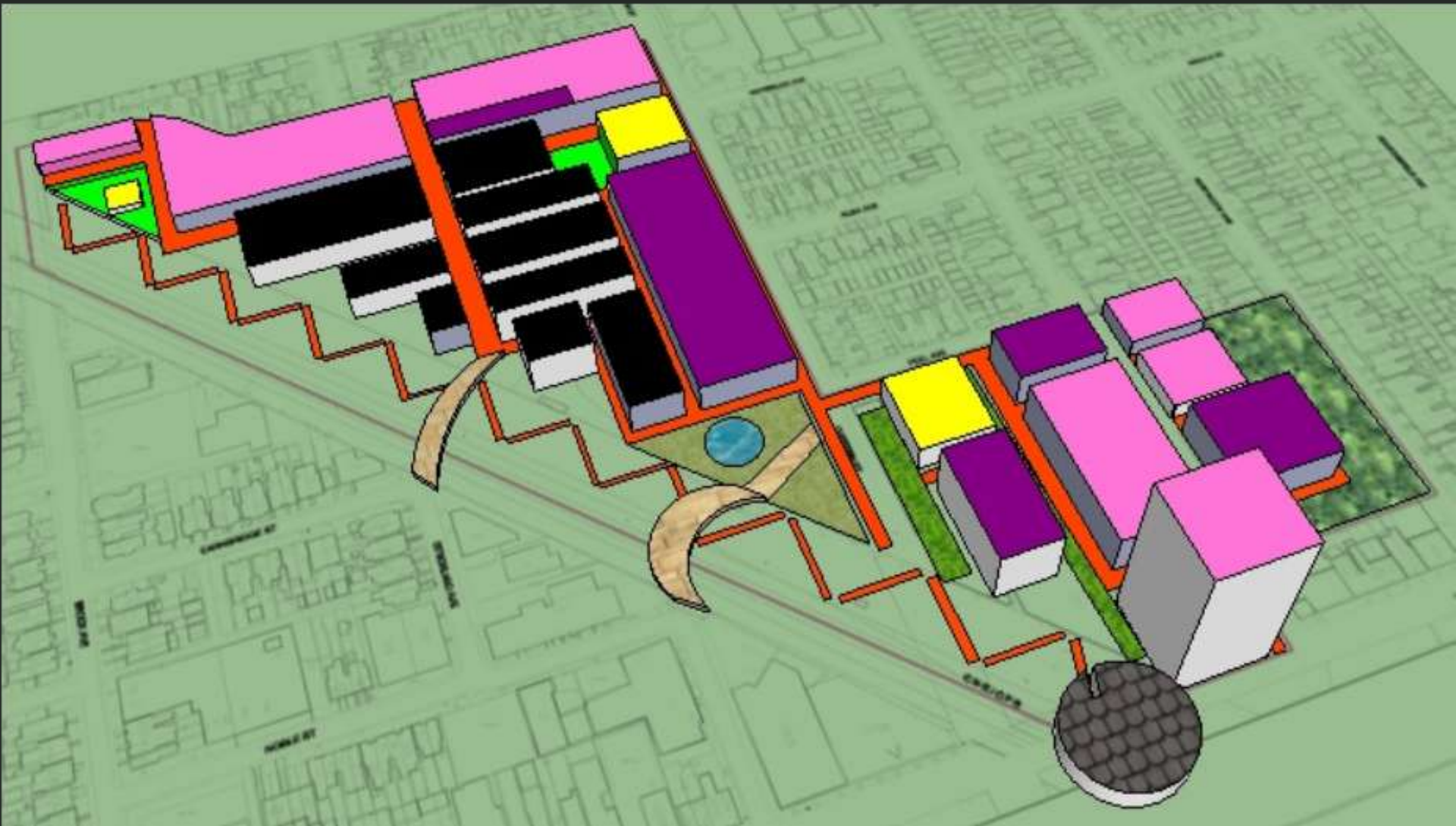


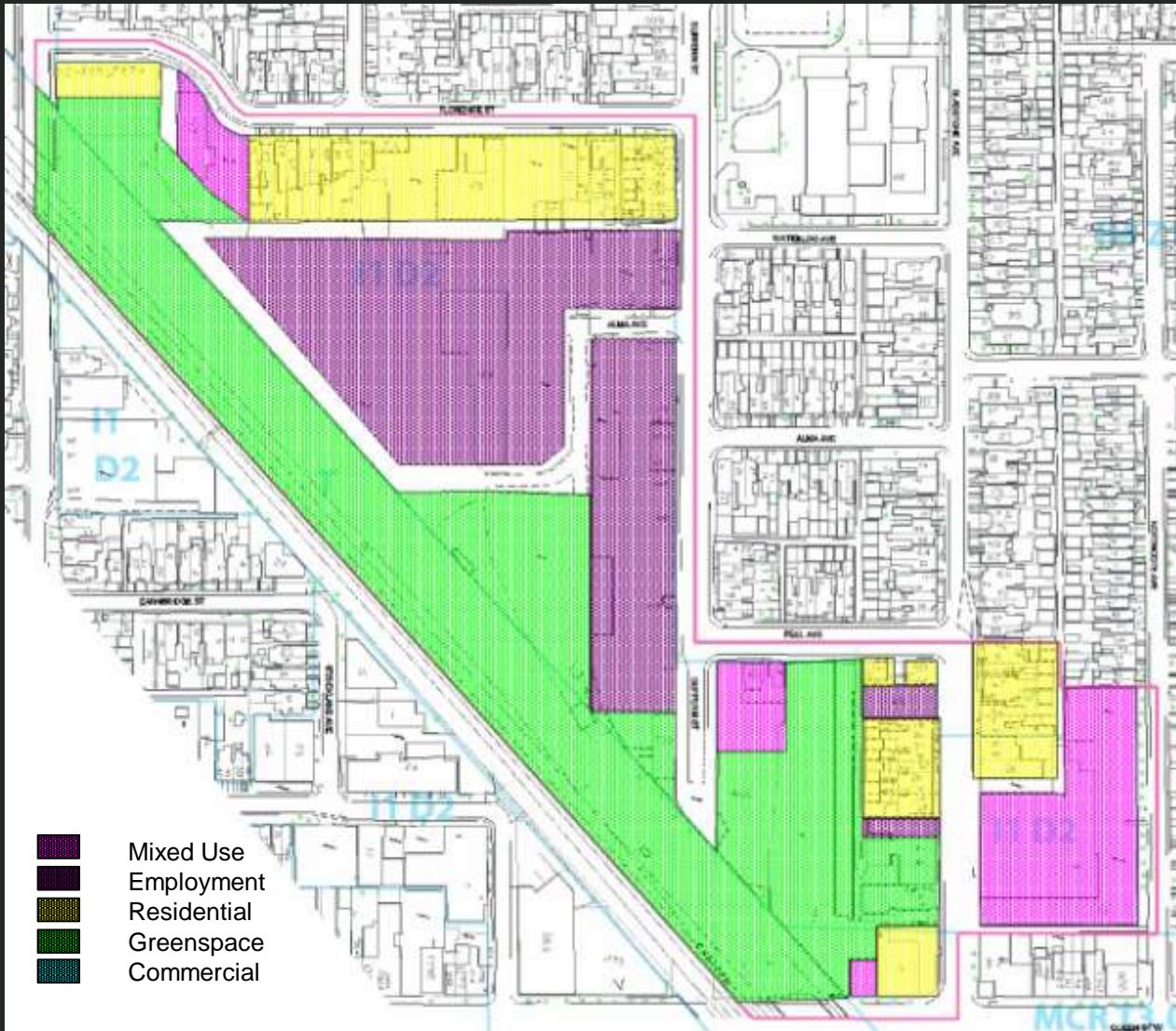
The Northwest (Queen) Triangle – Why?

- Fall 2009 – Four Planning Studies by York U Students – online at <http://active18.org>.
- Response to the Dufferin Jog Project and Peel Gladstone roadway design.
- Changes the character and function of this rather abandoned industrial area.
- Developers are keen on this area for condos.



Courtesy of Students Catherine Jordan,
Susan Lloyd Swail, Alvaro Glaser and
Maryum Sherazi

Courtesy of Students
Nicole Munoz, Joanna
Duarte Laudon, Tim
Hayward, James Neilson
and Christine Viswanath.





Courtesy of Students Lindsey Savage, Dave Welwood, Tiffany Onesi and Aliya Tejani

Northwest Triangle *Redefined*



LEGEND

AWS	Artist Work Space
E	Employment
MCR	Mixed Use
MS	Municipal Service Centre
P	Parking
PS	Public Square
R	Residential
TH	Transit Hub



Courtesy of Students Rick Conroy, Steve Gitao,
Michael Halder, Matt Kenel and Heidi Schopf

The Northwest (Queen) Triangle – What?

- Connecting the street grid.
- Heights in keeping with surrounding neighbourhood.
- Preserve the “sawtooth” buildings.
- Connecting to the West Toronto Rail Path.
- Remediating the land in the most sustainable way possible.
- Providing some housing for elderly residents to “age in place.”

The Northwest (Queen) Triangle – Next Steps

- Active18 convincing City to do an Area Plan.
- Continue to protect employment lands.
- Change the Zoning to what we want.
- Adopt world class Urban Design Guidelines.
- Attract businesses through incentives.