



Attachment #1

Summary of the Selected Sites

2035 LONDON STREET AND 2038 NINTH AVENUE

The two adjacent City-owned sites at 2035 London Street and 2038 Ninth Avenue are vacant properties located in the Connaught Heights neighbourhood. The site profile and location map of the respective lots is summarized in Figure 1 below

Site Profile						
OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
M_Parks – Parks, Open Space and Community Fac.	/	NR-1 Single Detached	Civic Institute & Rec - Vacant	<i>Lot Consolidation Maybe Considered</i>		
				<i>Approximate Total Lot Dimensions</i>		
				≈1114m ² (11,990ft ²)	≈30.46m (100ft)	≈37m (121ft)

Opportunities

The main site opportunities include:

- consolidation potential that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, a larger site area where ground-oriented townhouses, stacked townhouses, or row houses can be considered;
- with consolidation, a larger project may provide non-profit housing providers with a greater opportunity to efficiently deliver services that satisfy a greater number of tenants while meeting organizational financial limitations;
- Proximity to public transit (22nd Street Station);
- Proximity to support services;
- Proximity to parks, playgrounds and schools (Connaught Heights Park and Connaught Heights Elementary School);
- Available water, sewer and storm connections, with 2035 London Street currently serviced.
- Corner lot with easy access, gentle topography and no trees that are required to be removed.

Challenges



The main site challenges include:

- Requires new sidewalk, curb and gutter and potential undergrounding of utilities.
- Limited commercial and retail services in the area.
- Twentieth Street currently has traffic congestion challenges.

350 TO 362 FENTON STREET

The four adjacent City-owned sites from 350 to 362 Fenton Street are vacant properties located in the Queensborough neighbourhood. These three southwestern adjoining sites are being recommended over the sites adjacent to Boyd Street, as the latter are relatively close to industrial areas. The site profile and location map of the respective lots is summarized in Figure 2 below.

Site Profile						
OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
Q_RL Residential Low Density	Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	<i>Lot Consolidation May be Considered</i>		
				<i>Approximate Total Lot Dimensions</i>		
				≈ 2760m ² (29708ft ²)	≈ 80m (263ft)	≈ 34m (112ft)

Opportunities

The main site opportunities include:

- consolidation potential of adjacent sites that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, ground-oriented townhouses or row houses can be considered;
- the potential to create rear lane access by partially utilizing 350 Fenton Street;
- gentle topography; and,

- within walking distance to Old Schoolhouse Park and the commercial, retail and service establishments at Queensborough Landing and the future Queensborough Eastern Neighbourhood Node.

Challenges

The main site challenges include:

- development in a floodplain that requires a geotechnical assessment, costly site preparation, and piling;
- required ditch infill;
- required frontage upgrades, including construction of sidewalks, curb and gutter, lighting and street trees planting; and,
- 350 Fenton Street is adjacent to a utility easement, which will require a setback.