



2700 Dufferin

Masterplan Concept
2023.11.17



The Site

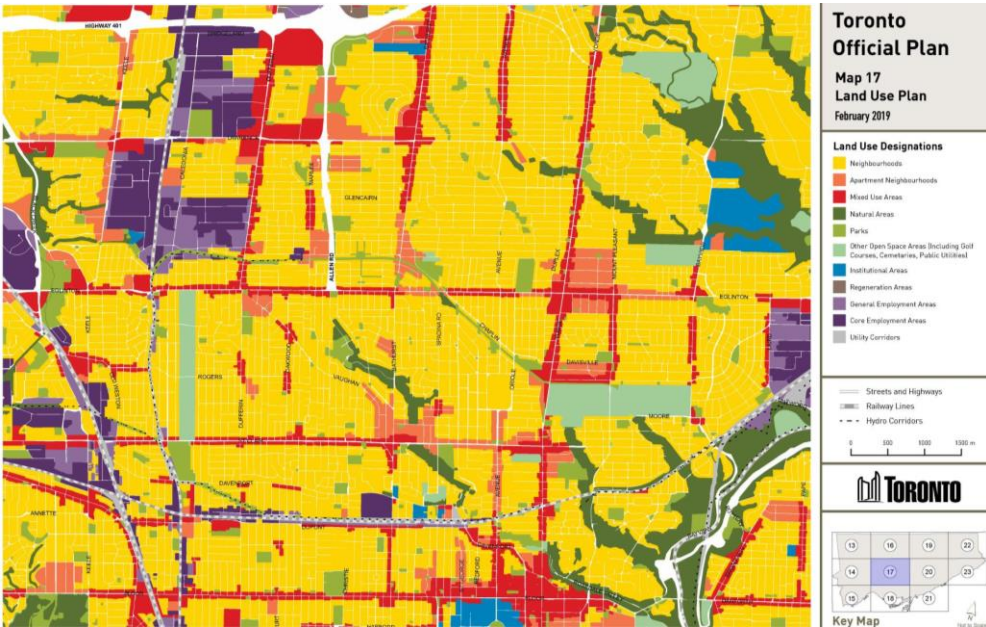
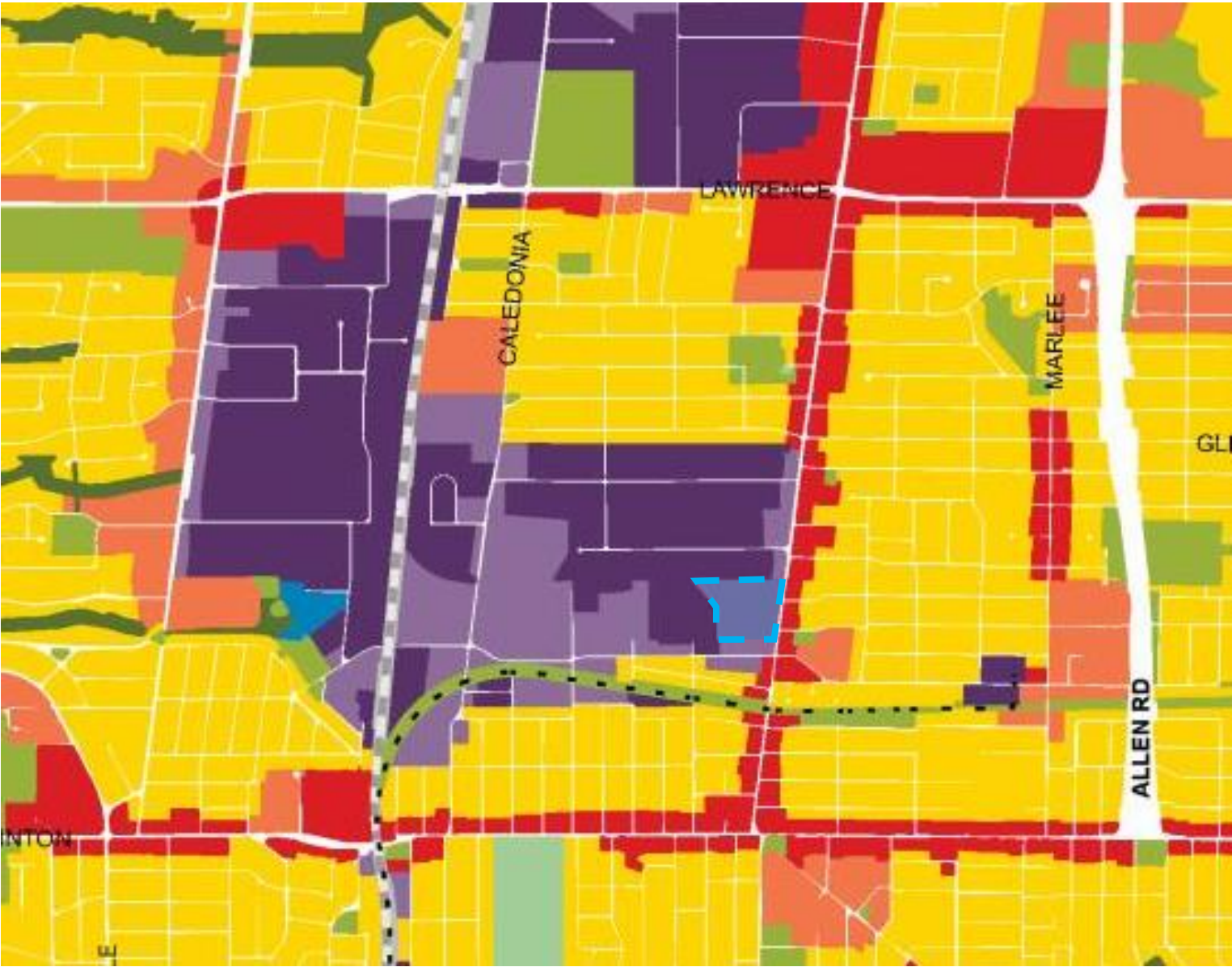
WINGOLD AVENUE

DUFFERIN STREET

CASTELFIELD AVE

WZMH

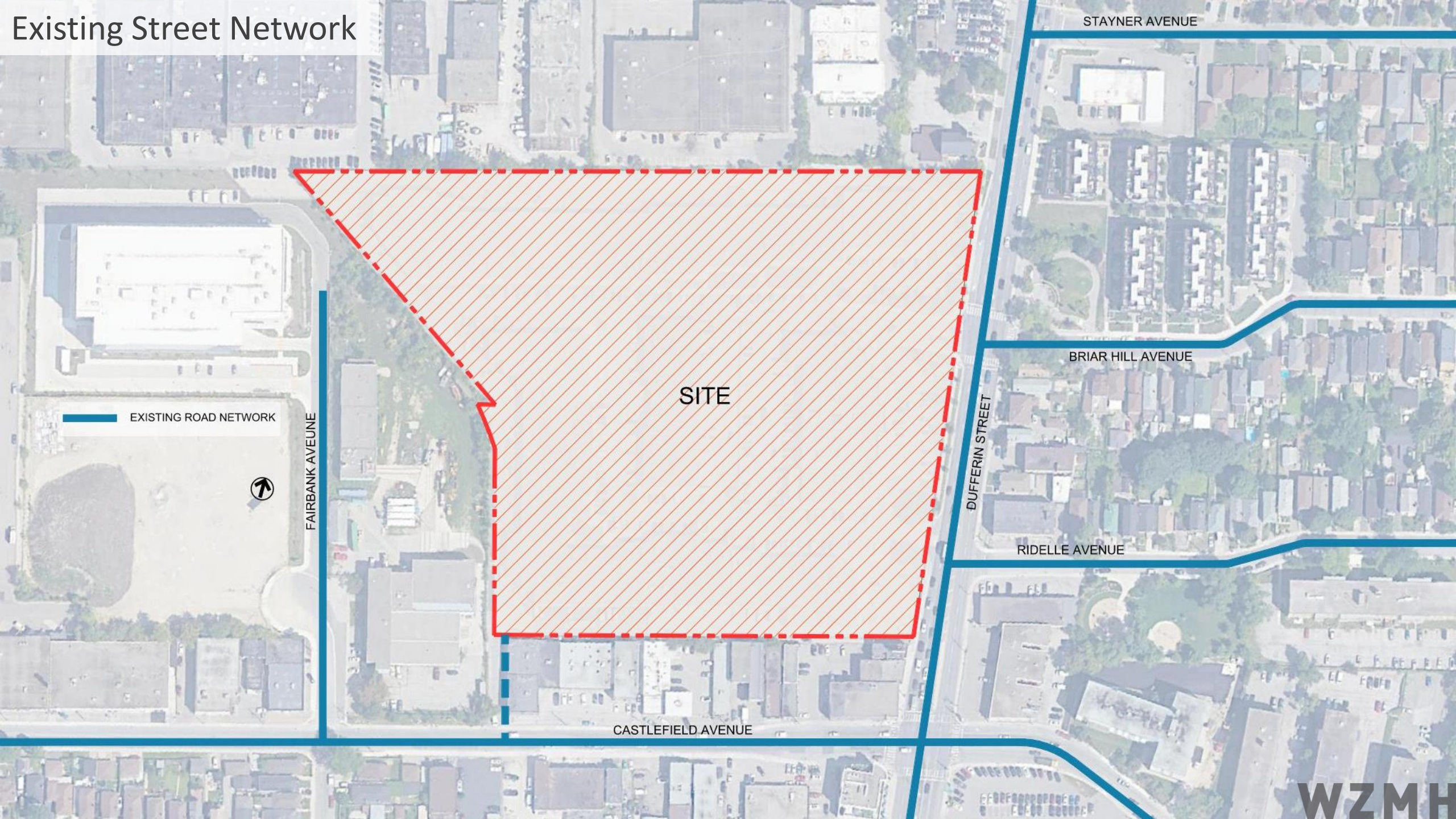
Land Use



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

 Site



Existing Street Network

STAYNER AVENUE

BRIAR HILL AVENUE

RIDELLE AVENUE

SITE

CASTLEFIELD AVENUE

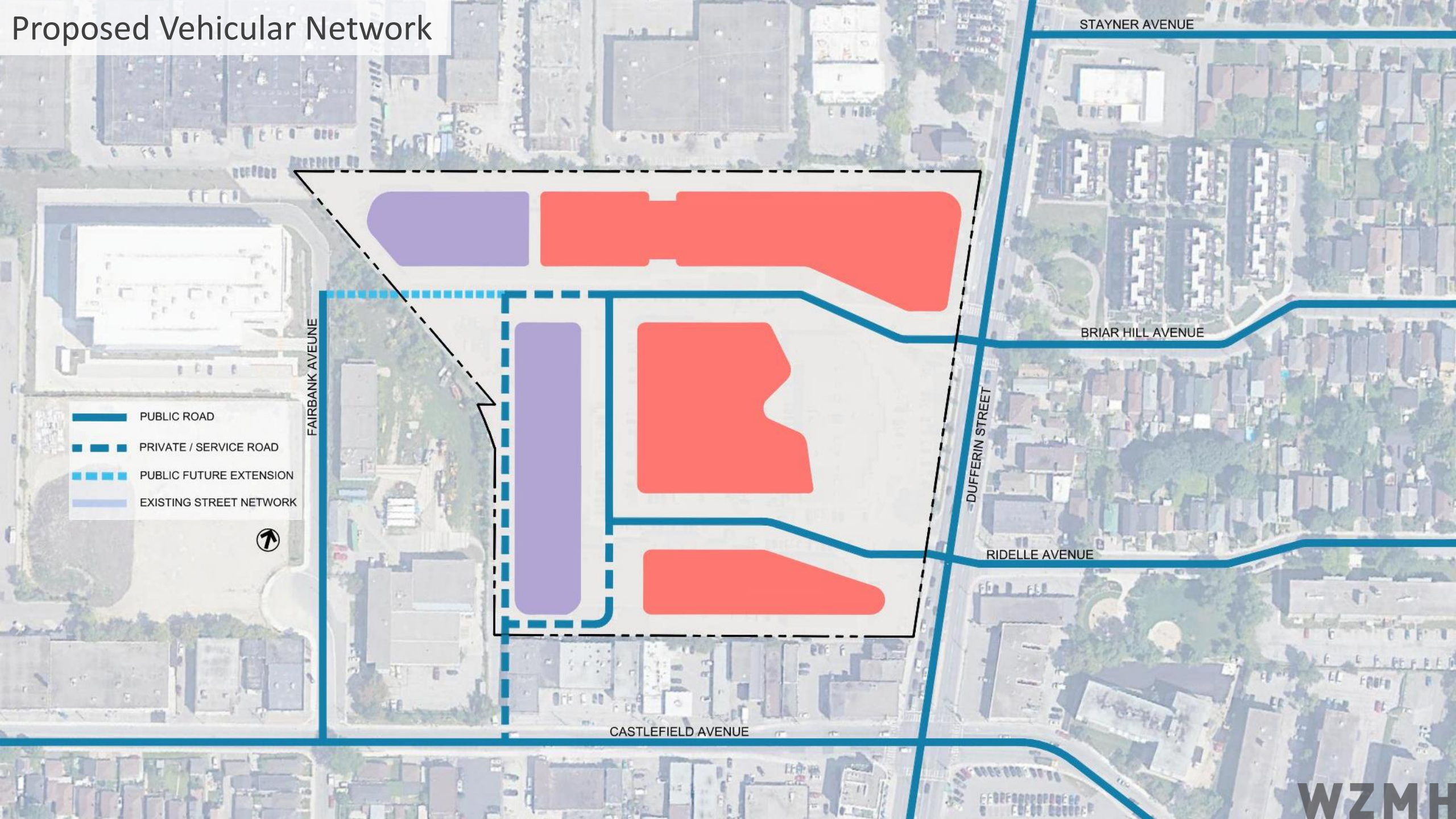
DUFFERIN STREET

FAIRBANK AVENUE

EXISTING ROAD NETWORK



WZMH



Proposed Vehicular Network

STAYNER AVENUE

BRIAR HILL AVENUE

DUFFERIN STREET

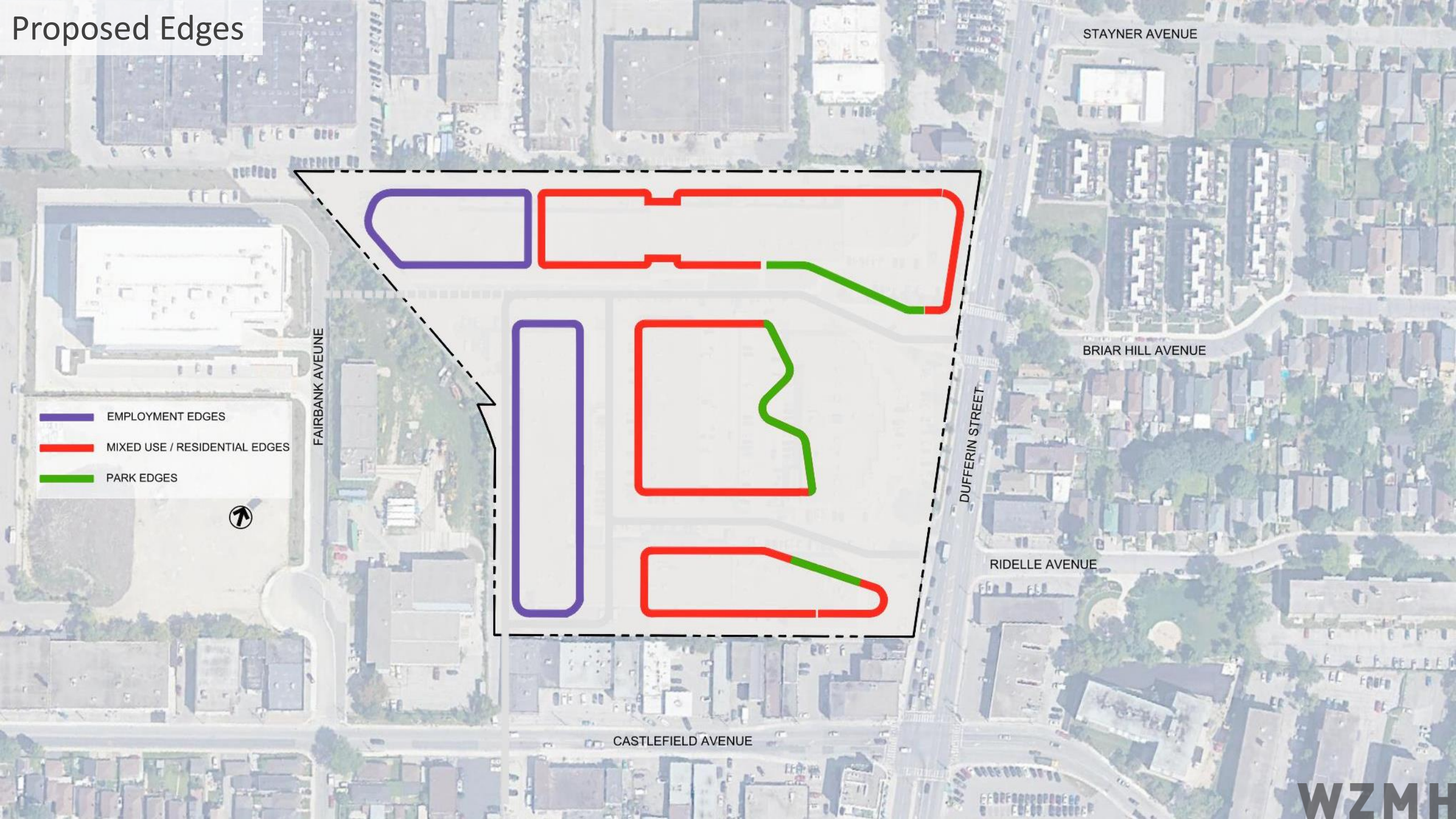
RIDELLE AVENUE

CASTLEFIELD AVENUE

-  PUBLIC ROAD
-  PRIVATE / SERVICE ROAD
-  PUBLIC FUTURE EXTENSION
-  EXISTING STREET NETWORK



WZMH



Proposed Edges

STAYNER AVENUE

FAIRBANK AVENUE

BRIAR HILL AVENUE

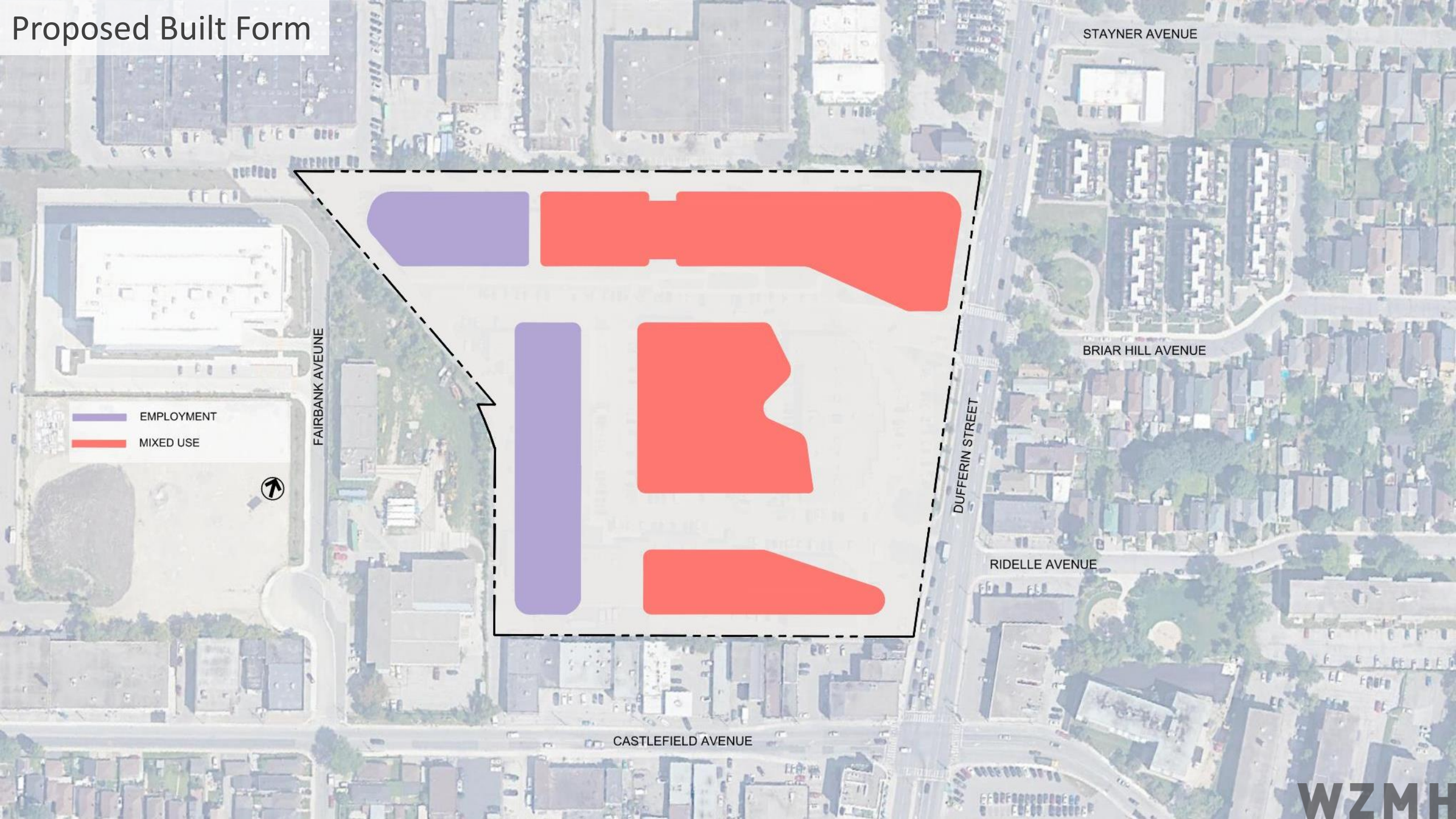
DUFFERIN STREET

RIDELLE AVENUE

CASTLEFIELD AVENUE

- EMPLOYMENT EDGES
- MIXED USE / RESIDENTIAL EDGES
- PARK EDGES





Proposed Built Form

STAYNER AVENUE

BRIAR HILL AVENUE

DUFFERIN STREET

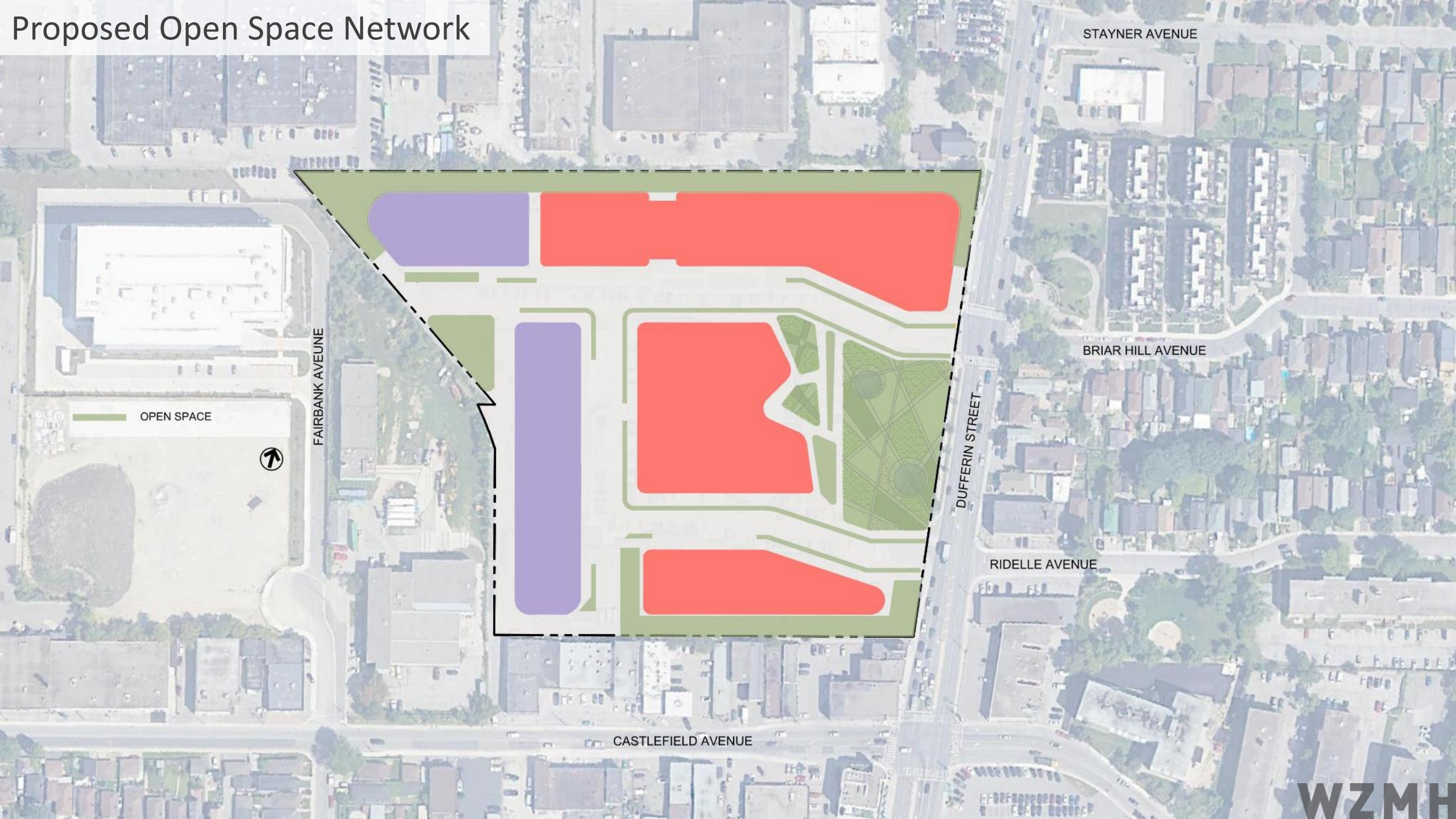
RIDELLE AVENUE

CASTLEFIELD AVENUE

FAIRBANK AVENUE

- EMPLOYMENT
- MIXED USE





Proposed Open Space Network

STAYNER AVENUE

FAIRBANK AVENUE

OPEN SPACE



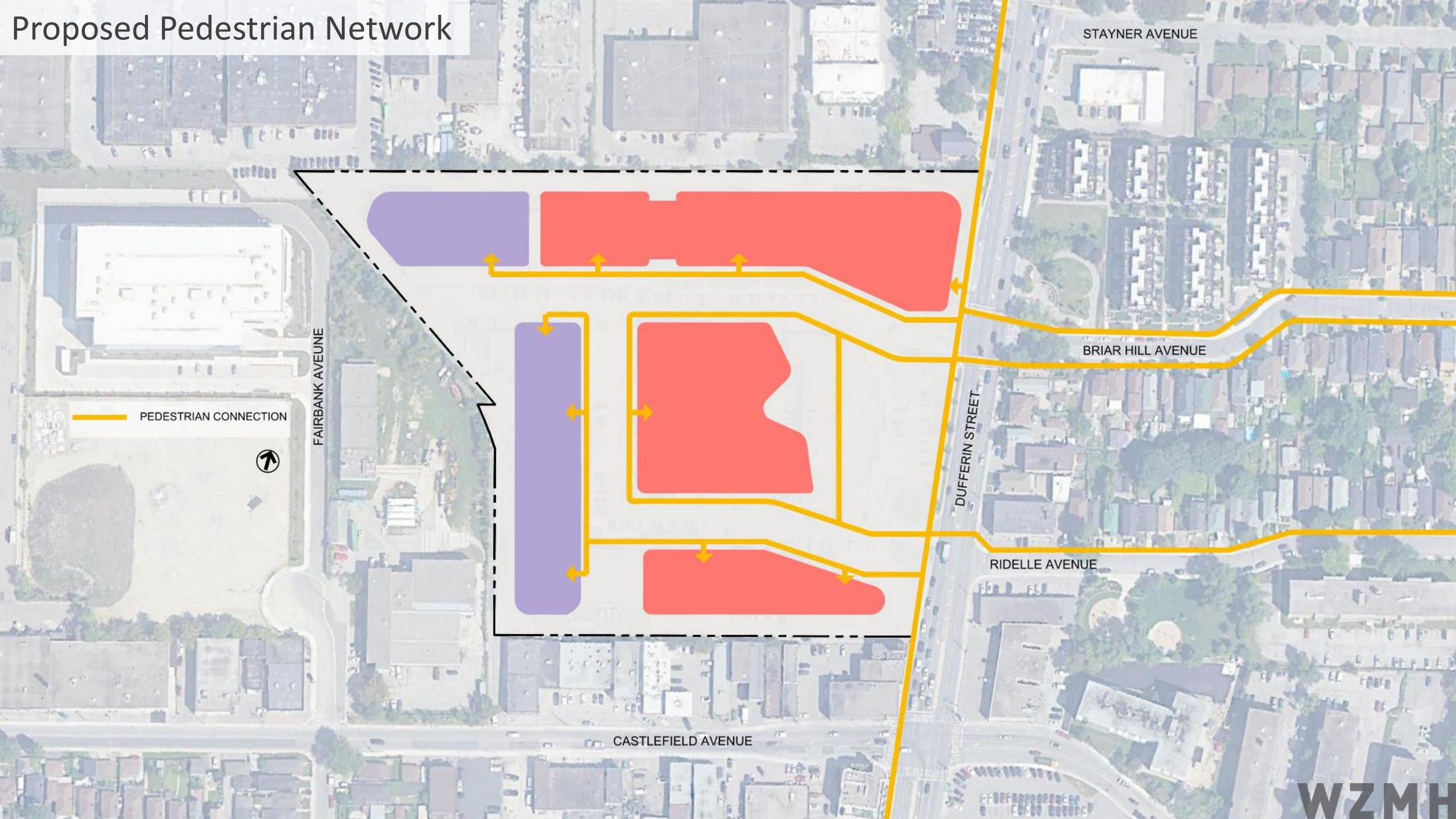
BRIAR HILL AVENUE

DUFFERIN STREET

RIDELLE AVENUE

CASTLEFIELD AVENUE

WZMH



Proposed Pedestrian Network

STAYNER AVENUE

FAIRBANK AVENUE

PEDESTRIAN CONNECTION



BRIAR HILL AVENUE

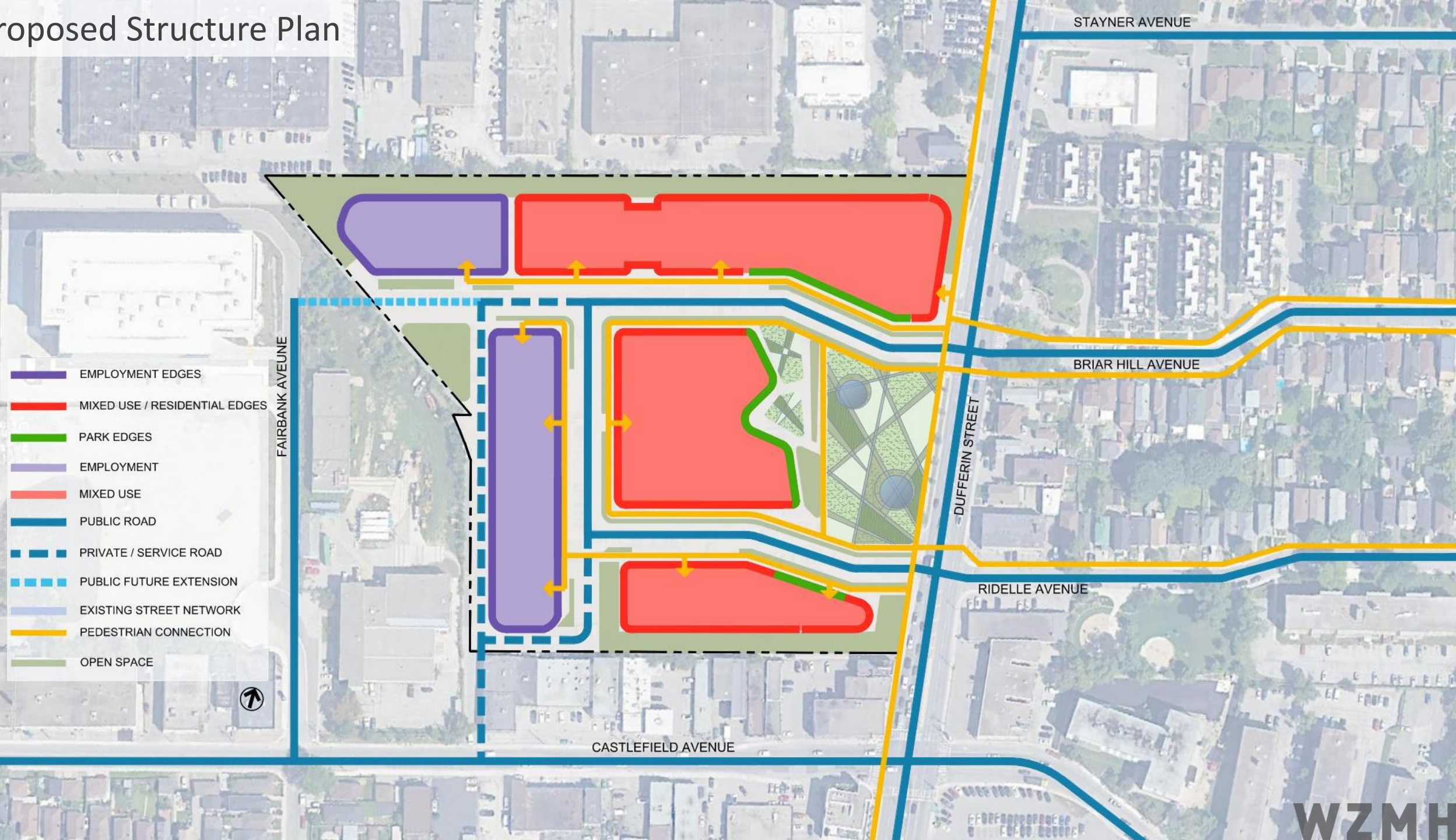
DUFFERIN STREET

RIDELLE AVENUE

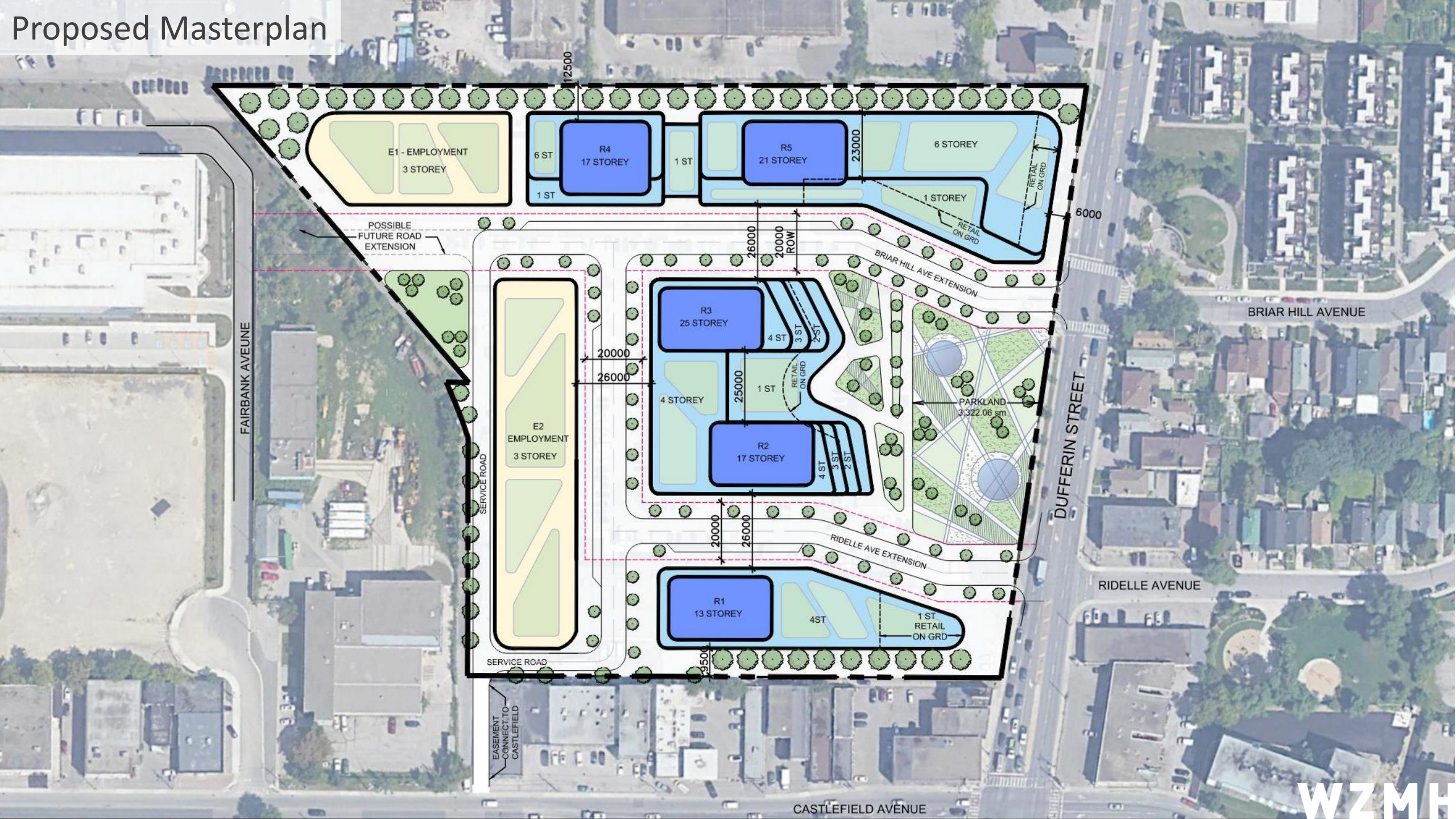
CASTLEFIELD AVENUE

WZMH

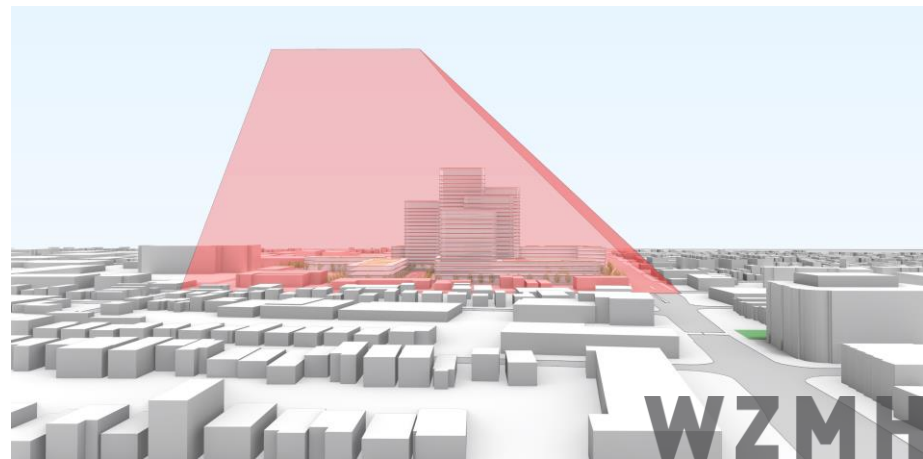
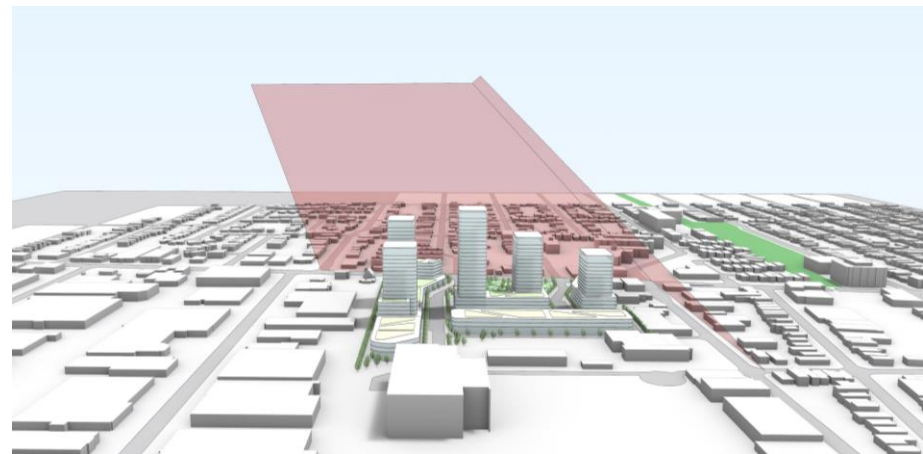
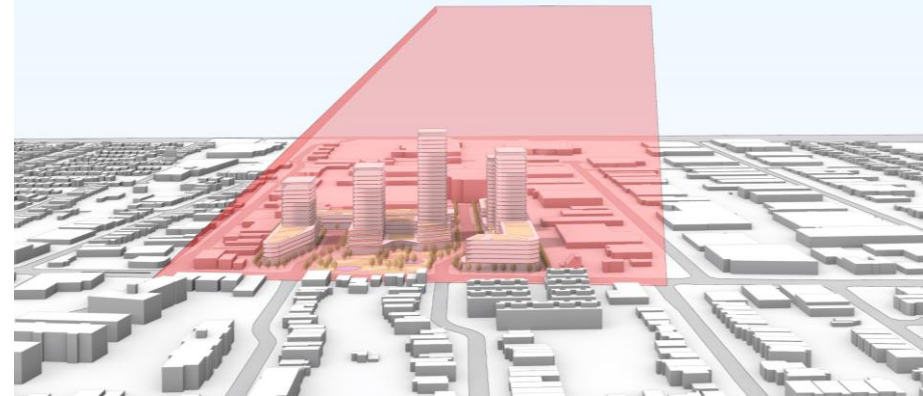
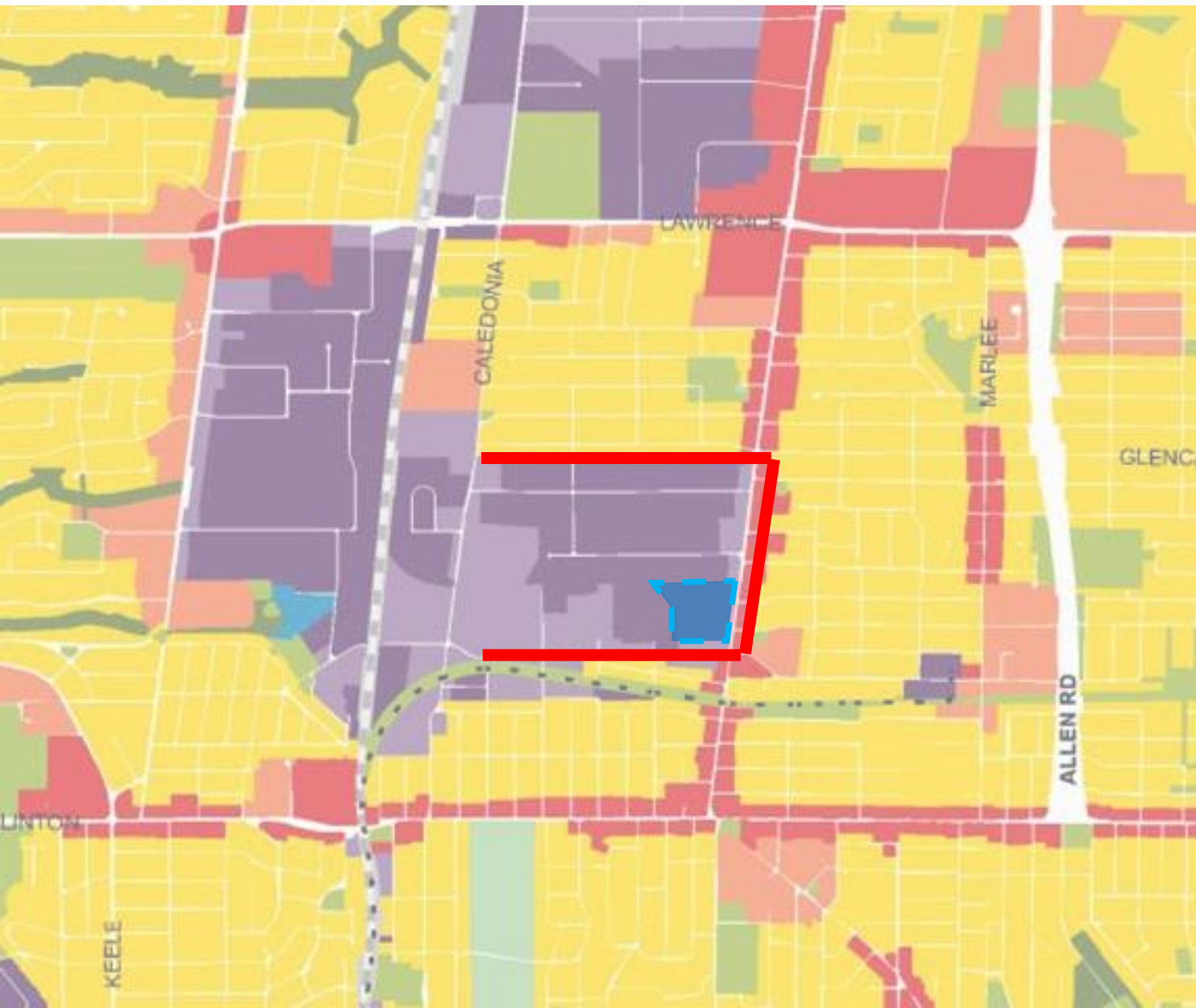
Proposed Structure Plan



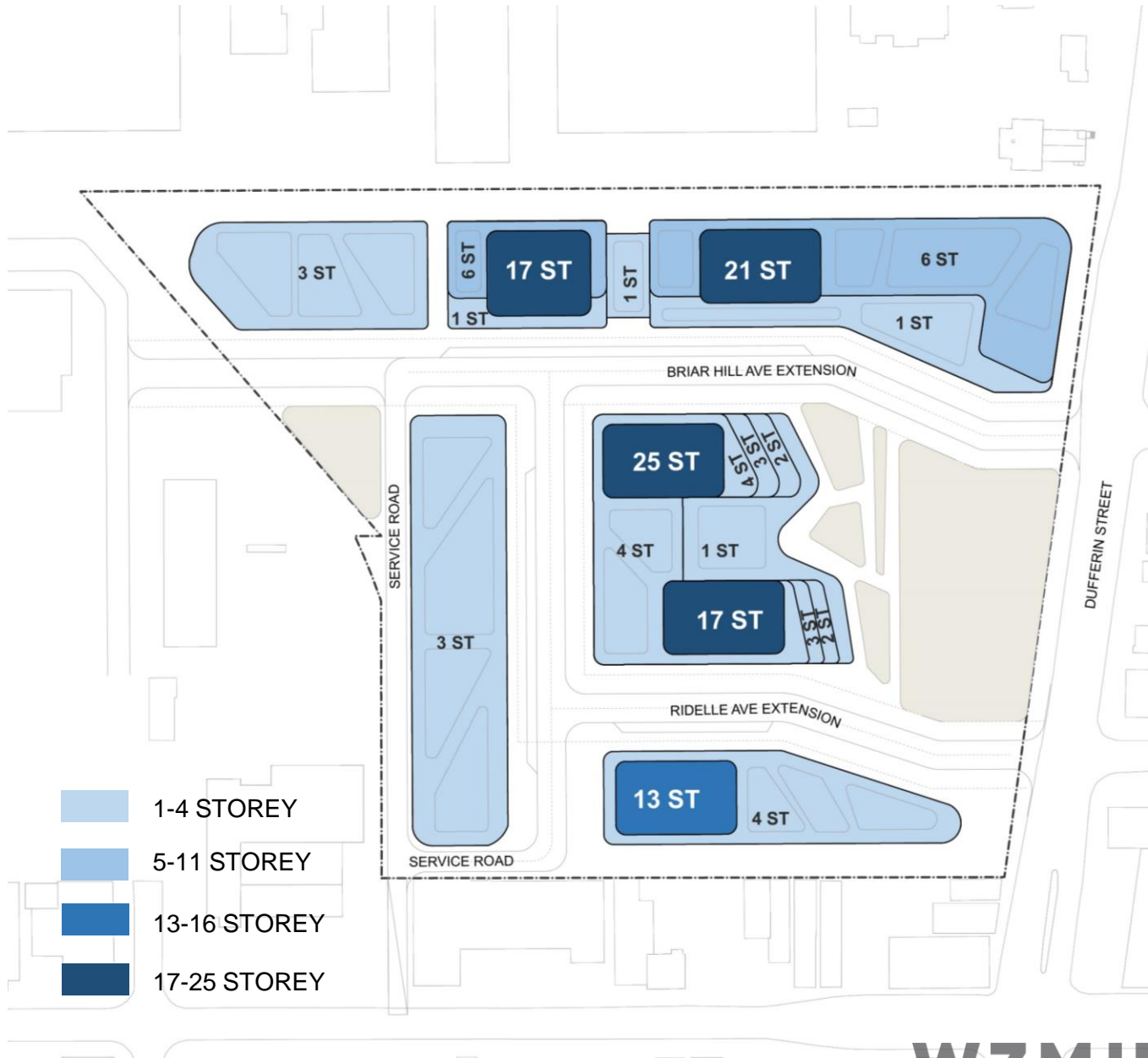
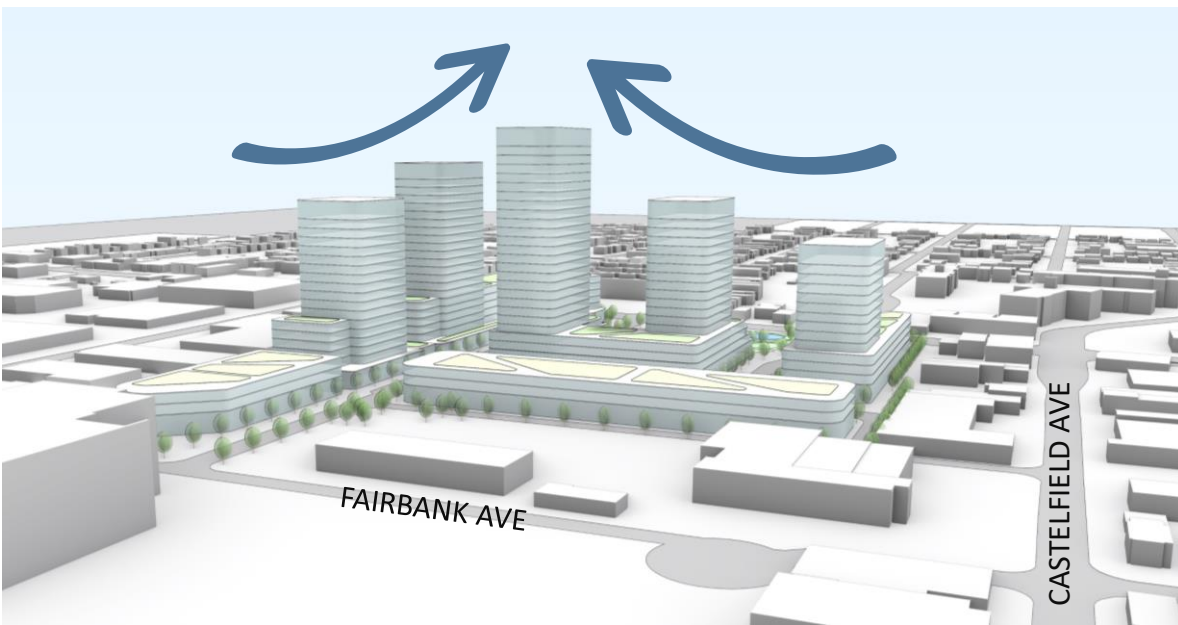
Proposed Masterplan



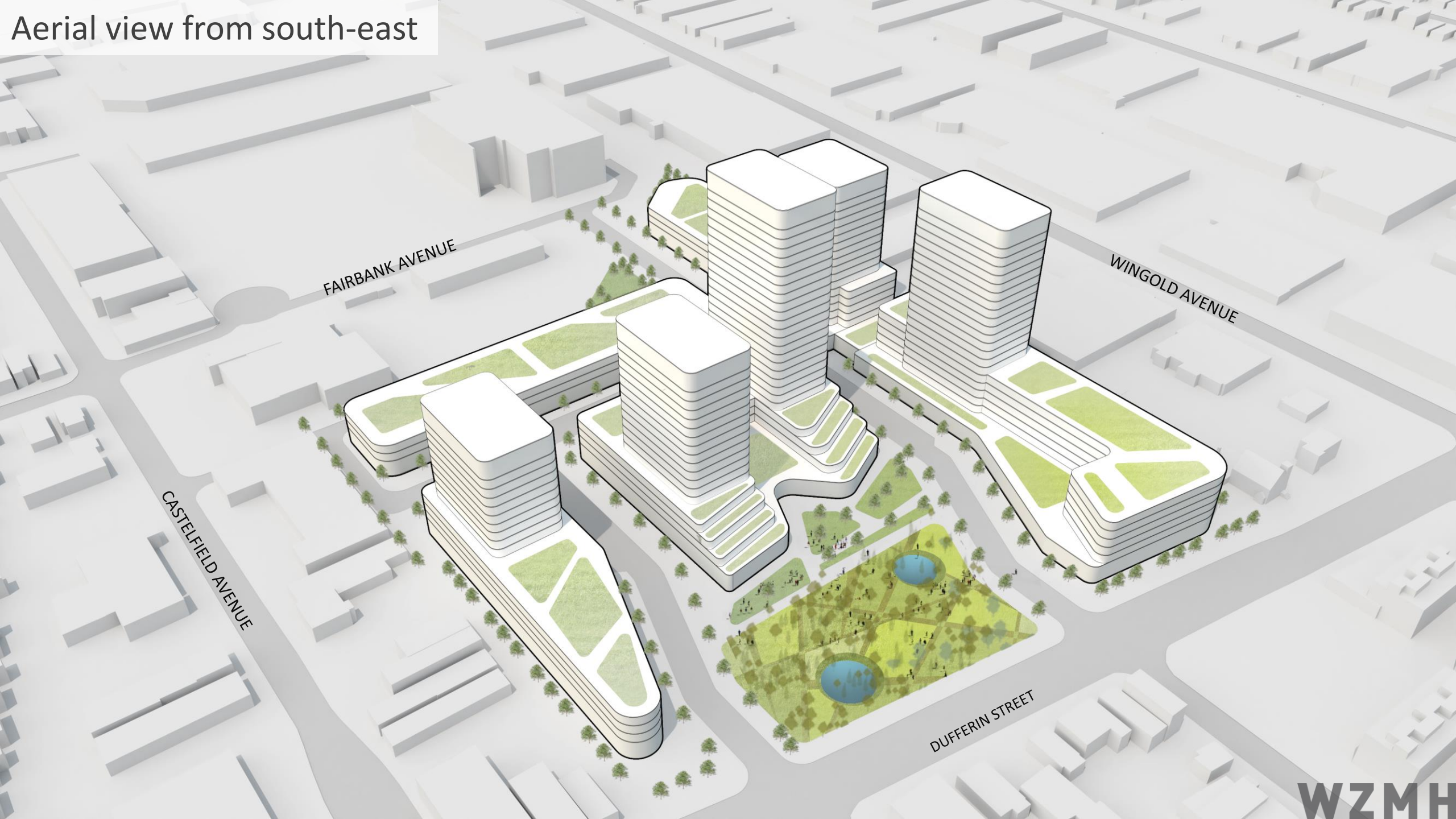
Angular Planes



Height Bands



Aerial view from south-east





Aerial view looking west

FAIRBANK AVENUE

CASTELFIELD AVENUE

WINGOLD AVENUE

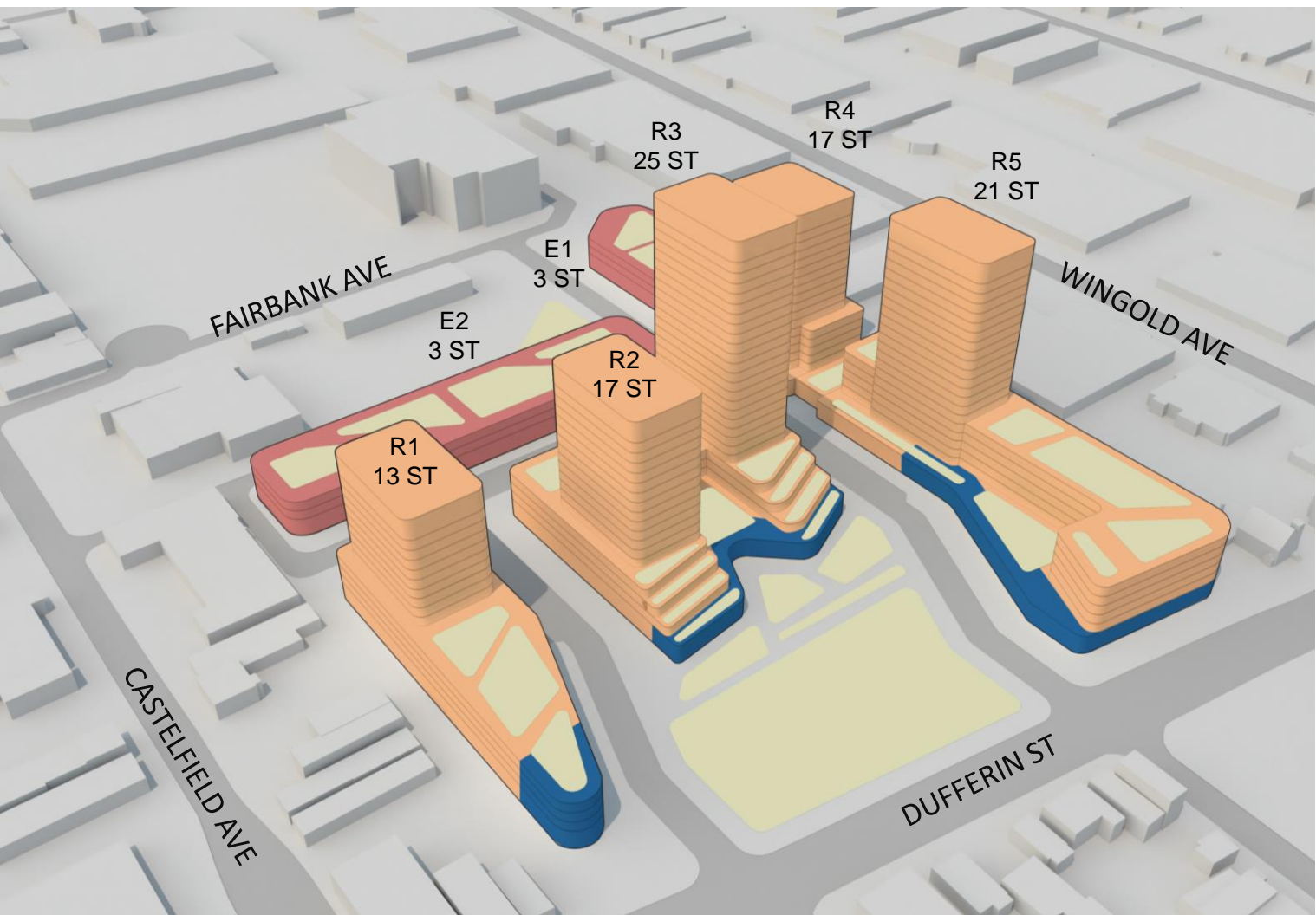
DUFFERIN STREET

WZMH

Mid-level view looking west



Proposed uses



PRELIMINARY PROJECT STATISTICS

Residential GFA	99,601 sm
Retail GFA	2,421 sm
Total Mixed Use GFA (Residential + Retail)	102,022 sm
Employment GFA	17,396.4 sm
Total GFA (Mixed Use + Employment)	119,419 sm

Gross Site Area	46,362 sm
Public Road Area	8,056 sm
Net Site Area (w/o Public Road)	38,306 sm
Park Area	3,322 sm
Gross Site Area (w/o Park)	43,040 sm

Parkland Percentage	8.67%
Density	2.6

- RESIDENTIAL
- RETAIL
- EMPLOYMENT



Mid-level view looking west



