SAFETY
- No community policing station
- Need police presence.

USES
- Mix of evening + daytime uses
- Encourage evening performance space

SIZES
- Recognize need for larger grocery
- Provision for artistic studio spaces (keep some older buildings)
- Support mixed use densities — residential

STREETSCAPE
- Consider see lines
- Weather protection
  - Sunny arcades
  - Trees
  - } Support shopping ambiance
- Pedestrian safety

MATERIALS
- Brick
- Preservations of heritage
- Visual mix of time periods
- Contemporary w/quality

SPACES
- Village → create pockets of discovery
- Walkable neighborhood

TRANSIT
- Support trak car
- Allow parking exemption for small sites.

Redevelopment + Potential
- allow an office community
- allow personal services
- keep grocery

Elevate

Trak Car
- create something unique - modern

Longer light to cross @ Highway

Point where trak car

Rezone to C3A

Main

Rezone to C3A in order to get design guidelines

Potential Dev. Site

Self Contained Village
Nature in the City
Cultural Uses
Bldg Materials
Architectural Vocabulary
- mix of styles
- juxtaposition
Commercial
Mt Pleasant Core
KINGSWAY
landmark bldg
landmark tower(s)
permeable surfaces.
extend up to 10th Watson
11th Ave
GREENED PUBLIC REALM
Keep diverse population
- arrival at top of hill
view N
orientation
bandshell
Lions
PED LINKS
- weather protection
- benches
- trees
- crosswalks
Shopping amenities
- wrap retail
- green bldgs
- contiguous/native
- landscaping
- transit support
- slow traffic down
heritage hall
GUELPH ST
ONTARIO ST
16TH AVE

Town Shopping Area