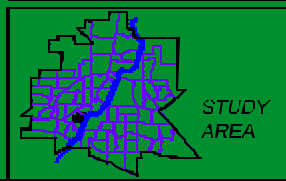
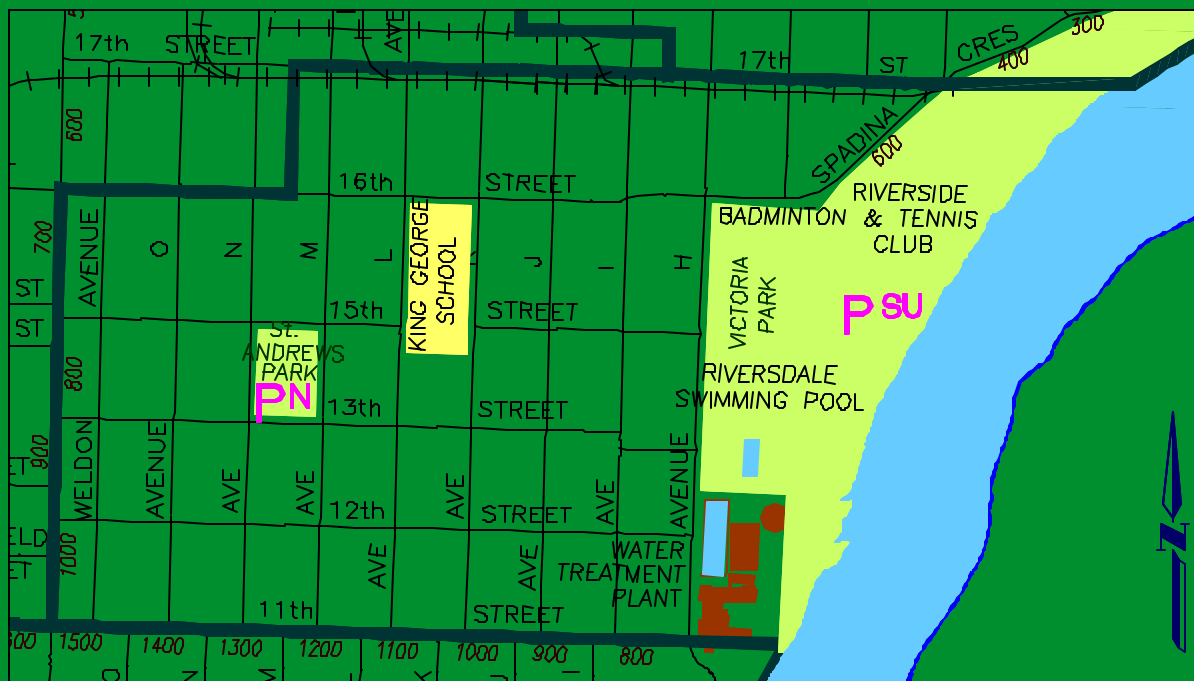


King George Local Area Plan

**Community Services Department
City Planning Branch**

KING GEORGE LOCAL AREA PLAN KING GEORGE NEIGHBOURHOOD STUDY AREA



COMMUNITY SERVICES—CITY PLANNING
 Research and Information Resource Centre
 W:\PLANNING\GETTECH\local area plan\King George\
 KING GEORGE STUDY AREA.dwg
 DRAWING NOT TO BE SCALED
 APRIL 2001

NOTE: This map may not be reproduced without the expressed written permission of Community Services — Research and Information Resource Centre.

The Community Values...

- Φ A diverse and affordable housing stock;**
- Φ A multigeneration and intercultural community;**
- Φ Low levels of crime;**
- Φ Land development that respects and enhances the unique character of King George; and,**
- Φ A strong sense of community spirit.**

King George Today

- Φ **31% increase in the no. of children age 0-10;**
- Φ **45% two-parent families, 16% one-parent & 33% single person;**
- Φ **50% of population in sales & services or trade & transportation;**
- Φ **69% housing built 1921-1960;**
- Φ **71% OUD, 22% TUD & 7% MUD;**
- Φ **\$60,500 average housing price in 2000;**
- Φ **63% owner-occupancy rate** (Source: Statistics Canada Data 1996).

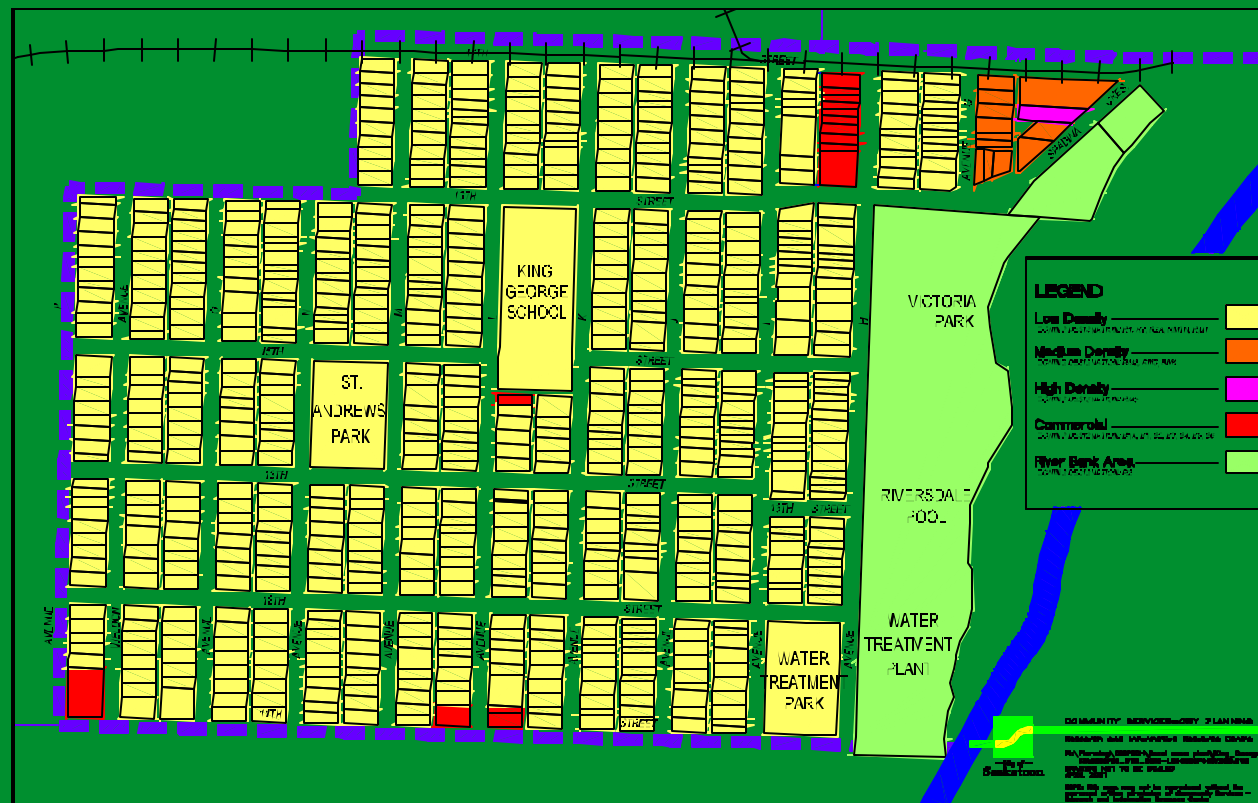
Administrative Input

- ◆ **Development Services**
- ◆ **Building Standards**
- ◆ **Environmental Compliance**
- ◆ **Community Development**
- ◆ **Fire and Protective Services**
- ◆ **Parks Branch**
- ◆ **City Planning**
- ◆ **Urban Design**
- ◆ **Public Works**
- ◆ **Traffic Management**
- ◆ **Police Services**

KING GEORGE LOCAL AREA PLAN

Proposed Land Use Policy Map

NEIGHBOURHOOD BOUNDARY



Summary of Residential Land Use Recommendations

- Φ **Review infill regulations;**
- Φ **Feasibility of voluntary design guidelines;**
- Φ **Monitor housing conditions;**
- Φ **Use mediation for property maintenance issues;**
- Φ **Implement Trash Tips program.**



Summary of Parks and Open Space Recommendations

- Φ That City Council support in principal the purchase of the 17th Street ROW.
 - ROW is 1.3 ha (3.1 acres);
 - 0.91 ha (2.25 acres) of existing park space;
 - deficient 2.21 ha (5.45 acres) of parks space;
 - administration has ranked as No. 8 priority;
 - land is owned by CNR and is for sale;
 - administration looking at funding options.

17th Street ROW



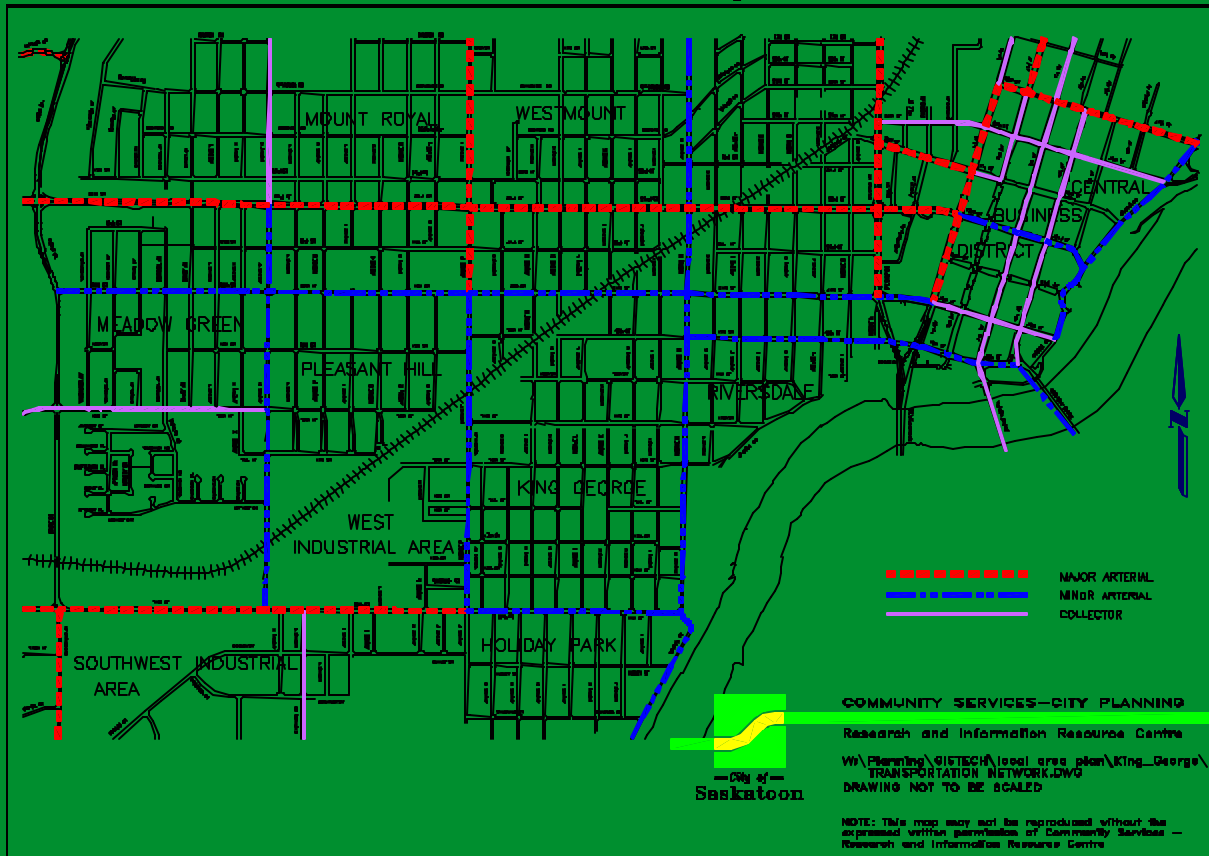
Summary of Safety Recommendations

- Φ **That City Planning and Community Development work with the community to conduct a Safety Audit using the principles of CPTED.**
- Φ **That City Planning, Community Development and Police Services work with the community to identify, prioritize and address specific and potential safety concerns that arise from the audit.**

Summary of Transportation Recommendations

- Φ Review vehicle speeds and volumes at Ave. H and Ave. P south, 11th St. and 17th St.;
- Φ Identify projected changes in traffic flow if Spadina Cres. West is extended;
- Φ Review intersection at Ave. H and 16th St.;
- Φ Examine potential for community entry point signs;
- Φ Review pedestrian crossings near school and commercial area at Avenue H and 15th and Avenue K at 16th St.

KING GEORGE LAP - Transportation Network



Traffic on Avenue P



Last Steps

- ◆ MPC
- ◆ Advertising
- ◆ Public hearing

