1 Introduction

In Fall/Winter 2019, TAS and PROCESS spoke with approximately 30 tenants, community members and neighbours about their experiences with and perspectives on the future of 888 Dupont Street. This graphic represents a snapshot of the feedback organized to illustrate where a diversity of users' needs, experiences and perspectives align and where they diverge. This helps to ensure that diverse interests are considered when identifying design and programming opportunities and refinements.

How to use this graphic

10 TENANTS · 8 NEIGHBOURS · 12 COMMUNITY MEMBERS

How we identified users: We asked participants to select a user category that best describes them (tenant, neighbour or community member), illustrated above.

Colour band: The colours around the comment circle represent the volume of user category responses.

Size of circle: The larger the circle, the more times that comment was received.

Positive to Negative scale: Feedback on *2 Current Experiences* is organized from positive (comments at the top and in green) to negative (comments at the bottom and in red).

BUILDING RELATED · AREA RELATED

Building and Area Related Opportunities: The opportunities are categorized by building related and area related.

888 Dupont Street

Community Feedback

TAS Shaping Beautiful Cities · process

2 Current Experiences

Questions asked:
How do you currently experience this space?
What are your experiences moving on the street?
What kind of public/community spaces do you use?
What do you think about the current building?

The feedback on experiences and perspectives is organized from positive (comments at the top) to negative (comments at the bottom).

888 Dupont is iconic and curious

People mentioned they appreciate the aesthetic feel - industrial - green with large windows.

"I like seeing what is being created through the windows." - Community Member

The building and area is home to local makers, artists, and creatives
This includes tattooists, artists, graphic designers, woodworkers, etc. The building is seen as a great place to work due to good heights, access to light and raw spaces and affordable rent.

"How can we preserve the culture, authenticity and accessibility?" - Community Member

"888 Dupont is a gateway to what's happening on Geary Ave., an anchor to the whole area." - Neighbour

The building is a gateway to Geary and Dupont
The building is seen as a landmark, a transition to a new neighbourhood/area.

The building is affordable
In a city with skyrocketing rents, this space remains affordable for artists, makers and creatives.

I like the building. It's iconic. But I have no issue with change." - Neighbour

"Although it can be considered an eyesore, it brings joy to current tenants, local folks & broader Torontonians - it is an iconic place." - Tenant

Tenants visit 888 Dupont daily using different modes of transit
This includes walking, biking, taking transit or driving.

The northeast corner is unpleasant and unsafe

for pedestrians, cyclists and drivers, due to: narrow sidewalks, lack of setbacks, curve in the intersection, which causes poor visibility, and a lack of cycling infrastructure.

Greenspace at the Northwest corner is appreciated but underused

There are limited places to eat and drink in the area

There is a lack of kids programming in the area

"Dupont blows here." - Community Memeber

The current building is scary and an eyesore

"It is difficult to show artists working process to the public." - Tenant

The building is inaccessible and lacks a sense of community
It is difficult for people of differing abilities to use the site. It is also not open to the public.

"There is not a community culture in the building. There are no places to sit and hang out. There would need to be time-specific events, more community spaces with lounges and couches (an area where you walk by and see people)." - Tenant

3 Opportunities

Questions asked:
How do you envision the future of this space?
How we can develop 888 Dupont in the most community-minded way?
How could public access be responsive to a current local community need/gap ?
What are the top public space improvements needed along Dupont and the neighbourhood?

Create prominent views
The height allows for interesting views of the city. Few mentioned the need to protect lowrise neighbours from overlook.

Promote thoughtful and good design

Ideas include replicating an industrial feel, maintaining the green facade, and considering large unit sizes.

"I'm secretly wishing for the facade to be preserved." - Neighbour

"I love the green colour. I'm happy it's being incorporated." - Neighbour

"I'm into the industrial vibe as a jumping off point and inspiration." - Neighbour

"I love the design but it could have a more industrial feel." - Community Member

Additional height is appropriate
If it can accompany affordable housing and other public assets.

Incorporate accessible arts, cultural and community programming

that attracts a diversity of people. This could include cafes, markets, galleries, kids programming, affordable and bookable space, artist studios, adult and seniors programs, pop-up restaurants, coworking space.

"If a gallery space is being considered, it should incorporate opportunities for programming – a space where one could do workshops or set up a film screening or where bands could play. There should be flexibility in the space." - Tenant

"To ensure live/work units work and are done right, there are some main aspects to consider:
o Good light
o Decent heights
o Affordability
o Can be quite raw – It is worth saving the money. Artists would prefer it to be raw. The money that is saved could then be given to arts organizations." - Tenant

"Keep people. It creates continuity." - Tenant

"The culture of Dupont Street is inclusive and open... How can we preserve that?" - Community Member

"Incorporate all aspects of artists' process in one ecosystem. Ihey live here, make here, educate here, and sell here." - Tenant

"Could amenity spaces within condos be more public? Open for public booking at reasonable rates?" - Community Member

Include affordable housing as part of the development

"We want this to be shockingly cheap. Is it possible to consider co-living spaces?" - Tenant

"The program and architecture look amazing, but how will this building actually be accessible?" - Community Member

Ensure access to privately owned public spaces
(green spaces on roof, viewing platform and in building).

"The concept of blurring of the public and private spaces within the building is positive, progressive and exciting." - Tenant

Ensure accessible and inclusive design

Ideas shared include accessibility for those with physical and visual needs, gender neutral washrooms, etc.

"In the arts, we are woke and care. If developers fail to care (i.e. if washrooms aren't gender neutral, we will think less of them." - Tenant

Prioritize green infrastructure and sustainable design
Ideas included: green roofs, sustainable materials, HVAC system, carbon-neutral, urban agriculture etc.

Promote accessible and active transportation and parking

including bus routes/stops and bike lanes. Ensure parking and loading for live/work units and shoppers.

"We need more bike locks, and cycling infrastructure (bike lanes)" - Neighbour

Enhance nearby public spaces

by animating the street and making it more walkable, with a focus on people.

"We need more places to sit and reasons to linger on Dupont." - Neighbour

"Dupont needs help animating itself into a walkable street for exploration." - Neighbour

Avoid negative impacts on nearby businesses

"I'm concerned about the impact on existing businesses." - Neighbour

Animate the underpass
at Ossington and Dupont to better connect with Geary and improve safety, with murals and lighting. Some feared the displacement of street-involved people from the area who frequent the underpass.

"This part of the rail corridor is a place where homeless people live. A lot of people will be displaced." - Tenant

"I think the underpass is scary but should or could actually be interesting." - Community Member