

The Hughey study area is bounded by Bathurst Street on the west, Prince Arthur Avenue on the south, Verdi Road on the east and the valley and conservation lands of the East Humber River on the north and east. The entire area except for the most northerly sector has been laid out with registered plans which are a grid of east west and north south streets and this consideration is critical to our report recommendations for the future infill of the undeveloped portions of this area.

The study area is roughly divided into 2 sectors, developed and developing, and as yet primarily undeveloped. The divide is marked by Merton Street formerly known as Rideau Street.

Responding to a request from the Region, the municipality is proposing to close alternate east west streets to the north of Puccini: these are Prince Arthur Drive, Laurier Avenue, and Lower Avenue. (see diagram at left)

North of Lowther Avenue are two major proposals which cover the balance of the study area to the north: a proposal for 40 condominium town housing units on the lands fronting on Bathurst Street and for 60 single family units on the balance of the northerly lands. While these 2 proposals are adjacent, there is no connection proposed to link them in any way and this snidly considers this an important deficit to be addressed. (see diagram at right)

