

# Kingston Road Revitalization Study

## Phase 1 Report: Study Area Profile





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1954 Air Photo

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# Executive Summary

Kingston Road in the Birch Cliff Community extends about 3 kilometres from Victoria Park Avenue in the west to east of Birchmount Road. Kingston Road exhibits characteristics of a traditional ‘main street’ but lacks the vibrancy of more successful ‘main streets’. There are commercial vacancies, a number of stores have been converted to apartments, many buildings are in need of repair, and car repair and sales establishments occupy key sites along the street. In 2005 Council initiated a revitalization study to promote reinvestment along Kingston Road in Birch Cliff.

### Study Area

The focus of the study is on the properties that front along the north and south sides of Kingston Road. The larger study area includes the residential neighbourhoods to the north and south of Kingston Road that make up the Birch Cliff community.

### Study Components

The study will provide a strategy for the revitalization of Kingston Road in the context of the policies and directions of the Official Plan. The study includes three phases, a study area profile, a vision for Kingston Road and an implementation strategy.

The study area profile includes the review and analysis of existing conditions on Kingston Road and in the larger study area; the existing land uses, housing, population, environment, economic conditions, roads and transit, and community services and facilities.

### Community Advisory Committee

The Study is being conducted with the assistance of an Advisory Committee that includes local community representatives, residents, business owners and operators, and the ward councillor. As representatives of the larger community, the Advisory Committee assists in identifying community needs, the issues of importance for the community, opportunities and challenges for revitalization and provides overall guidance for the study.

### Emerging Directions

Emerging principles have been prepared based on the community input and information from initial investigations of the study area. These principles will inform later phases of the study and include:

- **Community Identity**  
Investigate ways to strengthen Birch Cliff’s identity as a lakeside community.

- **Unique Challenges**

There are areas along Kingston Road with unique challenges that require individual solutions – ‘one size does not fit all’.

- **Key Sites & Nodes**

Identify key sites & nodes where new development, infill or intensification is appropriate to strengthen the urban character.

- **Compatible Development**

New development should be compatible and fit with the neighbourhoods to the north and south of Kingston Road.

- **Heritage Preservation**

Existing heritage structures should be retained and new development should reflect the historic character where appropriate.

- **Cultural Opportunities**

Investigate ways to promote and enhance the cultural opportunities in the community.

- **Fill the Gaps**

Focus on strategic locations and sites to ‘fill in the gaps’ rather than large scale redevelopment of the street.

- **Larger Sites**

Where larger site redevelopment opportunities exist a comprehensive framework to guide change should be developed.

- **Street Edge**

Bring new buildings close to the street edge, to strengthen the main street character, but ensure there are opportunities for pedestrians and landscaping.

- **Streetscape Improvements**

Explore opportunities through streetscape improvements to develop a consistent and unifying ‘image’ along the street.

- **Sustainable Development**

Sustainable ‘green’ development principles should be promoted and reflected in new development.

- **Excellence in Design**

High quality design should be promoted on all sites.

- **Public & Private Investment**

Explore opportunities for public and private investment as a catalyst for change.

- **Connections**  
Explore opportunities to enhance connections between activity centres along the street and within the community.
- **Parking**  
Investigate opportunities for more parking within the area.
- **Improved Transit**  
Improvements to transit service along Kingston Road are needed.

meetings will be held to ensure that the broader community has input into this Phase of the study.

## Next Steps

The Study Area Profile will inform the work in later phases of the study. Phase 2 of the study process is the development of a vision for Kingston Road. Building on the Phase 1 work, the emerging principles will be further defined and expanded, key sites and areas will be identified where redevelopment or reinvestment should be promoted and approaches and actions that can be employed to promote revitalization will be identified. A design charette will be conducted where issues such as height, building mass and scale, setbacks, site layout, parking and streetscape design will be explored. Phase 2 of the study will be conducted in consultation with the Advisory Committee and community