



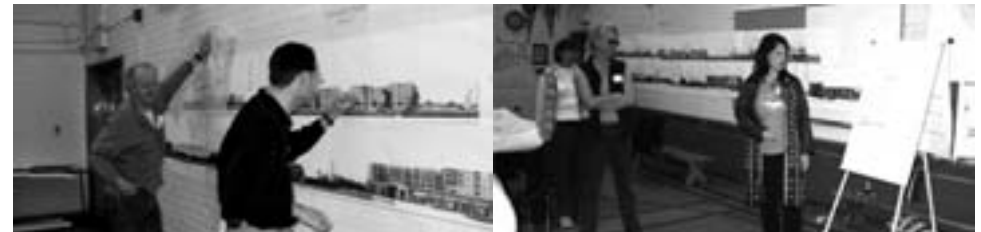
Kingston Road Revitalization Study Design Charrette

April 28, 2007



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Kingston Road Revitalization Study Design Charrette

April 28, 2007

Charrette Overview

On April 28, 2007 City staff, the advisory committee and members of the public participated in a full day Design Charrette. The charrette had 50 participants and brought together diverse interests in a focussed and collaborative exercise to explore and discuss ideas on how to rejuvenate Kingston Road, and develop a vision for Kingston Road. The charrette included presentations by City staff on the policy framework for Kingston Road and the findings of the Phase 1 background work and opportunities and constraints within the study area. This was followed by a presentation and discussion on urban design, and the elements of successful main streets.

Participants were then separated into five teams. Each team was provided with two assignments. Through a series of focussed questions, issues such as land use, building height, streetscape character, transit, parking, pedestrian connections and community identity were explored and discussed. Each team developed a master plan with their vision for Kingston Road and an area plan for a portion of the street. The area plans examined sites along the street in more detail, considering site design, landscaping, and building elevations. The groups focussed on actions that would contribute to revitalizing Kingston Road as a main street for Birch Cliff and strengthening community identity. At the conclusion of the charrette, each team presented their ideas providing an opportunity for discussions. The outcome of the charrette was incorporated into the Vision for Kingston Road. The common themes, master plans and area plans are presented below.



Charrette Team Members in Attendance on April 28, 2007

Fallingbrook		Warden	Birchcliff/Birchmount	
Red Team	Orange Team	Yellow Team	Blue Team	Green Team
Richard Arai	Tom Jestadt	Alan Yates	Greg Crompton	Peter Gale
Bevlyn Acromond	Peter Swinton	Barb Makin	Lucille Yates	Edward Wong
Gordon Moore	Glen Garwood	Alex Schmidt	Pat McArthur	Ursula Foster
Ken O’Neill	Cajetan D’Souza	Rudolph Peter	Michelle Needles	Deb Salmon
Lois Edwards	Beverley O’Connell	Hedy Korbee	Bill Patterson	Diana Thomson
	Chris Gustafsson	Krystyna Roberts	Stella Pinnock	Ellie Moore
	Joan Fadare	Bill Horst	Geoff Heck	Bruce Goldberg
	Bev Murphy	Steve Watson	George Howie	Kelly Hartshorne
	Janine Morrison	Lee Graves		Mary Kennard
City Staff:	City Staff:	City Staff:	City Staff:	City Staff:
Joe Nanos	Susan McAlpine	Xue Pei	Mihaela Marcu	John Andreevski
Robert Stephens		Ed Waltos	Frank Stirpe	Neil Melman
Councillor Brian Ashton				
Councillor Sandra Bussin				

Common Themes

Common themes about the future of Kingston Road emerged from the work of the charrette participants and these are summarized below:

Centre of Birch Cliff at Warden Avenue

Create a focal point for the Birch Cliff community centred at Warden Avenue and Kingston Road. Mixed-uses should be encouraged in this area with retail at grade. Building heights should generally be from 4 to 6 storeys with some lower scale elements and potentially taller buildings to 8 storeys with appropriate setbacks and transitions to the neighbourhood. Buildings should be located close to the street edge and public parking in lots or along laneways to the rear of buildings. Green spaces should be added to create a ‘village common’ such as open spaces on the northeast corner of Warden Avenue and Kingston Road opposite the library, and mid-block on the south side of Kingston Road. Green design standards were encouraged.

Main Street Living and Commercial Activity

Within the centres of activity there was general consensus that opportunities should be provided for mixed-use buildings with either retail at grade and apartments above or in live/work buildings. Between centres mixed-use or single-use buildings could be provided.

Built Form

There was general consensus that the existing built form character of Birch Cliff is desirable with buildings located close to the street edge and with a mix of uses. The range of building heights put forward was from 2 to 6 storeys with taller buildings at key locations and on larger sites.



The potential for 8 storeys was noted at Warden Avenue. Opportunities should be provided for intensification by adding storeys to the lower scale buildings or commercial uses on the ground floor. Views of the lake were considered an asset to attract investment and building heights on the south side of Kingston Road should be sensitive to this. Ensuring transitions to the adjacent neighbourhood were also noted with measures such as angular planes or terracing to achieve compatibility.

Gateways

Potential ‘gateways’ to Birch Cliff were identified by all of the teams. The extensive green frontage from the cenotaph to Birchmount Road was seen as an important gateway with the most opportunity for enhancement by plantings and public art installations. The southwest corner of Henley Gardens at Victoria Park Avenue and Kingston Road was another potential gateway for a public art installation and greening of the space.

Heritage

Most teams identified the preservation of historically significant buildings as an important element of the vision for Kingston Road. In order to promote this, encouraging façade improvements and providing for modest intensification were some ideas put forward. Adding streetscape elements with an historic flavour such as specially designed lighting and street furniture were noted.

Streetscape Improvements

All teams identified streetscape improvements. Encourage a pedestrian friendly streetscape by creating wide boulevards with space for tree planting, green pockets, meeting places, and commercial activity such as cafes. Encourage activity along the street, and improve safety with new pedestrian scale lighting, and additional crossings.

Block Redevelopment and Infill and Intensification

Teams identified where block redevelopment should be encouraged, where building should be maintained and where infill and intensification opportunities were apparent. As a result, there was no one-size fits all solution for the street. Sites and blocks should be examined on a more detailed basis and design guidelines prepared to address the unique attributes of each.

Transit

There was general consensus that improvements to transit along Kingston Road are needed.

Parking

All teams identified new locations for public parking and all identified the parking area between Warden & Manderley for public parking.

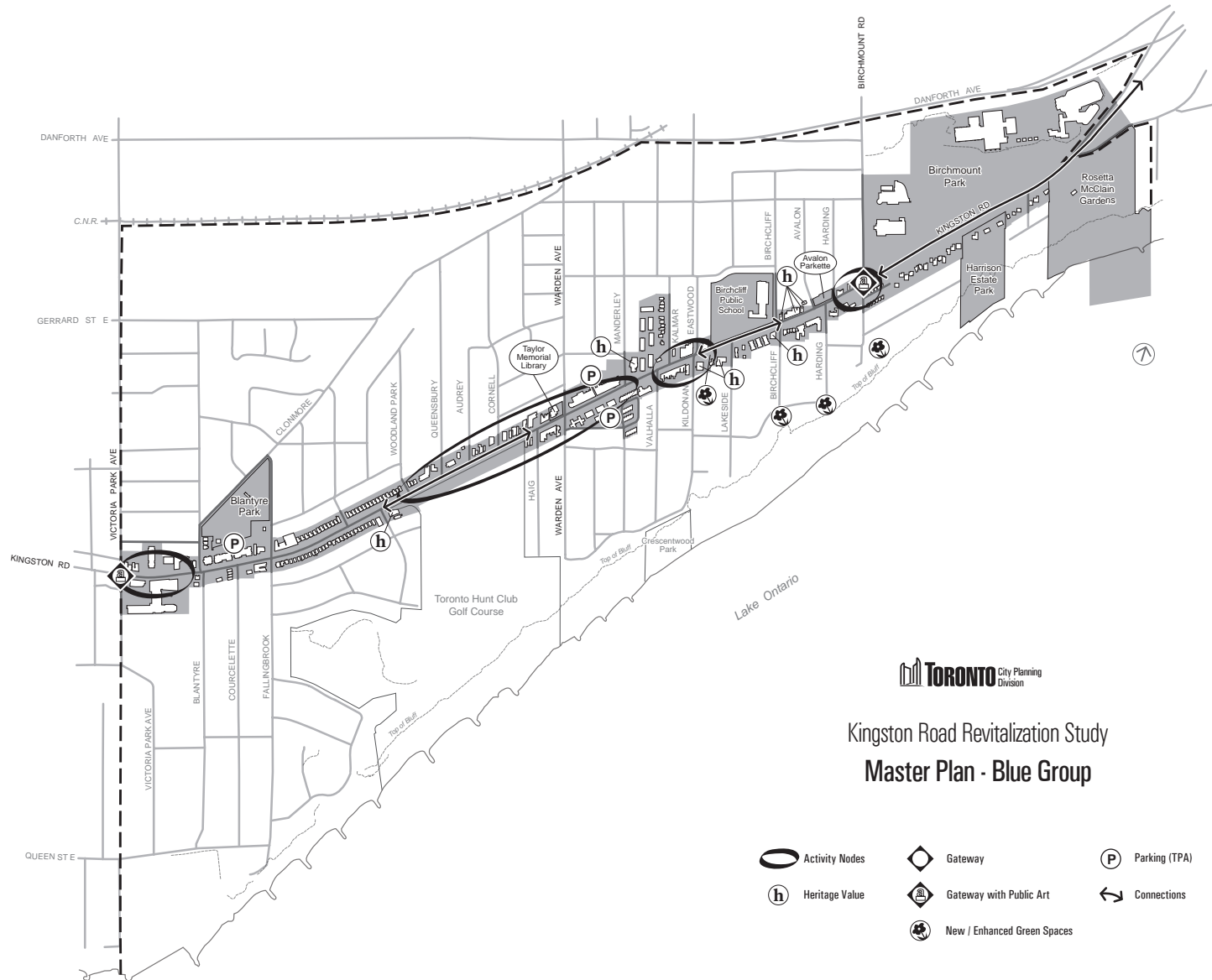
Connections

All teams suggested ways to improve connections to Kingston Road and to the lake. New and redesigned bike routes that lead to the centre at Warden & Manderley were suggested. Formalizing lookout areas along the Bluffs with pedestrian trails at the ends of streets were noted. One team put forward the idea of developing a ‘light-touch’ trail along the waterfront.



Blue Team - Master Plan

Vision: *Kingston Road is a main street that is a meeting place for the community, celebrates and maintains the historic character of Birch Cliff.*



Kingston Road Revitalization Study Master Plan - Blue Group

-  Activity Nodes
-  Gateway
-  Parking (TPA)
-  Heritage Value
-  Gateway with Public Art
-  Connections
-  New / Enhanced Green Spaces

Activities

- mixed-use - residential and commercial at grade
- 2 gateways - Birchmount and Victoria Park

Heritage Preservation

- preserve historic buildings along Kingston Road and in community

Built Form

- 3 to 4 storeys
- heritage and façade design guidelines
- green development

Streetscape

- decorative lighting and bury utilities
- green edges along street and set back fences along street at school and golf club
- add amenities ie, benches, planters, signage, banners, public art
- green median at east end

Transit, Vehicles, Bicycles and Parking

- green 'P's' at Victoria Park
- continuous streetcar/trolley service
- underground parking with development at Warden

Special Places

- focus on heritage sites at Birch Cliff & Avalon

Connections

- improve connections to lake at Birchcliff, Harding & south of Springbank

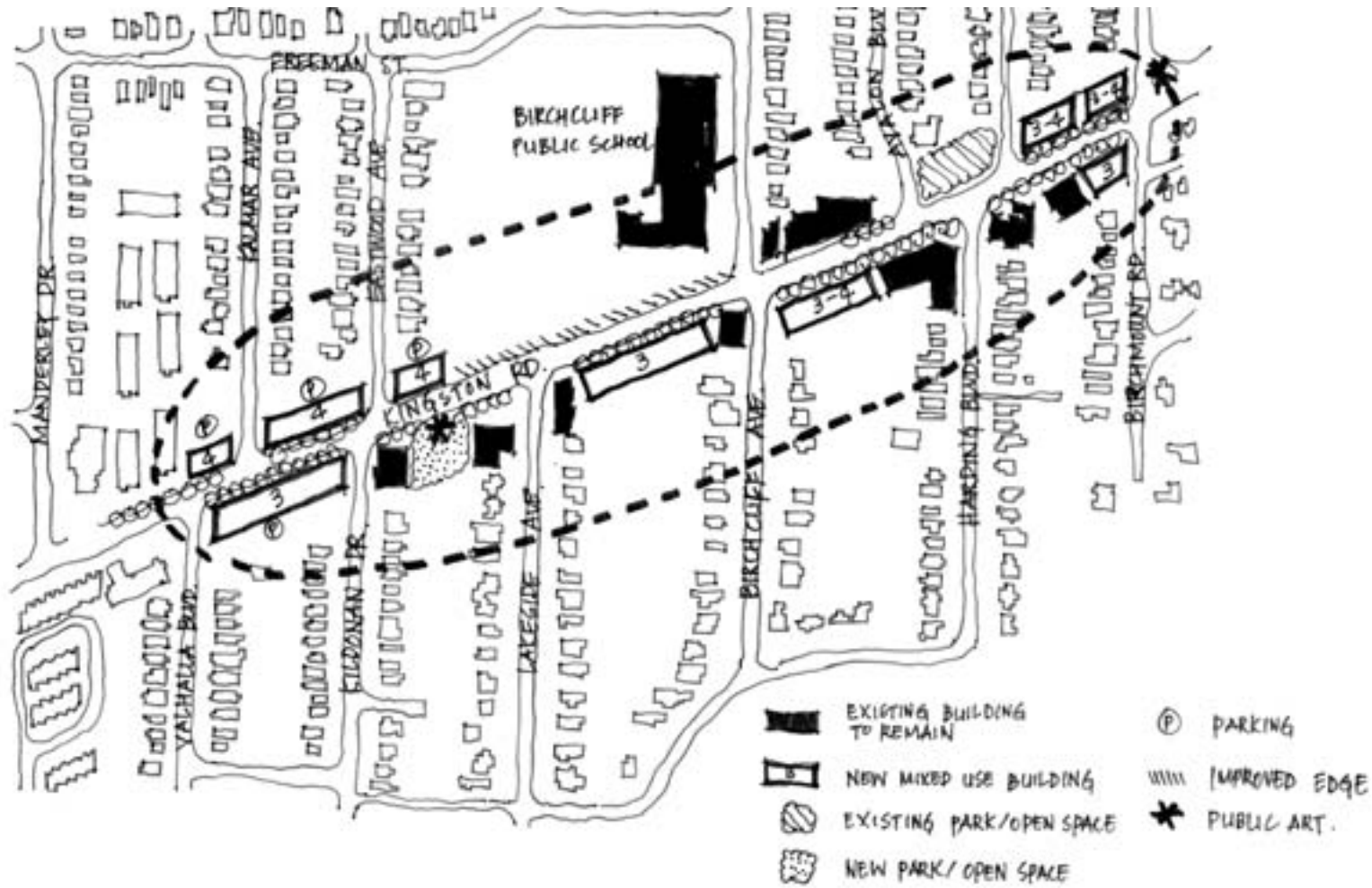
Community Identity

- flags and banners
- special street signage



Blue Team - Area Plan

Valhalla Boulevard to Birchmount Road



North Side

Kalmar to Eastwood

- 4 storey mixed-use building with parking at rear
- green boulevard

Eastwood to Birchcliff

- Improve street edge & plant trees in blvd

Harding to Birchmount

- 3 to 4 storey mixed-use buildings with parking at rear
- green boulevard
- public art on island at Birchmount

South Side

Valhalla to Kildonan

- 3 storey mixed use building with parking at rear
- green boulevard

Kildonan to Lakeside

- create a midblock parkette with public art
- green boulevard

Lakeside to Birchcliff

- 3 storey mixed use buildings
- preserve heritage buildings
- green boulevard

Birchcliff to Harding

- 3 to 4 storey mixed use buildings
- maintain co-op and Seaton House
- green boulevard

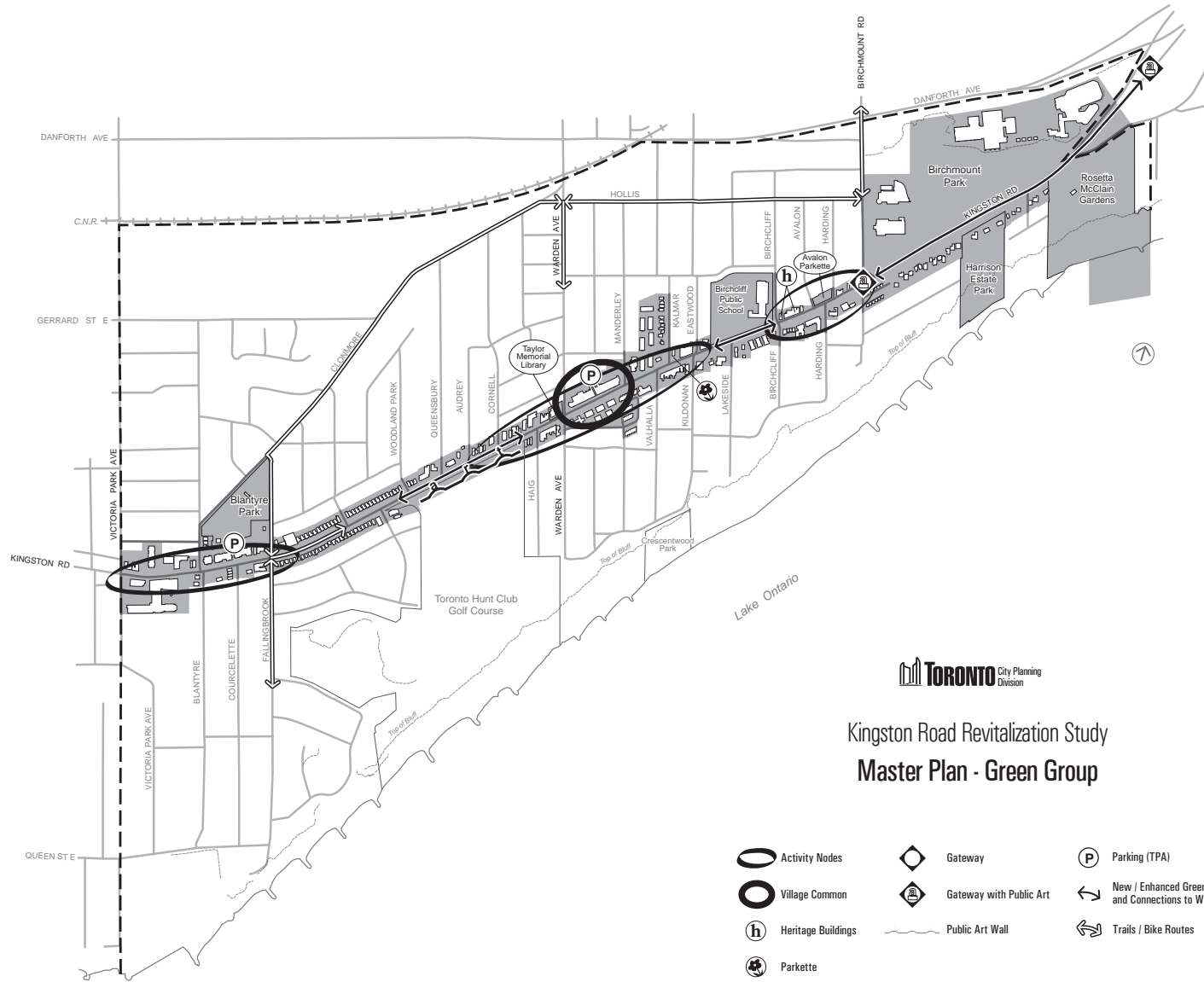
Harding to Birchmount

- maintain 2 apartment buildings
- commercial on ground floor
- 3 storey mixed use building
- green boulevard













Green Team - Master Plan

Vision: *Kingston Road is a main street that is the heart of “Birch Cliff Village by the Bluffs”.*



TORONTO City Planning Division

Kingston Road Revitalization Study Master Plan - Green Group

-  Activity Nodes
-  Village Common
-  Heritage Buildings
-  Parkette
-  Gateway
-  Gateway with Public Art
-  Public Art Wall
-  Parking (TPA)
-  New / Enhanced Green Spaces and Connections to Waterfront
-  Trails / Bike Routes

Activities

- 3 nodes - Birchmount, Fallingbrook and Warden
- ‘Village Common’ is centre at Warden and Manderley
- mixed-use - residential and commercial, plus live-work and artist studios
- retail activity to serve local community with specialty component to attract visitors
- allow for a few gas stations, but no auto repair or used car lots

Heritage Preservation

- preserve historic buildings and resources

Built Form

- 3 to 4 storeys generally with higher buildings on larger sites
- 4 to 6 to 8 storeys at ‘Village Common’ with setbacks and transitions
- environmentally sustainable features ie roof-top gardens

Streetscape

- meeting spaces with green space, cafes & benches
- focus on pedestrians and create a green street edge
- decorative lighting and banners and bury utilities
- remove billboards and introduce façade improvement

Transit, Vehicles, Bicycles and Parking

- direct bike paths to the ‘Village Common’
- green ‘P’s’ and on-street parking at ‘Village Common’
- improved transit on Kingston

Special Places

- safe and easy access to waterfront along Bluffs

Connections

- connect Birch Cliff to surrounding neighbourhoods
- identify community milestones

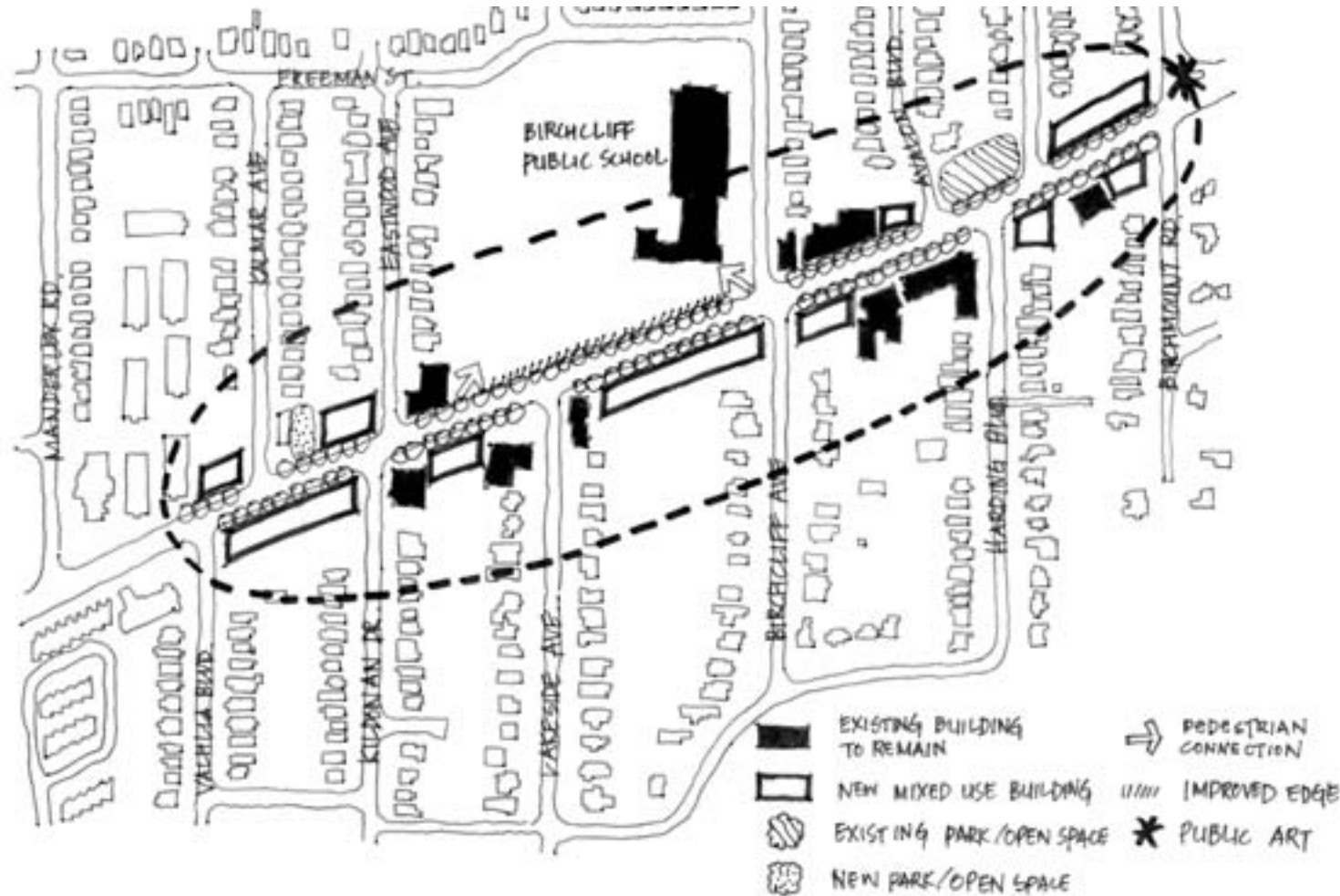
Community Identity

- Birch Cliff Village theme with signage
- public art - including art wall
- farmer’s market
- community board - information kiosk



Green Team - Area Plan

Valhalla Boulevard to Birchmount Road



North Side

Kalmar to Eastwood

- NE corner new parkette or green space
- 3 - 4 storey mixed-use development beside park

Eastwood to Birchcliff

- maintain heritage building at NE corner
- strong green edge with public art & pedestrian entry features at east & west ends
- possible Birch Cliff school expansion

Birchcliff to Avalon

- preserve heritage building (former bank)
- enhance existing and potential heritage features
- 3 - 4 storey mixed-use infill development on NW corner

Avalon to Harding

- enhance existing parkette

Harding to Birchmount

- 3 - 4 storey mixed-use development
- enhance NE corner with public art and landscaping

South Side

Valhalla to Kildonan

- 3 - 4 storey mixed-use development

Kildonan to Lakeside

- maintain Royal Canadian Legion and church
- 3 - 4 storey mixed-use building on site between Royal Canadian Legion and church

Lakeside to Birchcliff

- 2 - 6 storeys mixed-use with appropriate massing along street and transition at rear

Birchcliff to Harding

- potential development site for 3 - 4 storeys mixed-use
- S/E corner mixed-use building with social services component
- Maintain Seaton House and co-op.

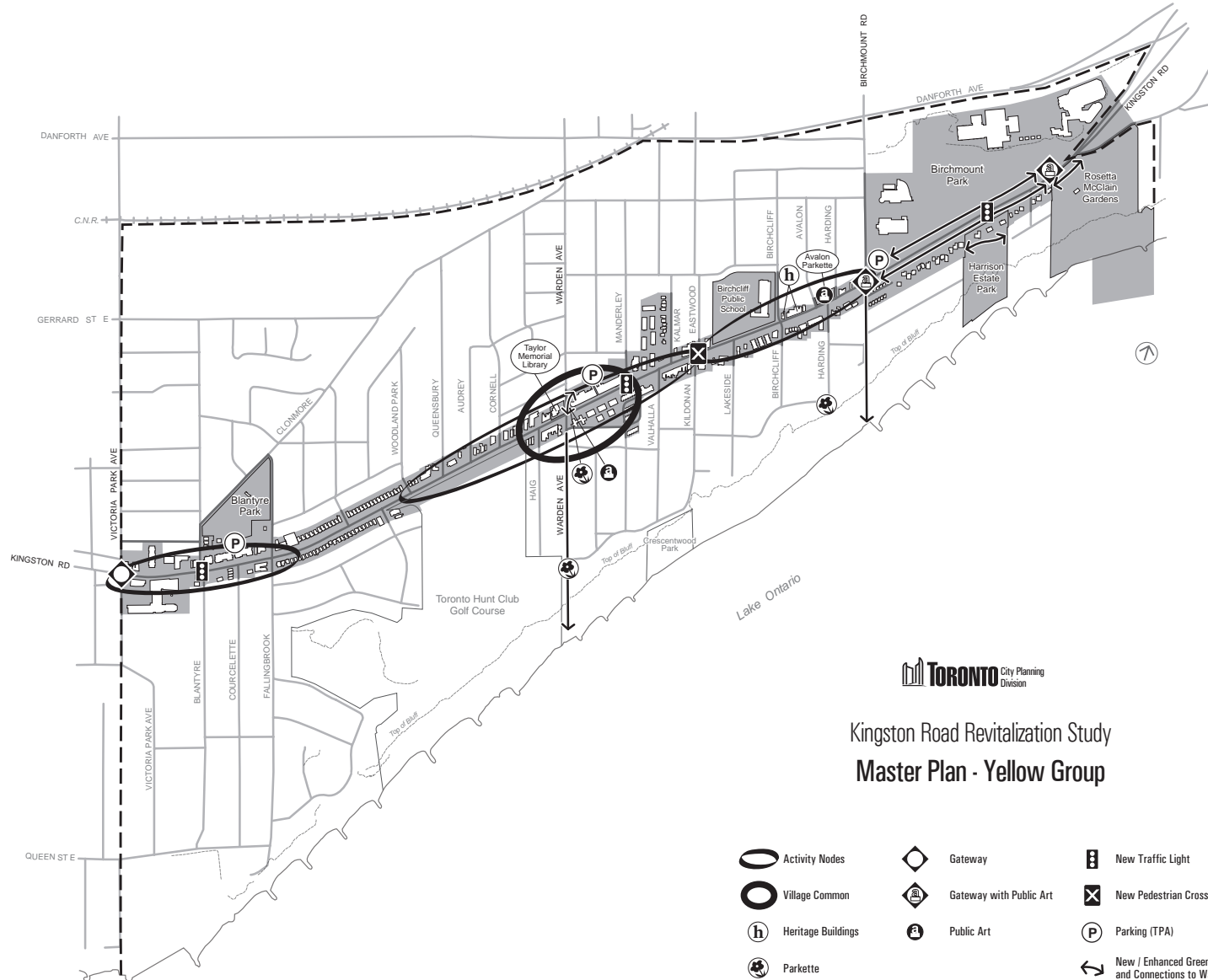
Harding to Birchmount

- mixed-use at SE corner
- maintain 1715 Kingston Road 3½ storey building
- 3 - 4 storey mixed-use building on SW corner



Yellow Team - Master Plan

Vision: *Kingston Road is a main street with a village - like atmosphere that reflects the local community and heritage of Birch Cliff.*



TORONTO City Planning Division
**Kingston Road Revitalization Study
 Master Plan - Yellow Group**

Activities

- 3 nodes - Birchmount, Victoria Park & Warden
- each node has: commercial, residential, community facilities, open spaces, trees, parking and public art
- 'Village Common' is centre at Warden and Manderley

Heritage Preservation

- preserve historic buildings

Built Form

- 3 - 4 storeys generally
- up to 6 storeys at key locations
- urban design guidelines, green development ie. green roofs
- maintain views to lake

Streetscape

- add amenities to the streetscape ie benches, plantings
- green gateways at Village Common and Victoria Park
- new park in the Village Common

Transit, Vehicles, Bicycles and Parking

- green 'P's' at Birchmount, Warden and Blantyre
- bike paths

Special Places

- enhance visibility of special places with public art, markers, plaques, signage
- green gateway at Birchmount Park

Connections

- incorporate bike routes on Kingston Road
- new street lights at Manderley and Blantyre
- crosswalk at Kildonan

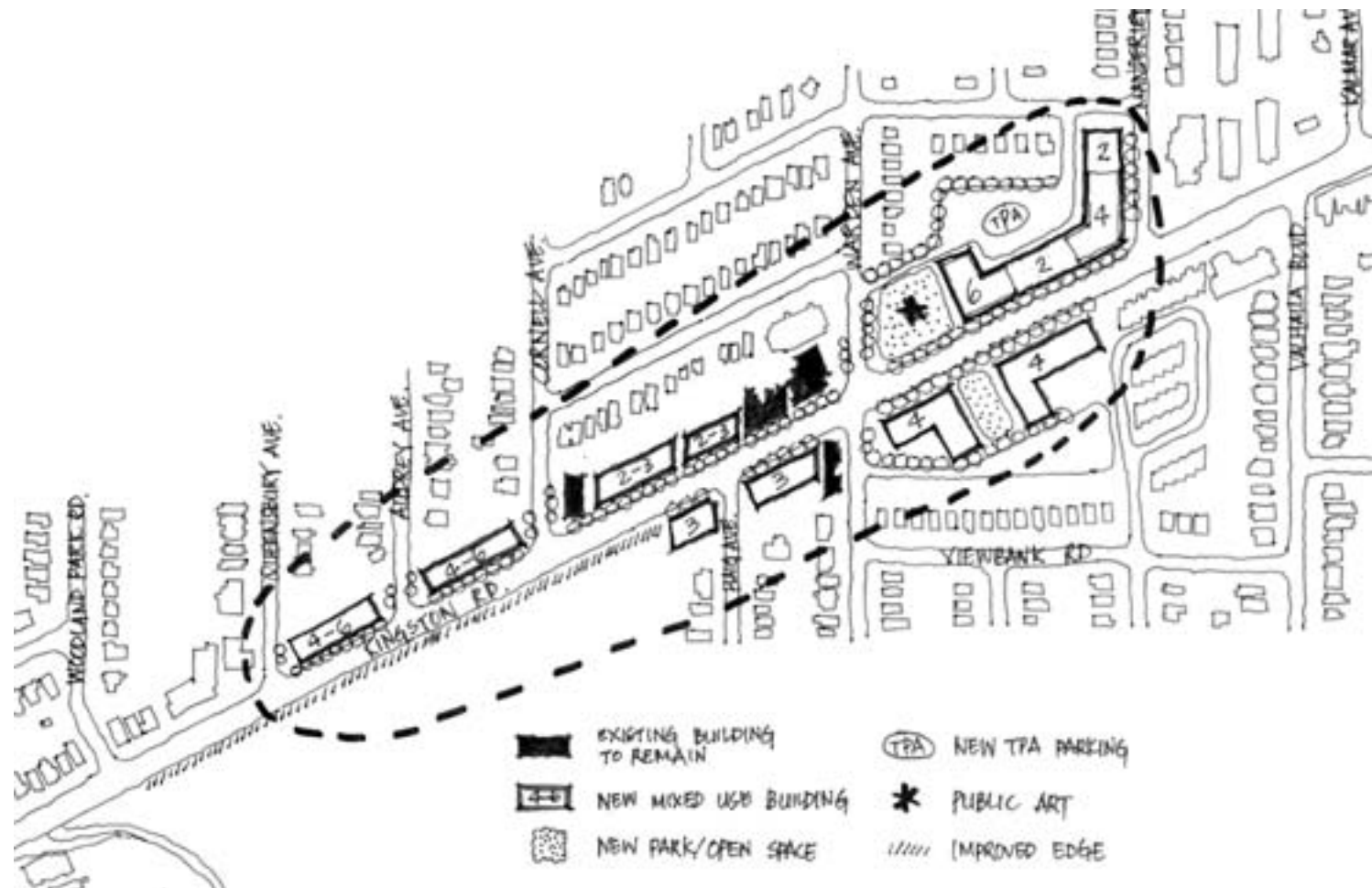
Community Identity

- build on the existing heritage resources
- special signage and slogans for Birch Cliff
- re-establish community association
- community events ie parade, spring clean up
- strategy to encourage growth in arts and culture



Yellow Team - Area Plan

Queensbury Avenue to Manderley Road



North Side

Queensbury to Cornell

- 4 - 6 storey residential or mixed use

Cornell to Warden

- maintain existing buildings at east and west ends of block
- new 2 - 3 storey mixed use buildings that maintain character of neighbourhood

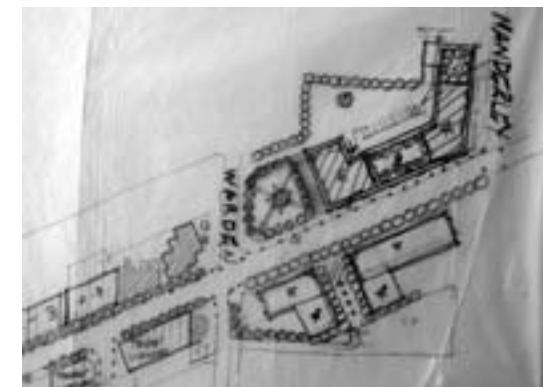
South Side

Haig to Warden

- new 3 storey mixed-use, residential or live-work townhouses
- retain existing heritage building on southwest corner of Warden and Kingston

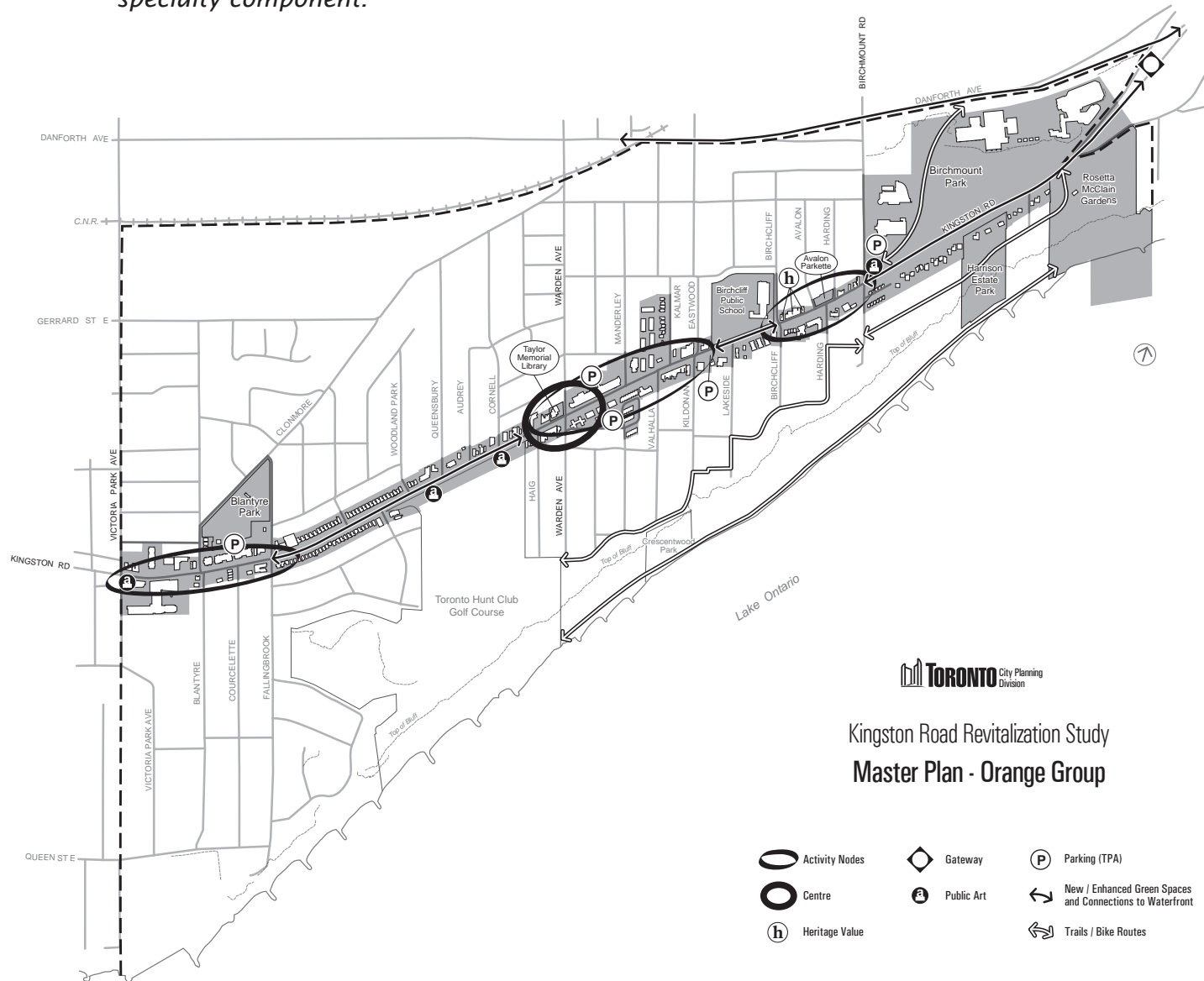
Warden to Manderley - North and South Sides

- 'Village Common' as the centre of Birch Cliff
- provide opportunity to redevelop entire block
- village green on northeast corner of Warden and Kingston Road and green space on south side of Kingston
- 4 - 6 storeys with 2 storey elements - mixed use with retail at grade
- green P parking on north side
- encourage green roofs



Orange Team - Master Plan

Vision: *Kingston Road is a main street with its centre at Warden, and nodes of mixed-use activity in buildings 3 to 5 storeys with retailing that serves the local community but also has a specialty component.*



Kingston Road Revitalization Study Master Plan - Orange Group

- Activity Nodes
- Centre
- Heritage Value
- Gateway
- Public Art
- Parking (TPA)
- New / Enhanced Green Spaces and Connections to Waterfront
- Trails / Bike Routes

Activities

- 3 nodes – Birchmount, Victoria Park and Warden
- mixed-use – residential and commercial at grade
- green gateway along Birchmount and Danforth

Heritage Preservation

- preserve historic buildings at Birchcliff

Built Form

- 3 to 5 storeys at the street edge
- taller buildings behind where sites are deep
- tallest buildings at Warden

Streetscape

- wide green boulevards with commercial 'spill out'
- new parkettes along the street
- green edges along school and golf club

Transit, Vehicles, Bicycles and Parking

- green 'P's' at Birchmount, Warden and Blantyre
- continuous transit route along Kingston
- public laneways with parking
- parking with new development

Special Places

- enhance arts activities ie. Bluffs gallery

Connections

- light touch waterfront trail
- improved connections to Blantyre Park

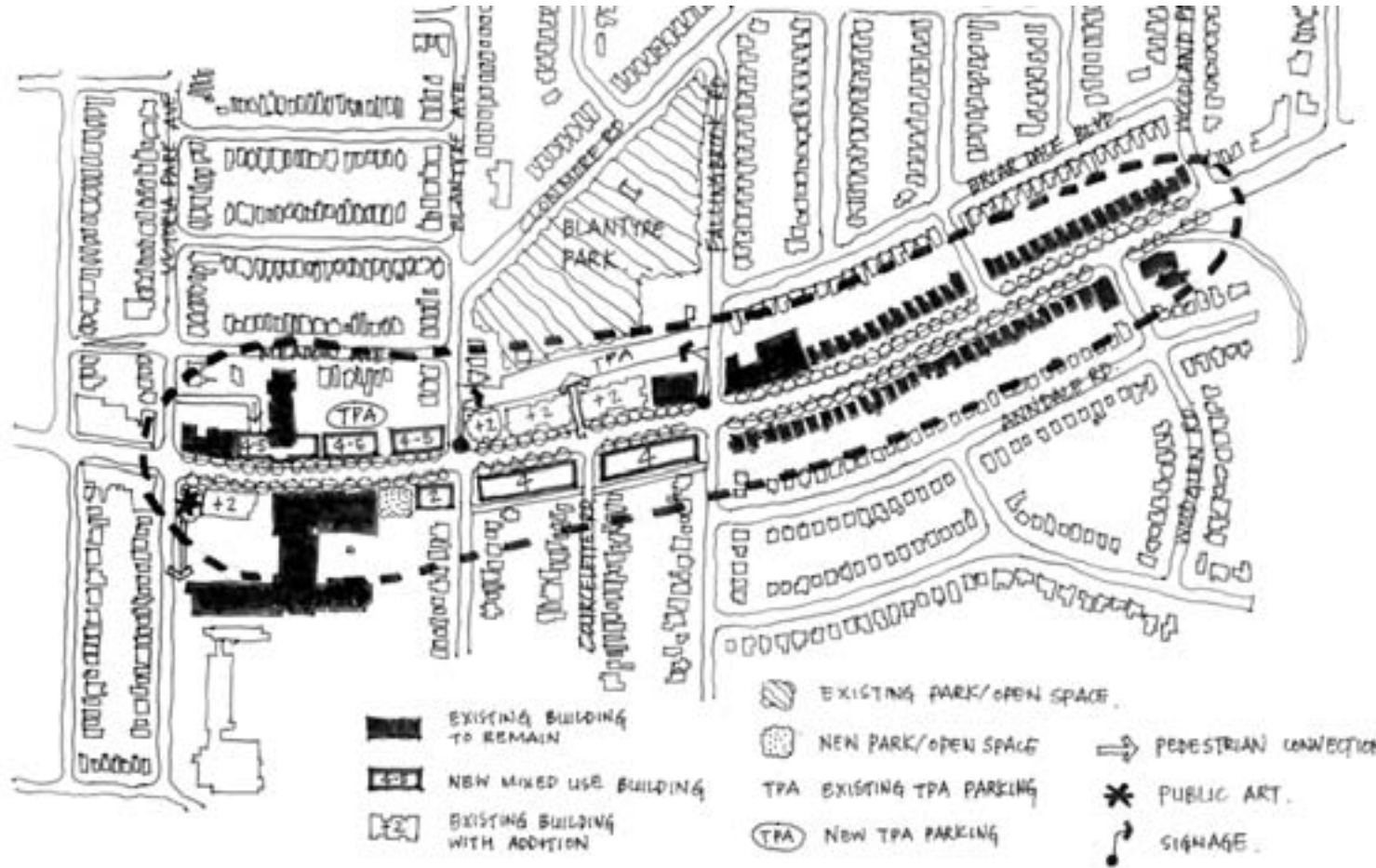
Community Identity

- street and community events related to arts and gardens
- neighbourhood maps and brochure
- Birch Cliff website



Orange Team - Area Plan

Victoria Park Avenue to Woodland Park Road



North Side

Victoria Park to Blantyre

- turn front door of apartment to Kingston and provide for retail infill
- 4 - 6 storey mixed-use buildings
- rear laneways for access and parking

Blantyre to Fallingbrook

- provide for added storey on existing apartments
- allow retail at grade in existing 4 and 5 storey apartments
- provide mid-block pedestrian connection to Blantyre Park
- redesign TPA lot to provide access and visual connections to Blantyre Park from Kingston Road
- permit 2 additional storeys on existing plaza on NE corner of Fallingbrook and Kingston

South Side

Victoria Park to Blantyre

- Improvements to Henley Gardens:
 - permit 2 additional storeys on existing street front retail
 - enhance the corner with public art and parkette
 - improve pedestrian connections to commercial at rear, remove pylon sign
 - enhance existing paved 'parkette' at east end
 - provide for restaurant in end unit beside paved parkette
- New 2 storey building with retail at grade on southwest corner of Blantyre and Kingston

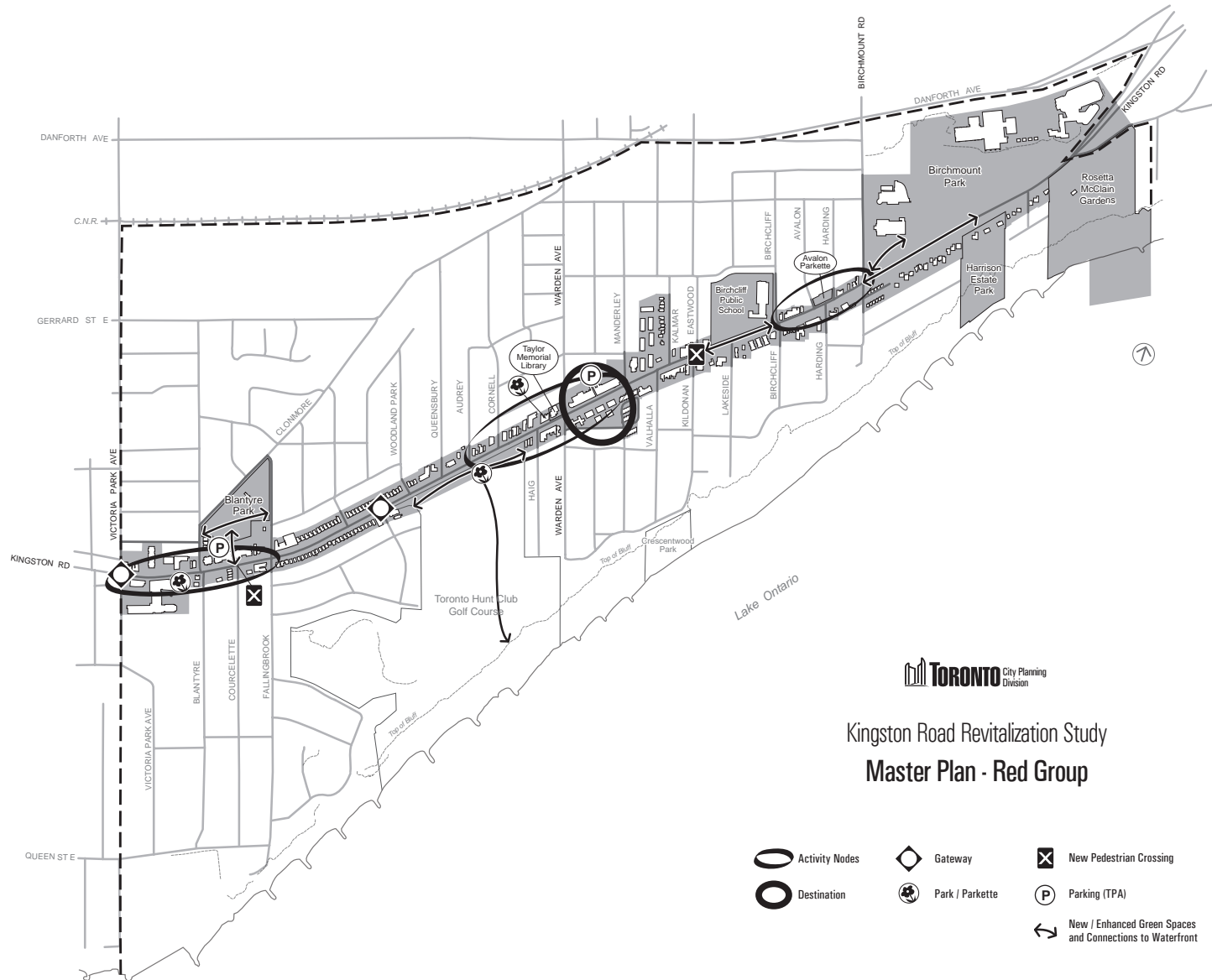
Blantyre to Fallingbrook

- new mixed-use buildings 4 - 5 storeys
- ensure transition at rear to existing residential (45 degree angular plane)
- rear laneways for access and parking



Red Team - Master Plan

Vision: *Kingston Road is the heart of a lake-side village which is a public destination, pedestrian, automobile and business friendly, rooted in the history of the area as the original Scarborough.*



Kingston Road Revitalization Study Master Plan - Red Group

- Activity Nodes
- Destination
- Gateway
- Park / Parkette
- New Pedestrian Crossing
- Parking (TPA)
- New / Enhanced Green Spaces and Connections to Waterfront

Activities

- 3 main nodes – Birchmount, Victoria Park and Warden
- smaller clusters of mixed-use activity between nodes
- 2 gateways – Birchmount and Victoria Park
- Victoria Park node an extension of activity to west
- create a 'destination' node at Warden
- mixed-use with commercial and residential

Heritage Preservation

- build on history of Birch Cliff as original Scarborough

Built Form

- 3 - 4 storeys at Birchmount and 6 storeys at Victoria Park
- 6 - 8 storeys at Warden
- façade improvements and provide for additional residential storeys in smaller clusters between nodes

Streetscape

- wide sidewalks (5 metres)
- historic lighting, special street furniture and bury utilities
- enhance pedestrian environment ie. colonnades
- add green spaces and provide access to school green space

Transit, Vehicles, Bicycles and Parking

- green 'P's' and convenient parking
- traffic calming measures and add bus lay-bys and bike racks
- more frequent transit and improved connections to GO transit

Special Places

- expand library and add green space
- explore potential of school site

Connections

- improve connections to services & facilities east of Birchmount and to Blantyre Park
- potential new connection to lake should golf course redevelop
- new road crossing between Blantyre & Fallingbrook

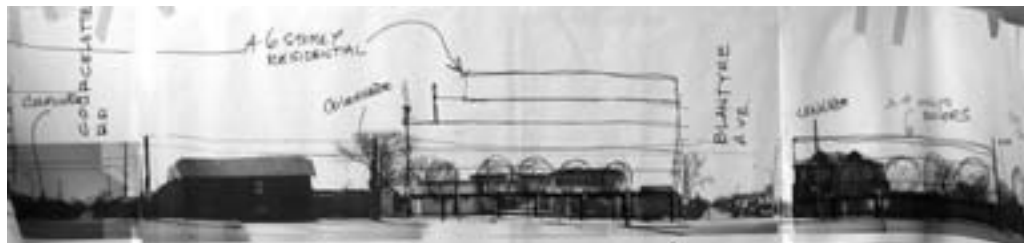
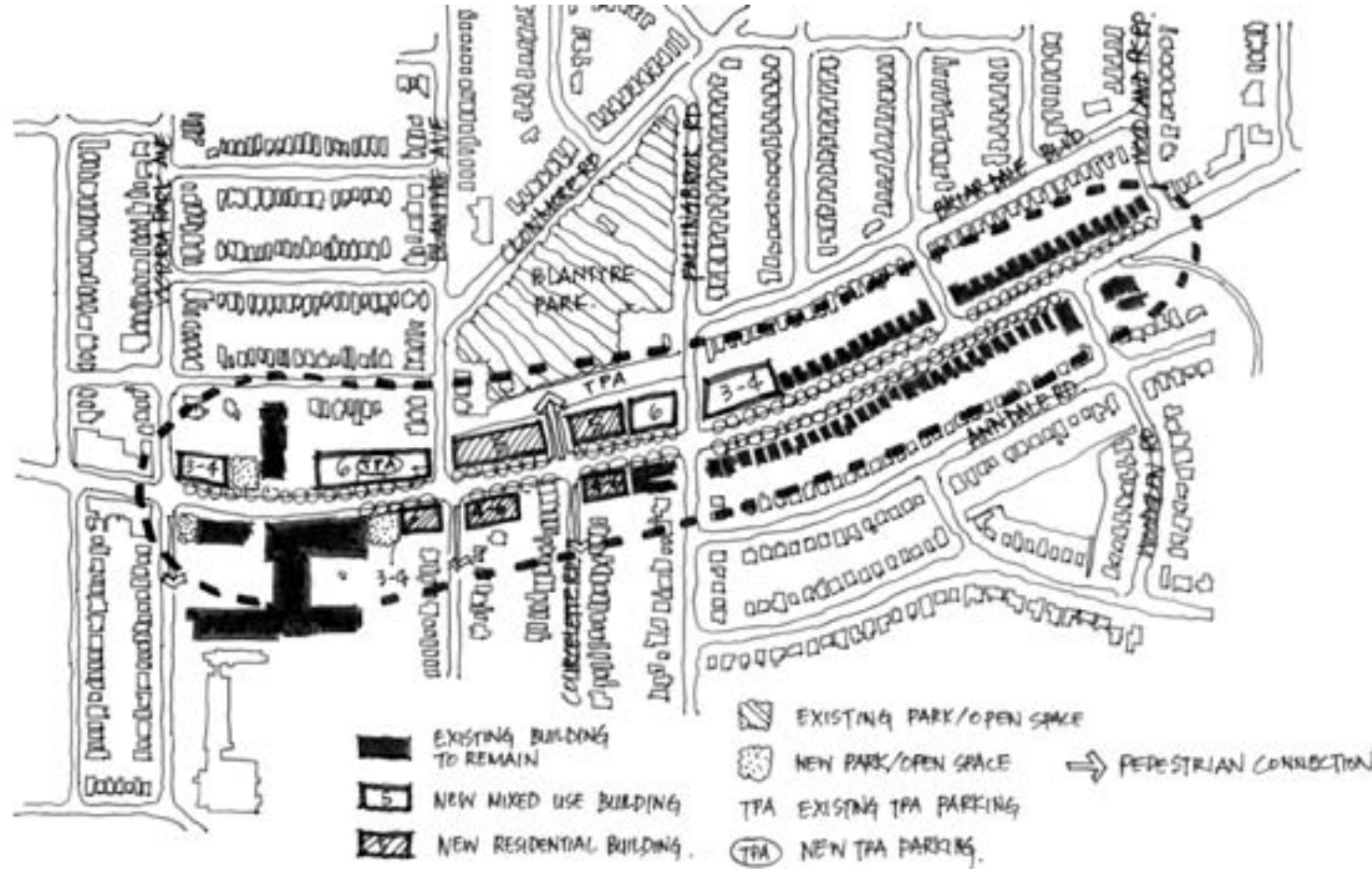
Community Identity

- promote galleries and studios
- establish BIA and incentives for small business



Red Team - Area Plan

Victoria Park Avenue to Woodland Park Road



North Side

Victoria Park to Blantyre

- turn front door of apartment to Kingston
- 4 - 6 storey mixed-use building
- public laneways behind all buildings for access and parking

Blantyre to Fallingbrook

- 4 - 5 storeys
- allow for retail at grade in residential buildings
- provide mid-block pedestrian connection to Blantyre Park
- redesign TPA lot to provide access and visual connections to Blantyre Park from Kingston Road
- provide for 2 added storey on northeast corner of Fallingbrook and Kingston

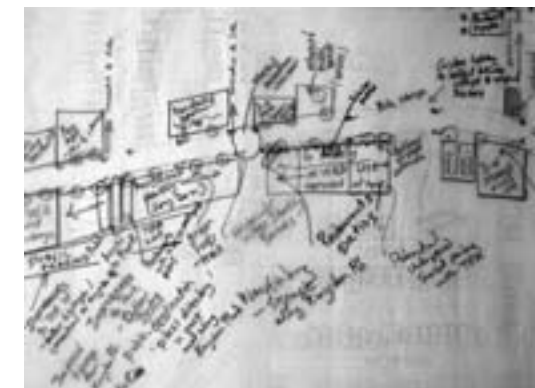
South side

Victoria Park to Blantyre

- Improvements to Henley Gardens:
 - enhance the corner with public art and parkette,
 - additional improve pedestrian connections to commercial at rear,
 - remove pylon sign,
 - enhance existing paved 'parkette' at east end,
 - provide for restaurant is east end unit beside paved parkette

Blantyre to Fallingbrook

- new mixed-use buildings 4 - 5 storeys
- ensure transition at rear to existing residential (45 degree angular plane)
- rear laneways for access and parking



Assignment A

Vision and Master Plan (All Teams)

What would we like Kingston Rd. in Birch Cliff to be in 20 to 30 years? Use the large basemap to draw up a “Master Plan”.

1. Discuss among the group and come up with a 1- sentence statement to describe the vision for Kingston Rd. Record ideas and summary on the flipchart.
2. What kinds of **activities** do we want to see on Kingston Rd? Where do we want to see commercial activities? What about the existing auto-related uses? Where are residential buildings appropriate, and in what form? Mid-rise apartments/condos? Townhouses? Live-work buildings? What kinds of community services are needed in the area? Any opportunities for parkettes or green spaces along the street? Mark on the plan.
3. Are there buildings that have **heritage** values and should be preserved and enhanced? Mark on the plan.
4. What range of building heights are appropriate given the area context? Where are taller buildings appropriate? Where should the tallest **buildings** be? Mark on the plan with bubbles, number of storeys, and any additional notes.
5. What kind of **streetscape** character do we want to see along Kingston Rd? Record ideas on the flipchart.
6. What about **transit, cars, bicycles, and parking**? What could be done to improve public transit accessibility in this area? Is there adequate public parking in the area? Is more parking required? Where should parking be located? Mark potential locations on the plan.
7. How do we make our **special places**, like community centre, library, playground and parks better? Do we need more places like these and where?
8. How can we promote our community **identity**? Signs and banners? Public art pieces? Promotional booklets? Are there any potential locations for public art? Mark on the plan.
9. Do we need new and/or improved **connections** in the community such as road connections, pedestrian paths, bicycle paths, etc? Mark on the plan.
10. How do we get **people** involved? What about a BIA? What about the community association? What about community events? Record ideas on the flipchart.

Assignment B

Fallingbrook Area

(Red and Orange Teams)

Use the small basemap and photos to draw an “Area Plan” and Elevations for this area.

- 1) In the context of the overall vision and master plan, take a closer look at this area.
- 2) Which **buildings** should remain and be enhanced? Which sites have the potential to be redeveloped to attract more people and support businesses? What kind of character should this area have? How tall should the buildings be?

Draw building blocks (with number of storeys marked), locations for parking, landscaping, etc. on the plan; use the base elevations to draw proposed elevations.

- 3) What improvements do we want to see in **the public realm**? Streetscape improvements such as trees, decorative lighting, benches, flower baskets? Are there spaces suitable for small parkettes between buildings along the street?
- 4) Are there locations in the community where additional **trees** can be provided?
- 5) Pay special attention to these sites:

The Alpine Hotel: How to fill the “gaps” along the street?

1161 Kingston Rd.: What should happen to corner locations like this one?

Blantyre Park: Can Blantyre Park be improved? Can access to the park from Kingston Rd. be improved?

Assignment B

Warden Area

(Yellow Team)

Use the small basemap and photos to draw an “Area Plan” and Elevations for this area.

- 1) In the context of the overall vision and master plan, take a closer look at this area.
- 2) Which **buildings** should remain and be enhanced? Which sites have the potential to be redeveloped to attract more people and support businesses? What kind of character should this area have? How tall should the buildings be?

Draw building blocks (with number of storeys marked), locations for parking, landscaping, etc. on the plan; use the base elevations to draw proposed elevations.

- 3) What improvements do we want to see in **the public realm**? Streetscape improvements such as trees, decorative lighting, benches, flower baskets? Are there spaces suitable for small parkettes between buildings along the street?
- 4) Are there locations in the community where additional **trees** can be provided?
- 5) When looking at the above questions, pay special attention to these sites:

The Hunt Club area:

What should the stretch along the Hunt club look like when we walk along?

What to do about the big fence along the Hunt club?

What to do with the three auto repair shops at corner locations (1340, 1364, 1386) opposite the Hunt club?

The Warden intersection:

What should happen to the commercial block on the north-east corner?

Assignment B

Birch Cliff and Birchmount Park Area (Green and Blue Teams)

Use the small basemap and photos to draw an “Area Plan” and Elevations for this area.

- 1) In the context of the overall vision and master plan, take a closer look at this area.
- 2) Which **buildings** should remain and be enhanced? Which sites have the potential to be redeveloped to attract more people and support businesses? What kind of character should this area have? How tall should the buildings be?

Draw building blocks (with number of storeys marked), locations for parking, landscaping, etc. on the plan; use the base elevations to draw proposed elevations.

- 3) What improvements do we want to see in **the public realm**? Streetscape improvements such as trees, decorative lighting, benches, flower baskets? Are there spaces suitable for small parkettes between buildings along the street?
- 4) Are there locations in the community where additional **trees** can be provided?
- 5) When looking at the above questions, pay special attention to these sites:

Birchmount intersection: the Eastern gateway into Birch Cliff

South-west corner: What should happen at 1725 Kingston Rd.?

North-east corner: Entrance to the Birchmount Park, what can be done here?

North West corner: What should happen to the commercial block?

Avalon Park: What improvements can be done?

Birchcliff Public School frontage

