
KINGSTON ROAD & WARDEN AVENUE

Development at the north-east corner of Kingston Road and Warden Avenue will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policy #107 of Chapter 7 of the Official Plan. They give a framework for re-development of the block and are to be read in conjunction with the urban design policies of the Official Plan.

LOCATION

The north-east corner of Kingston Road and Warden Avenue

GUIDELINES

BUILDING HEIGHTS AND MASSING

The greatest building heights/massing will be located at the corner of Kingston Road and Warden Avenue and will generally not exceed six storeys. Building heights and massing will decrease towards the east along the Kingston Road frontage.

Buildings fronting Kingston Road will be designed to incorporate terracing and/or setbacks above the third storey. These setbacks will be a minimum of 3 metres to promote comfortable pedestrian environments and sunlight penetration to the street.

The façade of the Kingston Road commercial component will be designed to provide visual interest through architectural building modulation and articulation.

VEHICULAR AND PEDESTRIAN ACCESS

An improved east-west laneway/street will be developed to the rear of the lands, running parallel to Kingston Road, providing access from Warden Avenue and Manderley Drive.

Pedestrian access and pathways will be provided throughout the lands, including a significant mid-block connection from Kingston Road to the laneway/street.

The design of the redevelopment will incorporate an underground parking garage for building(s) fronting on Kingston Road. Access to the parking garage will be from the laneway/street.

Vehicular access from Kingston Road or any other disruption to the continuity of the pedestrian streetscape is not encouraged and will be minimized.

