

Visioning & Principles Workshop

May 1st, 2017



Laird

In Focus

Agenda

First, a presentation:

- who we are, what the Study is about and what's the context.

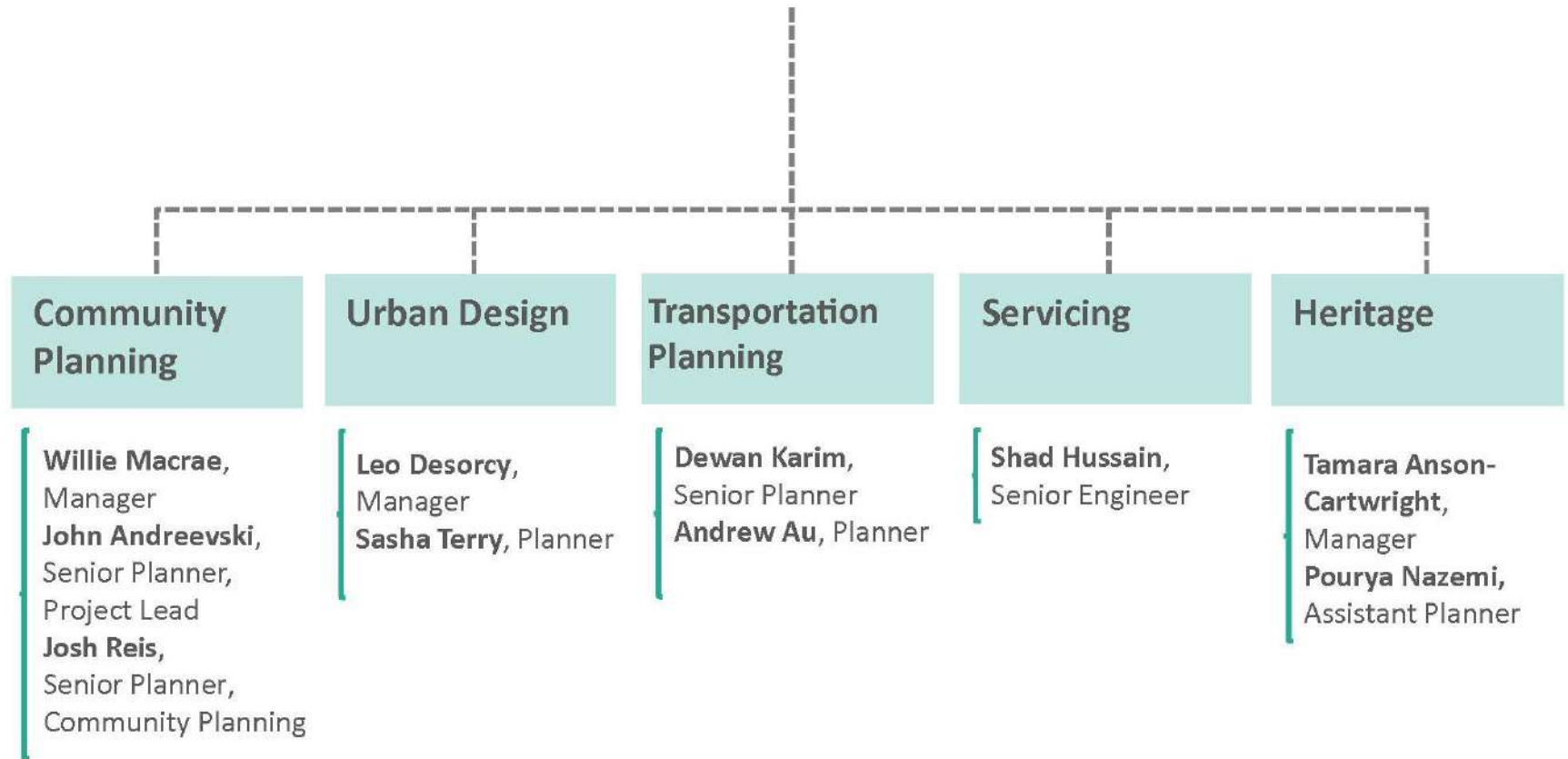
Second, the presentation continues with our initial observations about:

- land use and built form;
- streetscape and public realm;
- servicing and mobility.

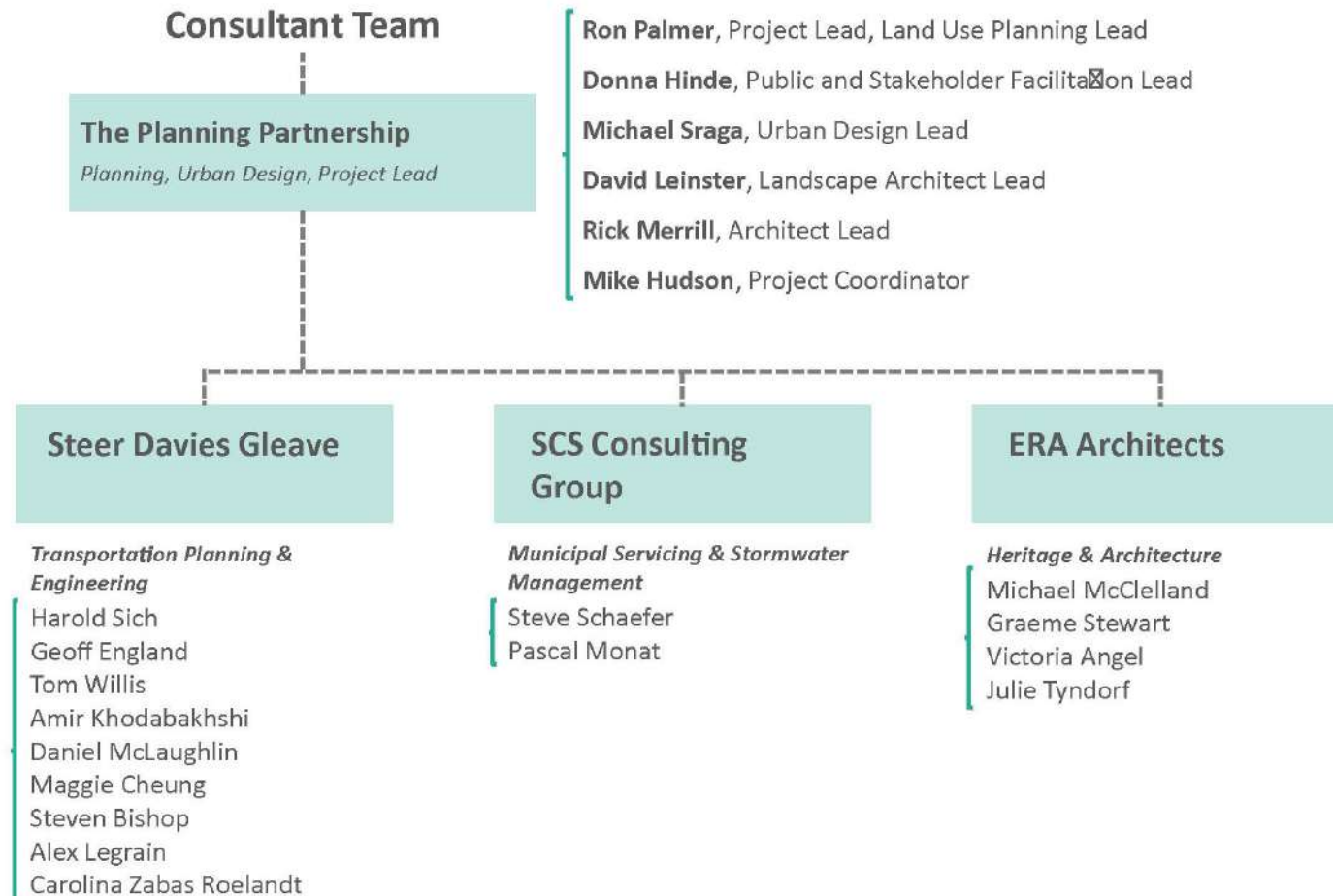
Third, time for discussion:

Round table discussions to help us formulate a vision statement and foundational design principles

Introducing the Team



Introducing the Team



Introducing the Study



- **Study Initiation**
- **Background Analysis**
- **Consultation:**
 - Winter/Spring, 2016
**939 Eglinton Ave. E.
Working Group**
 - August 18th & 24th; September 15th
Planners in Public Spaces
 - November 30th
Open House
 - March 25th
Transportation Summit
- **Visioning**

- **Design**
- **Analysis**
- **Testing of Alternatives**

- **Final Consultation Report**
- **Plan Development**

- **Implementation by the City**

Introducing the Study



Introducing the Study



Regional

- Neighbourhood Traffic Patterns
- Regional Transit Trips



Leaside

(incl. Business Park & Employment Area)

- Local / Feeder Transit Network
- Walking and Cycling Connections



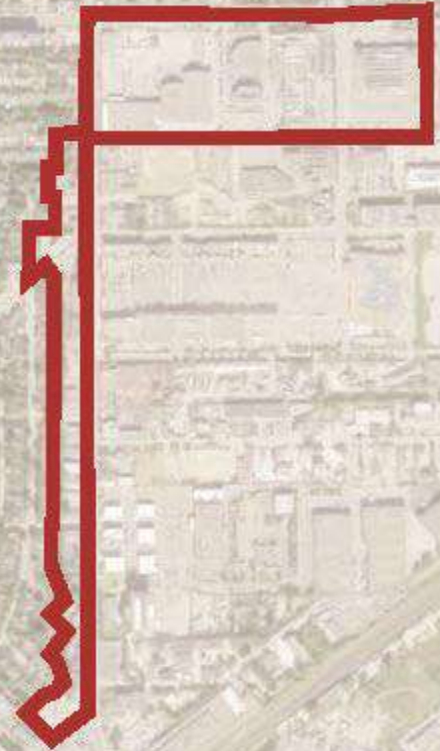
Study

- Multi-modal Specific Strategies and Plans

Study Area Context

Introducing the Study

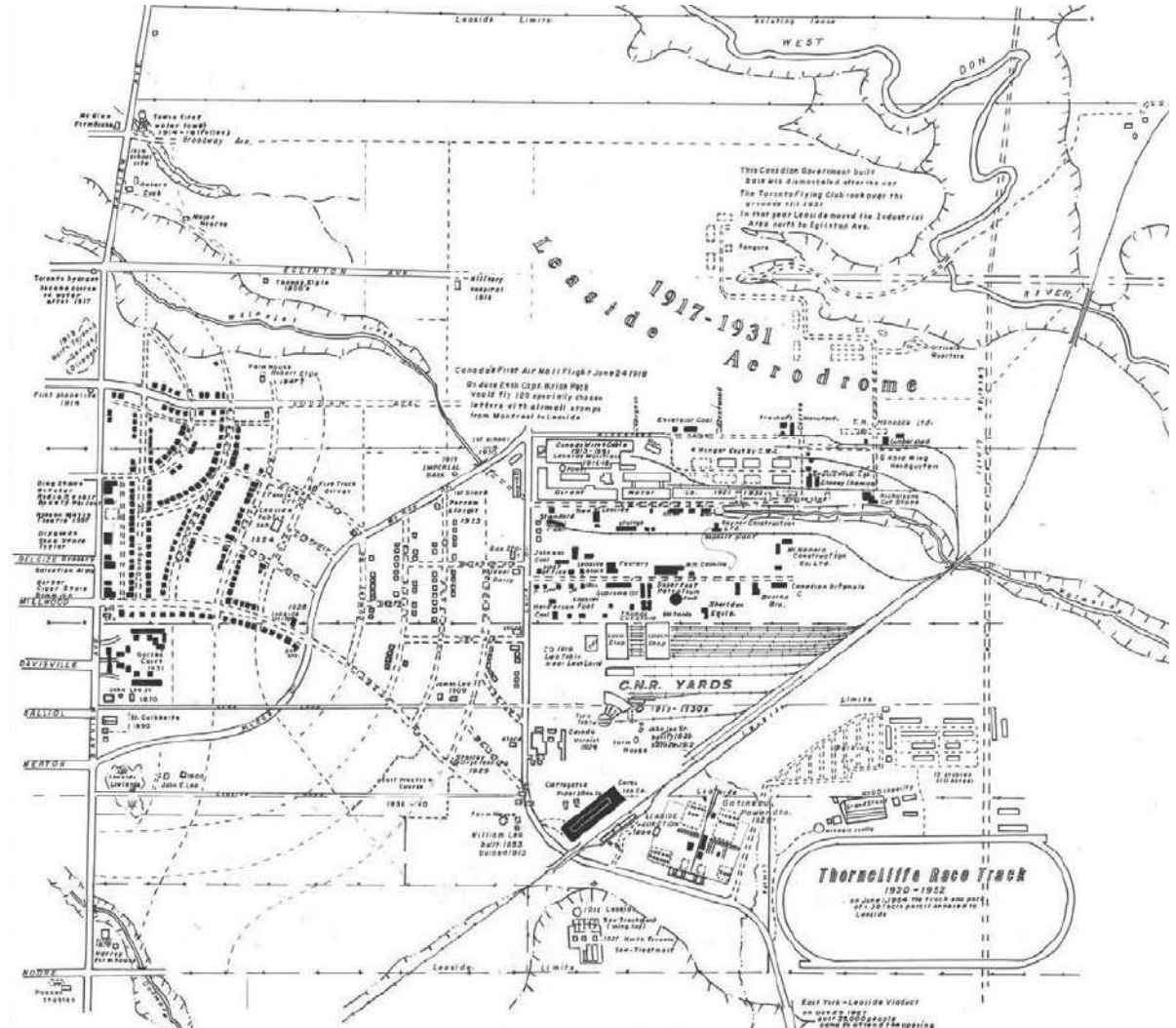
- Develop a planning framework to guide future development for the Laird Focus Area and west side Mixed Use Areas;
- Set the framework for a complete community; and
- Build on the work completed for Eglinton Connects and tailor the future vision to this unique community.



Context

- Industrial lands preceded residential development;
- Neighbourhood road layout consistent with Todd plan;
- Street network east of Laird responds to large-scale uses;
- Laird is the intermediary between employment and residential areas.

*Map produced in 2016
by John Noulls for
Leaside Matters*



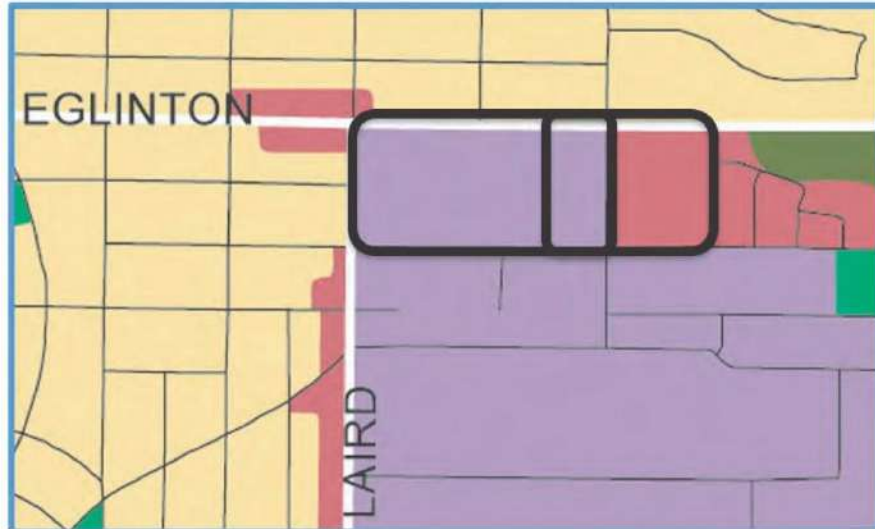
1913-1934
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Context

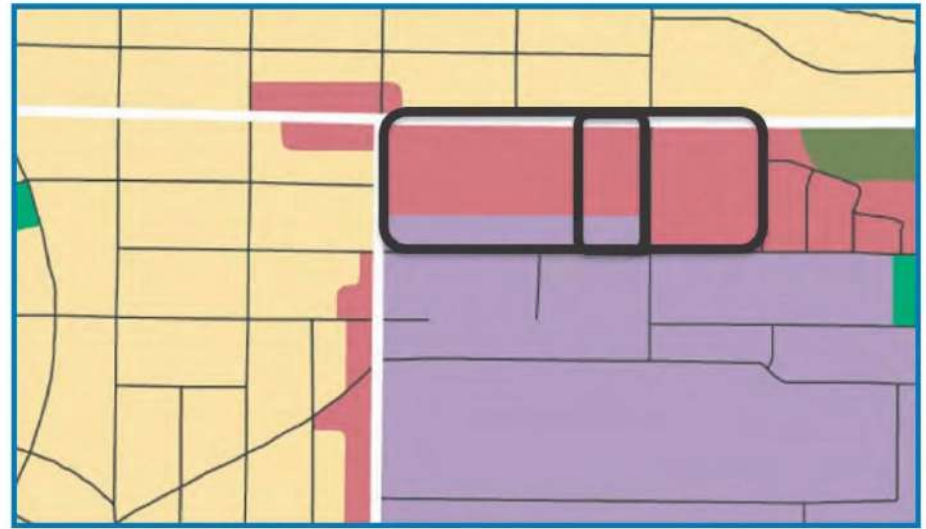


Context

Pre-OPA 231



Post-OPA 231



LAND USE DESIGNATIONS

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks and Open Spaces

Natural Areas

Parks

Other Open Space Areas
(Including Golf Courses, Cemeteries, Public
Utilities)

Institutional Areas

Regeneration Areas

Employment Areas

Utility Corridors

Special Study Area
See Chapter 7, Site and Area Specific Policies 235, 236

Major Streets and Highways

Local Streets

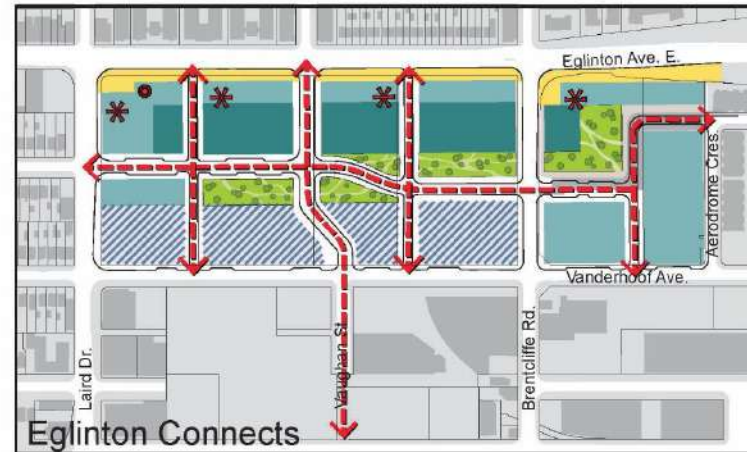
Railway Lines

Hydro Corridors

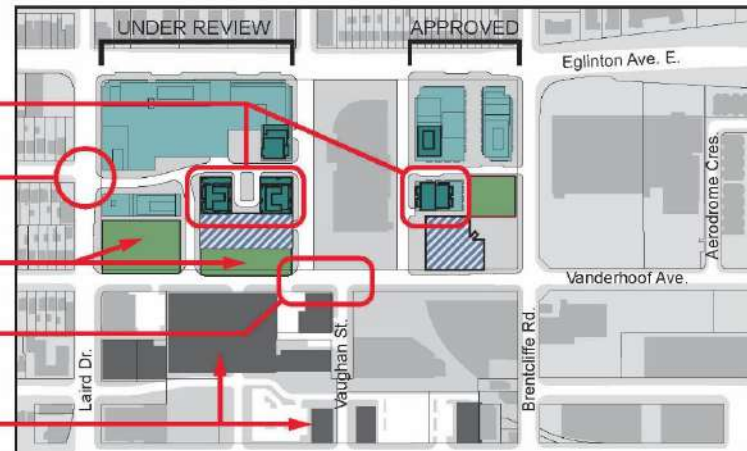
Context

LEGEND

-  Future Station
-  Potential Community Facility
-  New Public Street Connection
-  New Pedestrian Connection
-  Future Development: Mid-rise
-  Future Development: Tall Building
-  Employment District
-  Existing Buildings
-  Expanded Pedestrian Spaces
-  Park/Open Space
-  Focus Area Boundary



- Linear Park replaced with tall buildings
- Offset intersection
- Proposed park
- Offset intersection
- Approved redevelopment: 70 - 80 Wicksteed Avenue

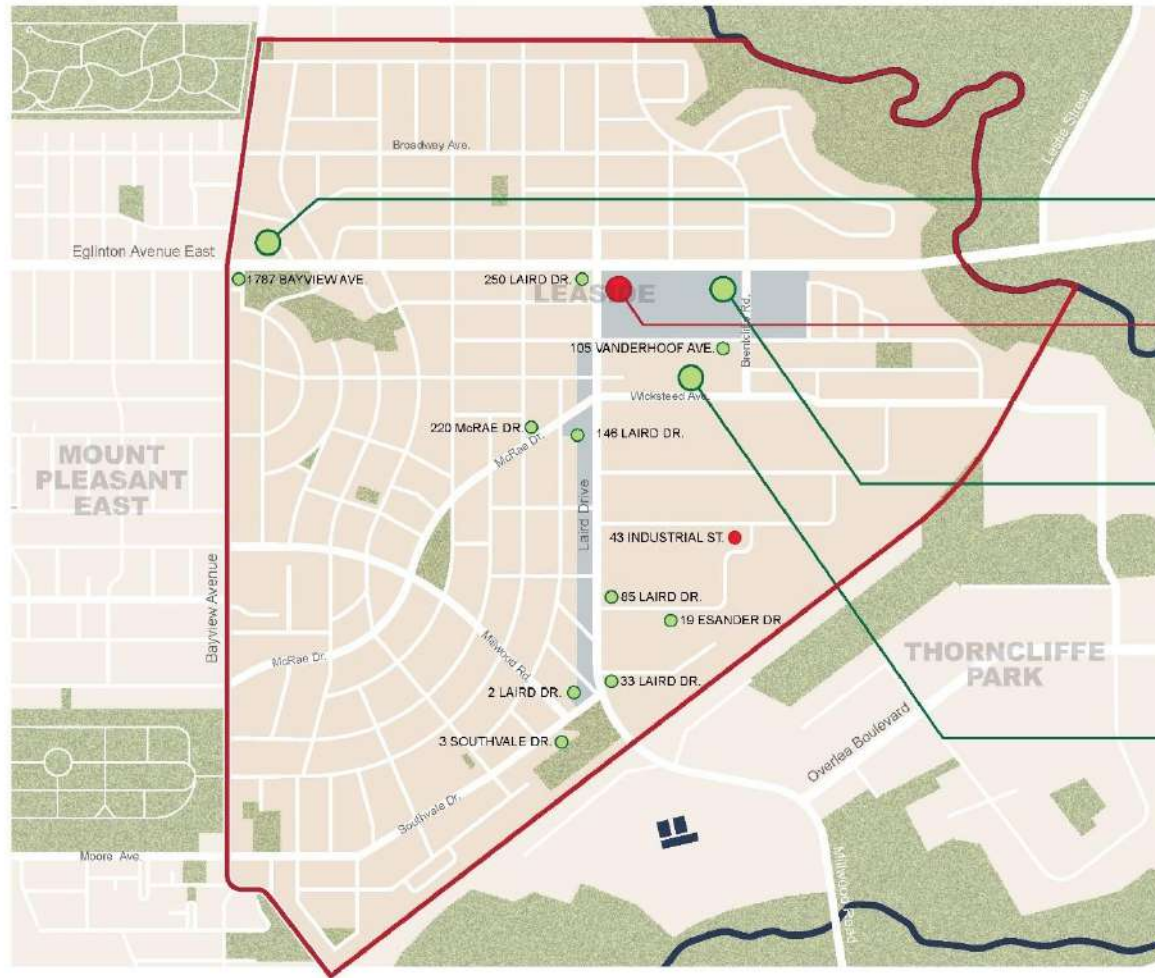


Proposed and Approved Developments

Context

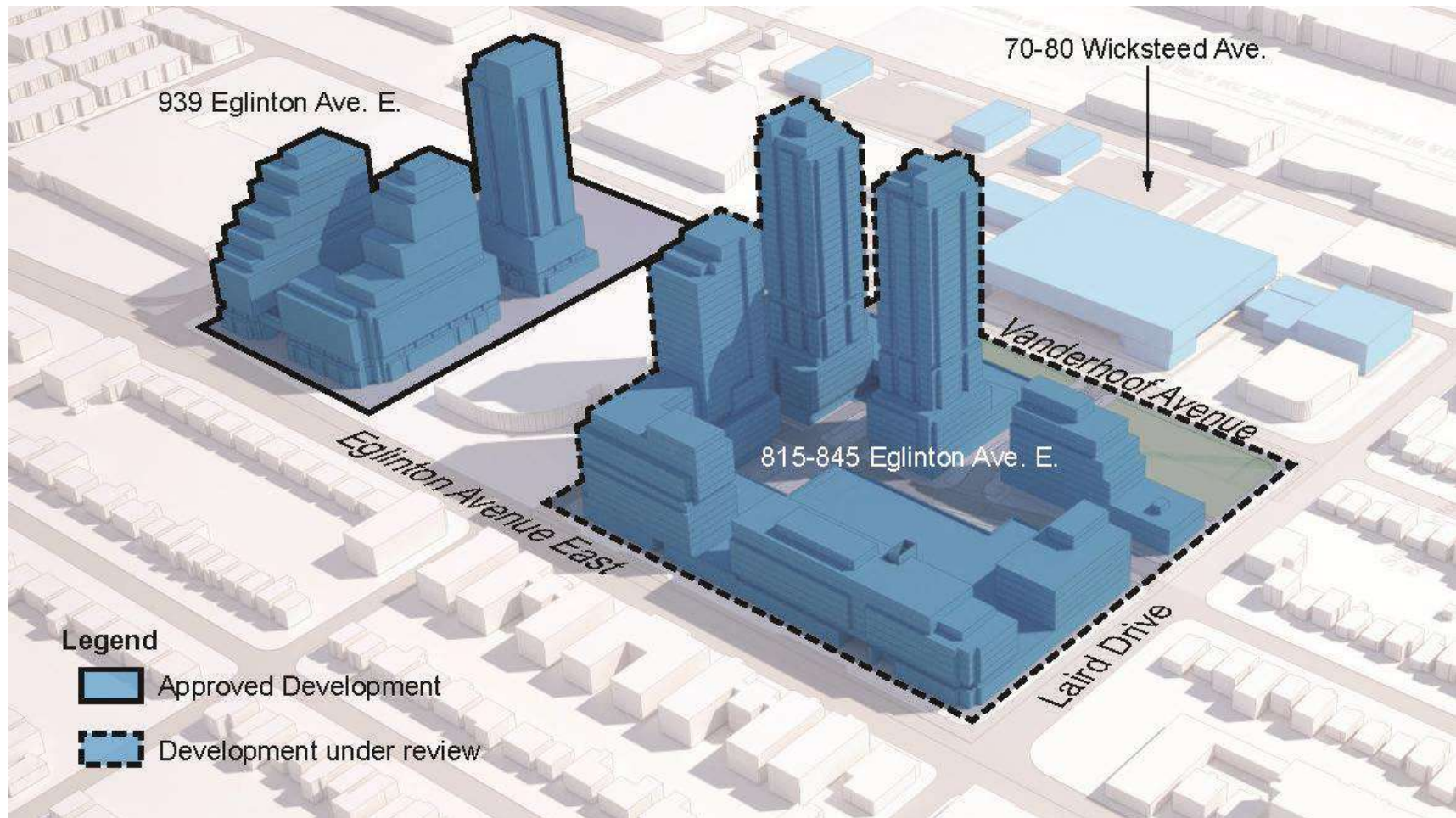
Legend

- Application (under review)
- Approval



Proposed and Approved Developments 12

Context



View Perspective: Study Area A

Context

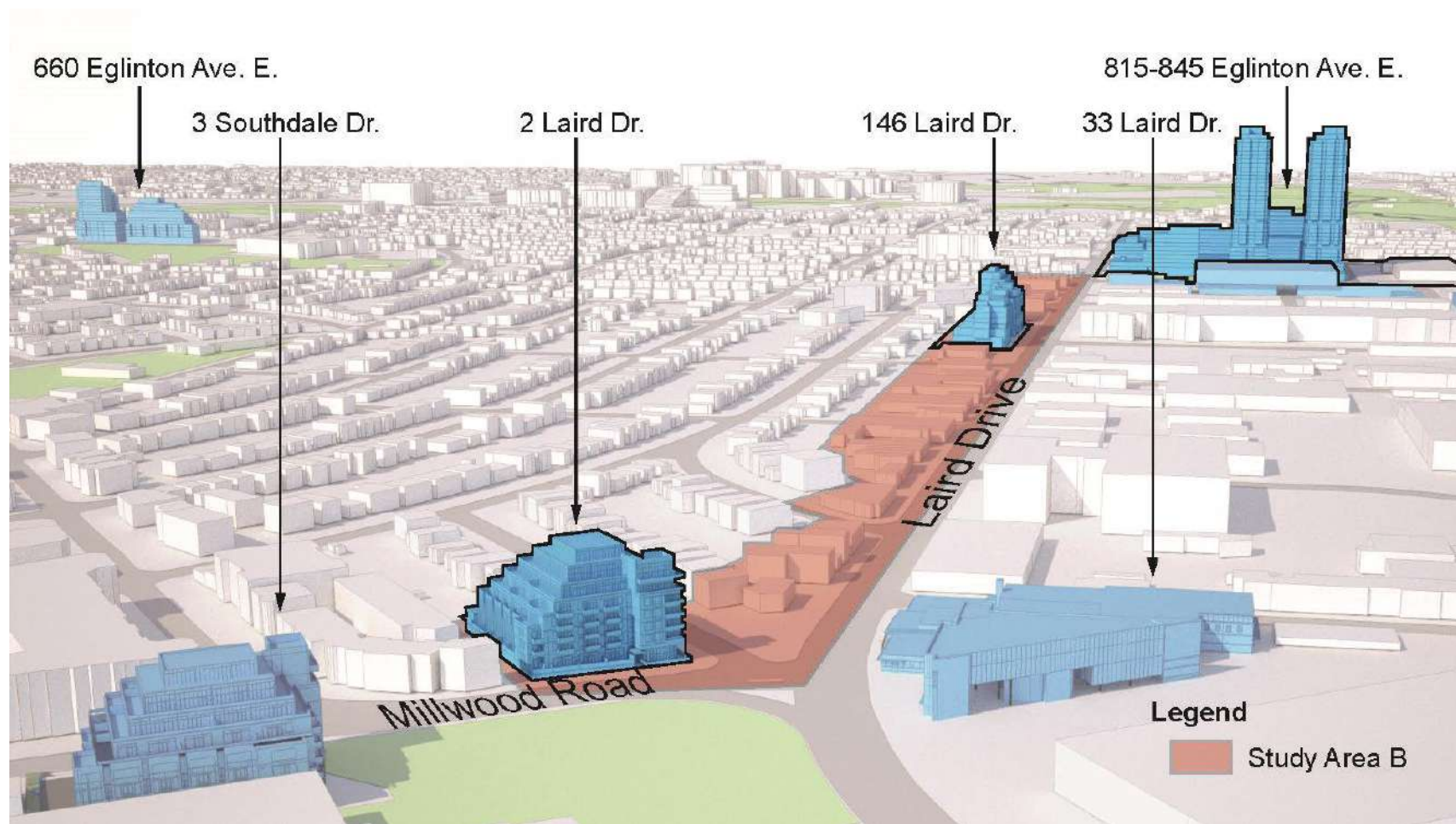
Legend

- Application (under review)
- Approval



Proposed and Approved Developments

Context



View Perspective: Study Area B

An aerial photograph of an urban area, likely a city center, showing a dense grid of buildings and streets. A green circular inset is positioned on the left side, highlighting a specific neighborhood. A green rectangular overlay is located in the top right corner, containing the text 'Land Use and Built Form'. Another green rectangular overlay is positioned horizontally across the middle right, containing the text 'In Focus'.

Land Use and
Built Form

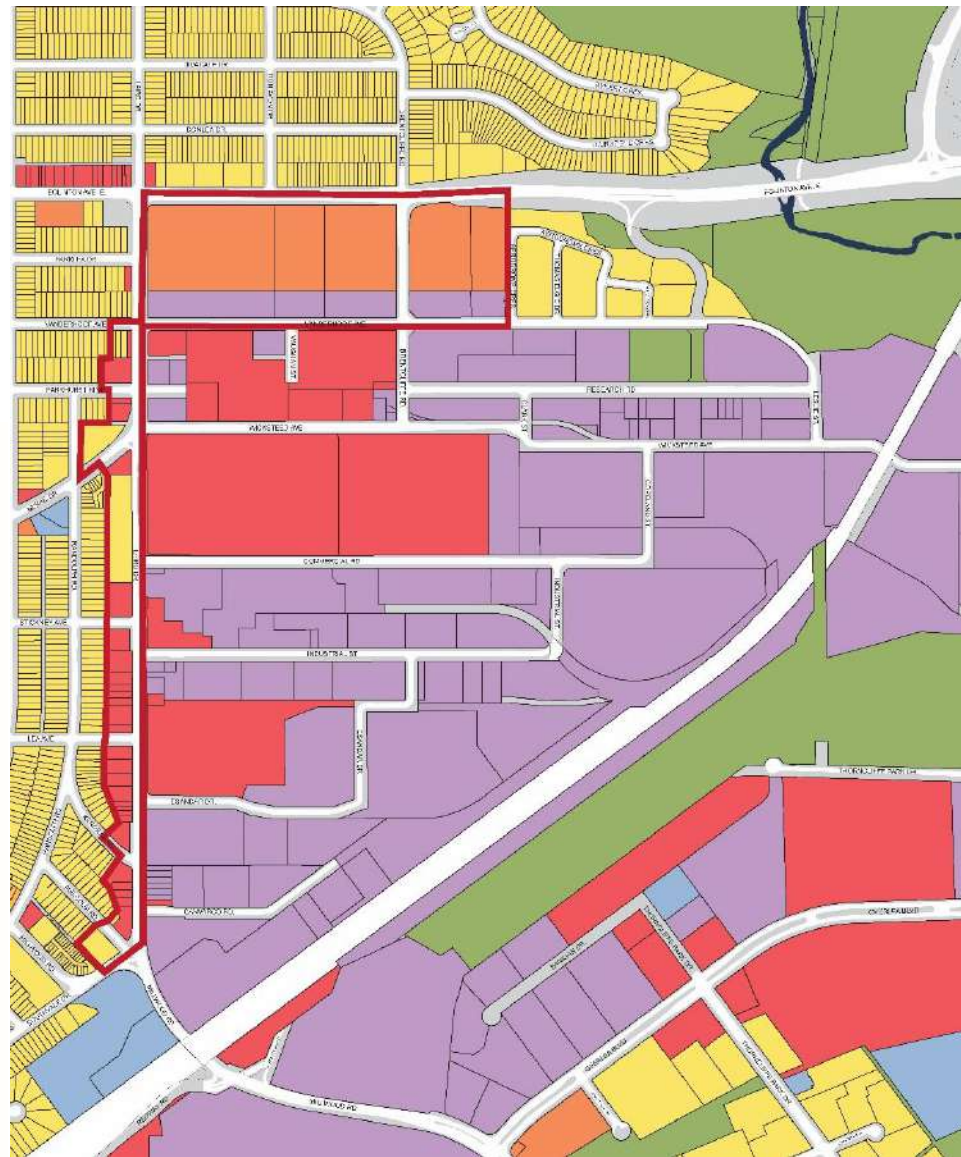
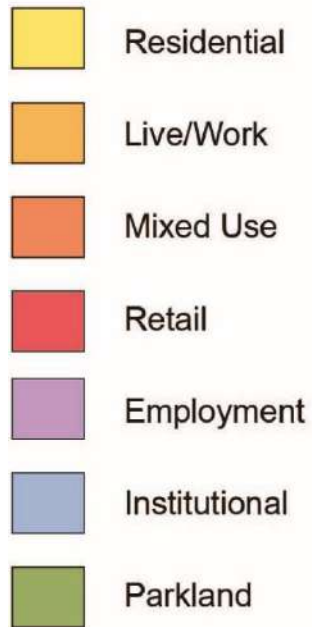
Laird

In Focus

Land Use

- Retail/Commercial uses focused along “Laird” spine.

LEGEND



Existing Land Use 17

Built Form

- Streets offset along Laird between employment lands and residential neighbourhood;
- Lack of fine-grained network due to large-scale industrial uses, past and present.



Leaside context

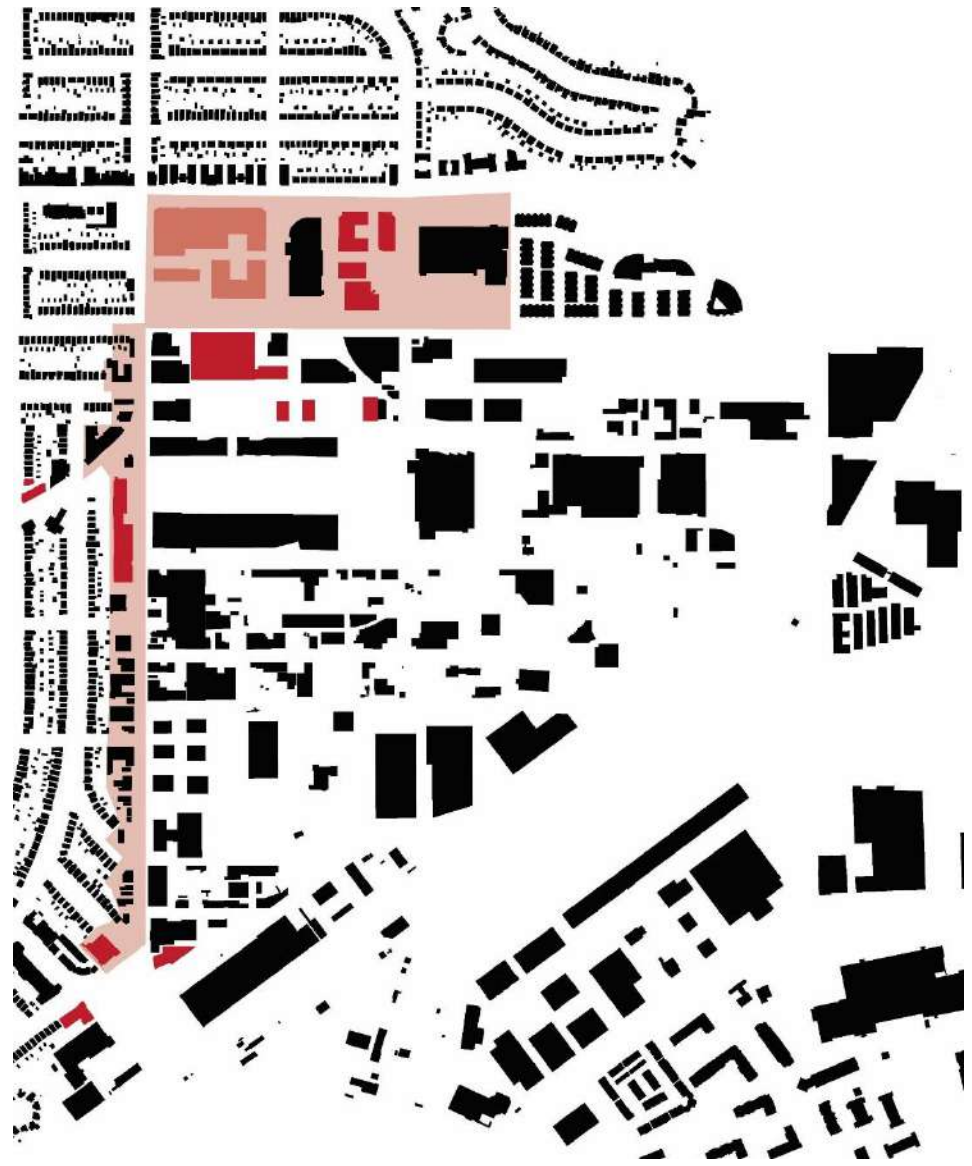


Built Form

- Buildings with larger footprints characterize employment lands;
- Proposed developments provide similar coverage at grade;
- Buildings along Laird of intermediate size;
- Surface area between buildings (employment lands) are primarily paved.

LEGEND

-  Study Area: Planning & Urban Design
-  Existing
-  Approved Development
-  Development Under Review

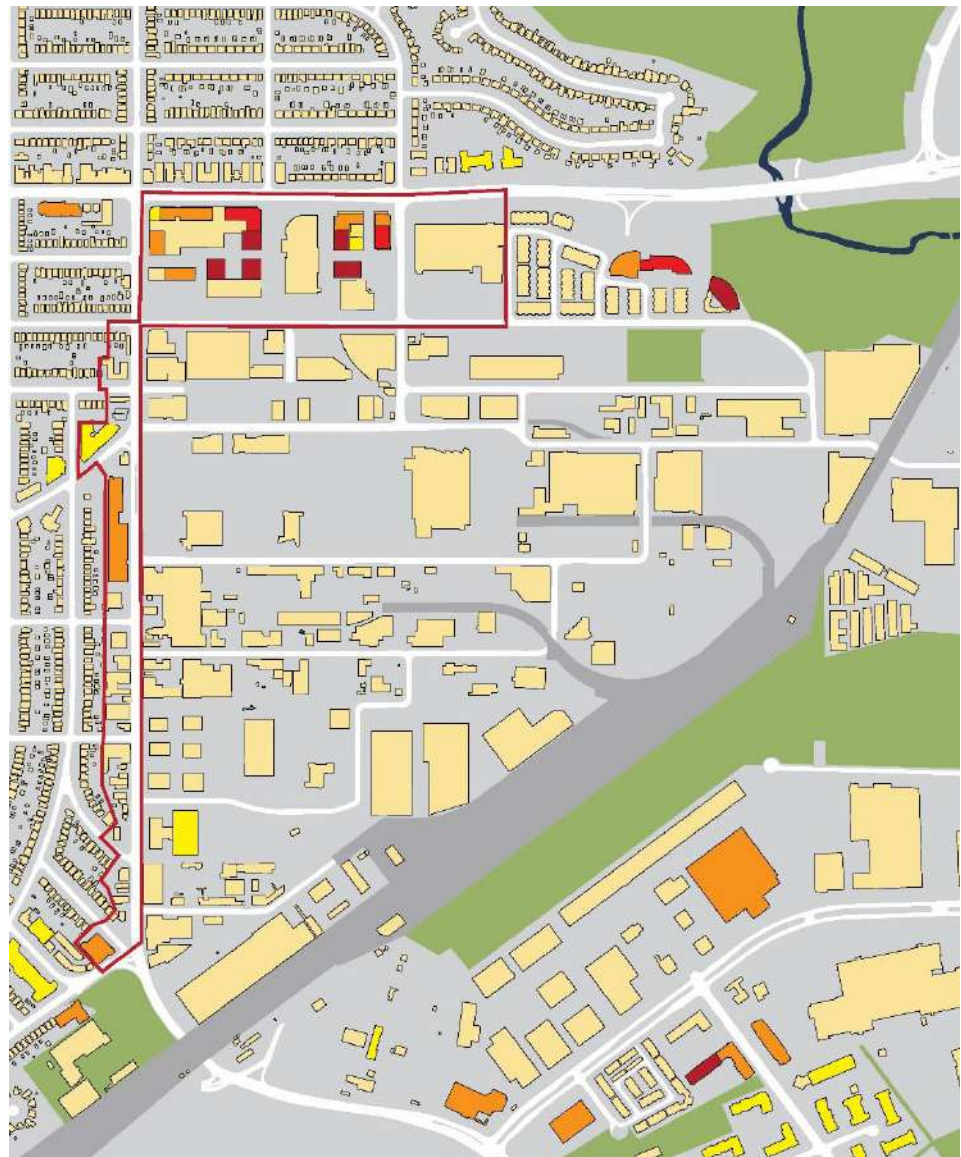


Coverage with Applications & Approvals

Built Form

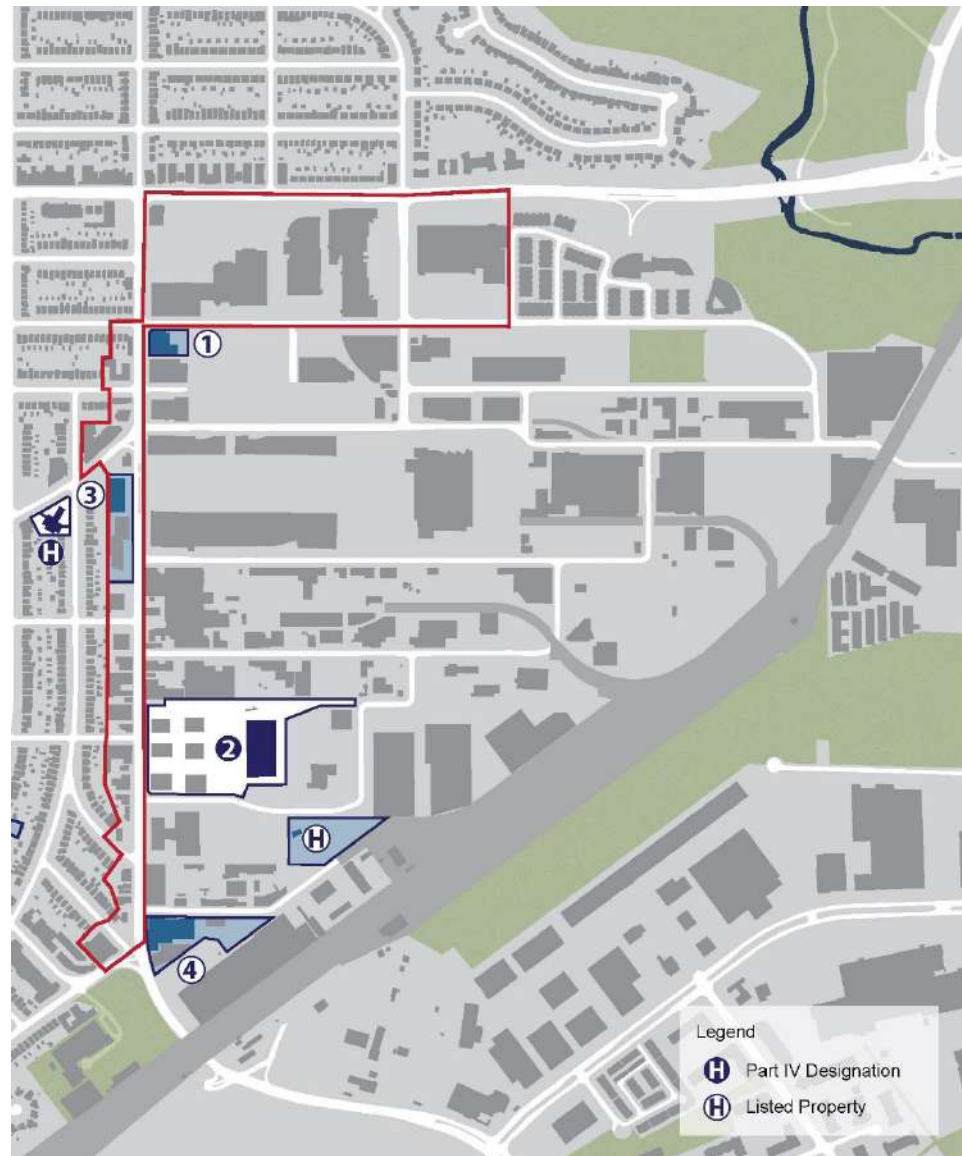
- Employment and residential areas characterized as primarily low-rise;
- Taller buildings proposed along Eglinton Avenue East;
- Recent developments along Laird are mid-rise in height.

LEGEND



Height with Applications & Approvals 20

Built Form



-



Public Realm
and Streetscape

Laird

In Focus

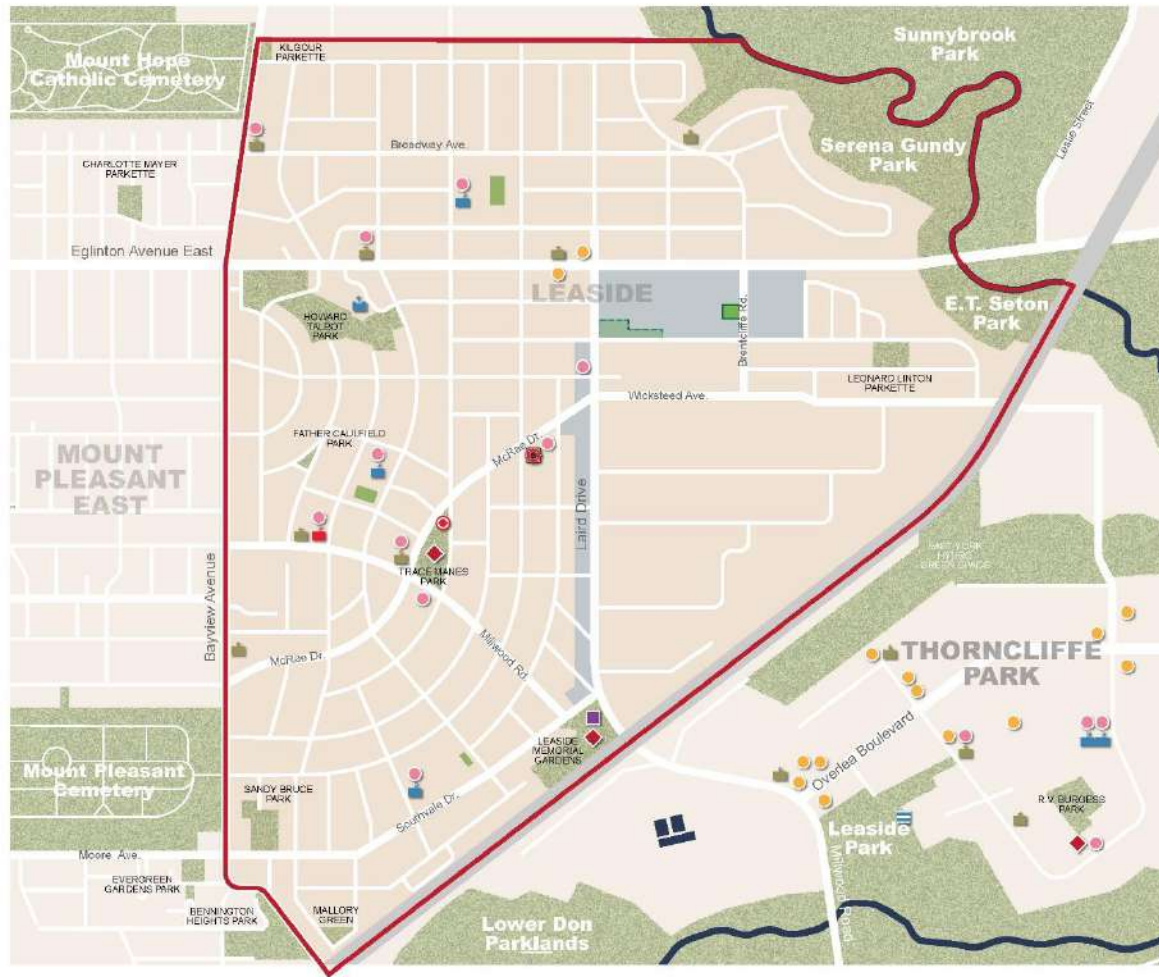
Public Realm



Legend

- Existing Parks & Open Space
- Existing School Playground
- Future Park/Parkette approved
- Future Park/Parkette under review
- Full Accessibility to Open Space Network
- Partial Accessibility to Open Space Network

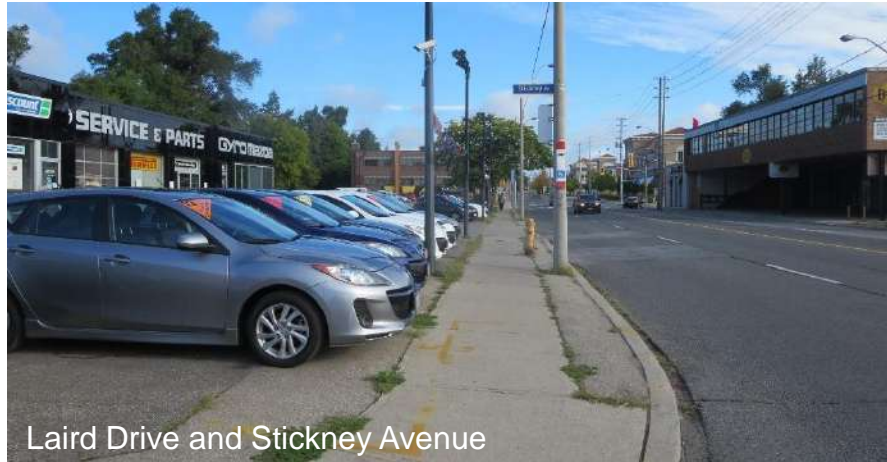
Public Realm



Legend

- Leaside
- Arena
- Child Care Centre
- ◆ Community/Recreation Centre
- ◊ Library
- + Place of Worship
- Pool
- Public Elementary School
- Public Secondary School
- Catholic Elementary School
- Human Services
- Fire Station
- Existing Parks & Open Space
- Existing School Playground
- Future Park/Parkette approved
- Future Park/Parkette under review

Public Realm

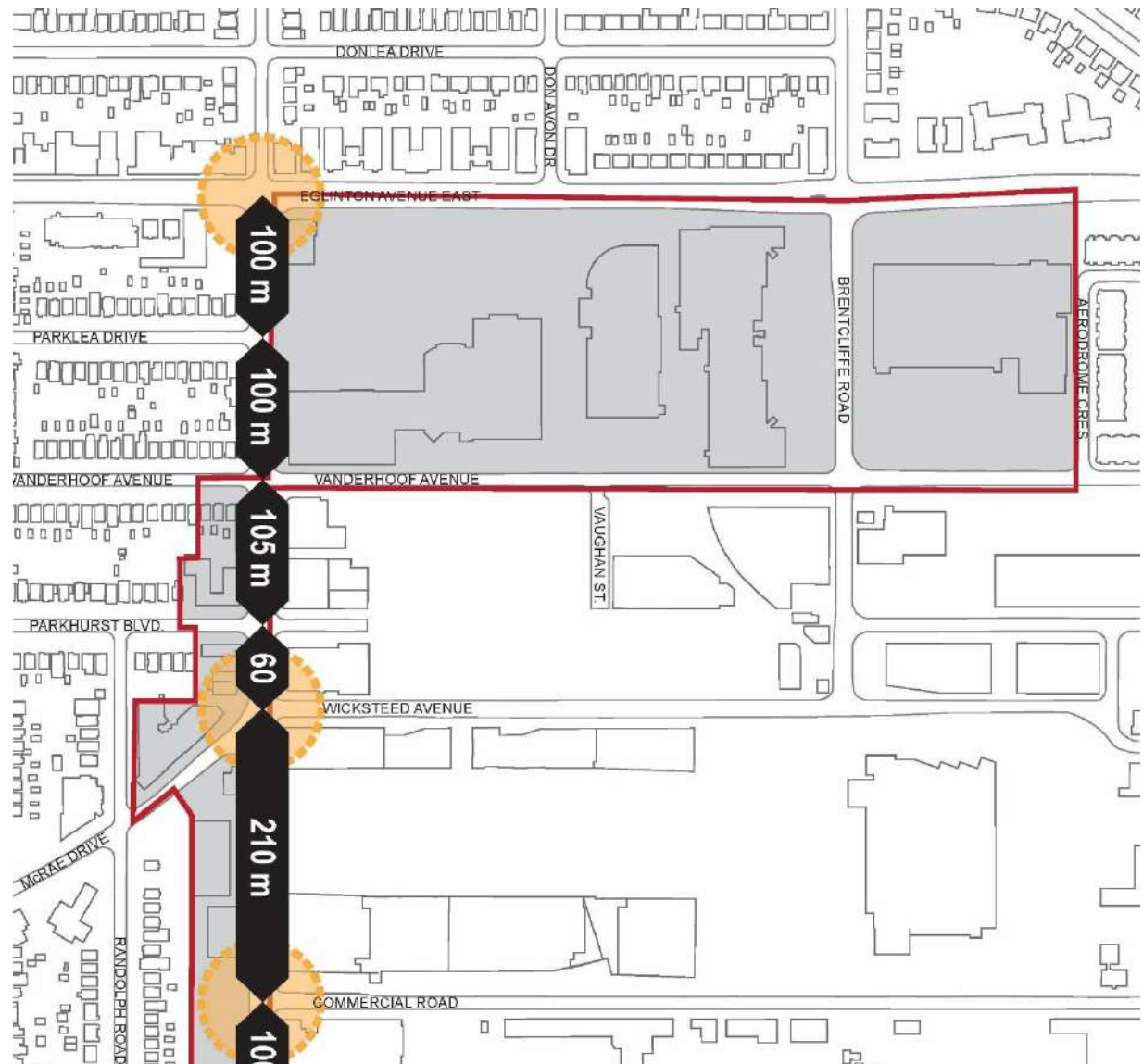


Public Realm

- Wide distance between signalized intersections create inconvenience for pedestrians;
- Employment blocks twice as wide as residential.

LEGEND

-  Distance between Intersections
-  Signalized Intersection

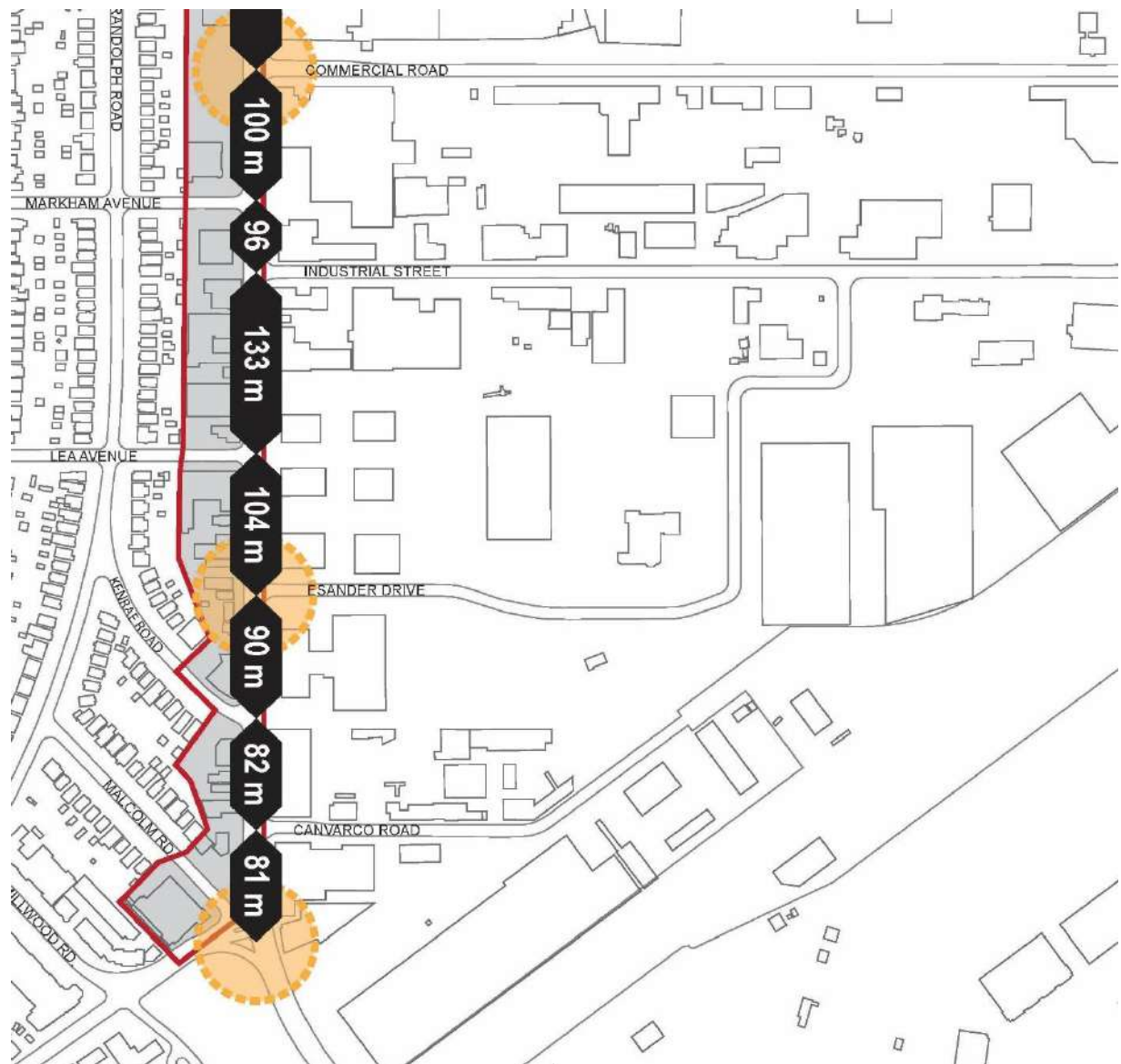


Public Realm

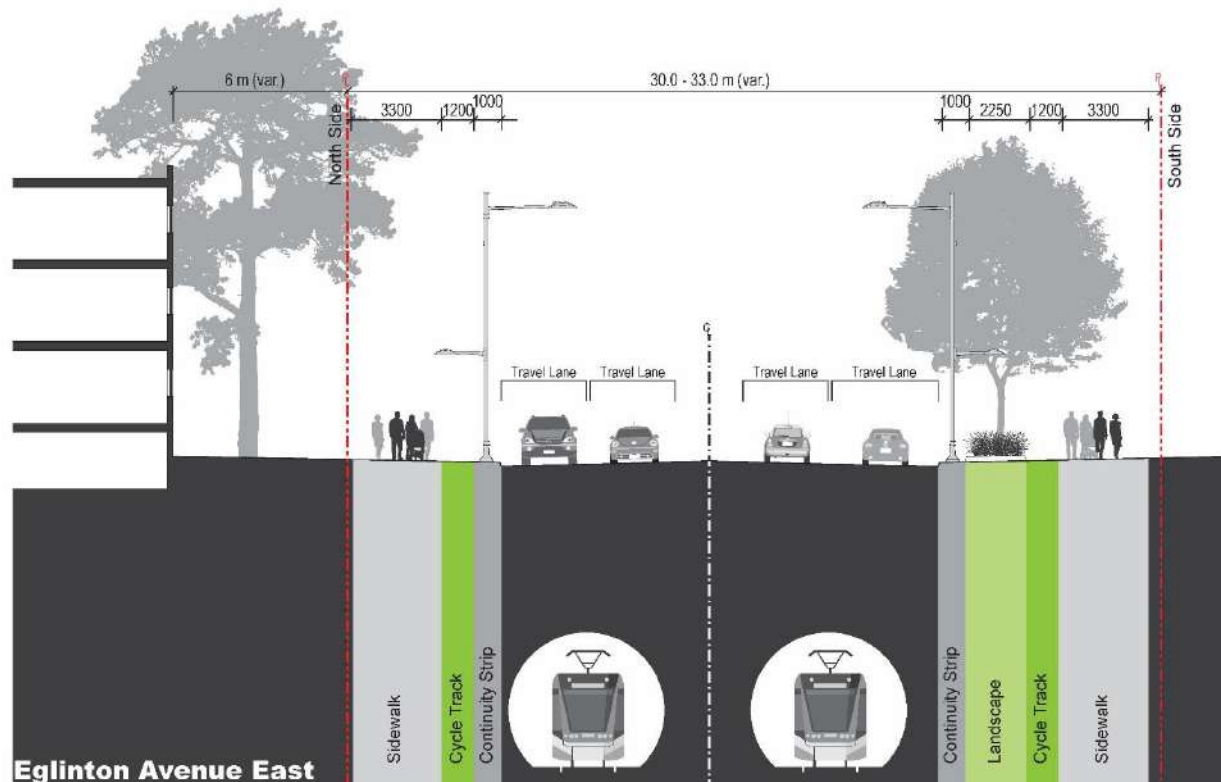
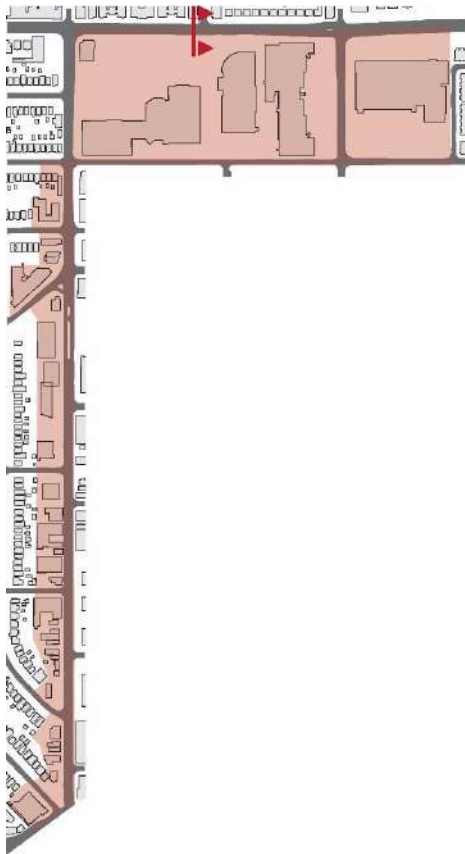
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LEGEND

-  Distance between Intersections
-  Signalized Intersection



Public Realm



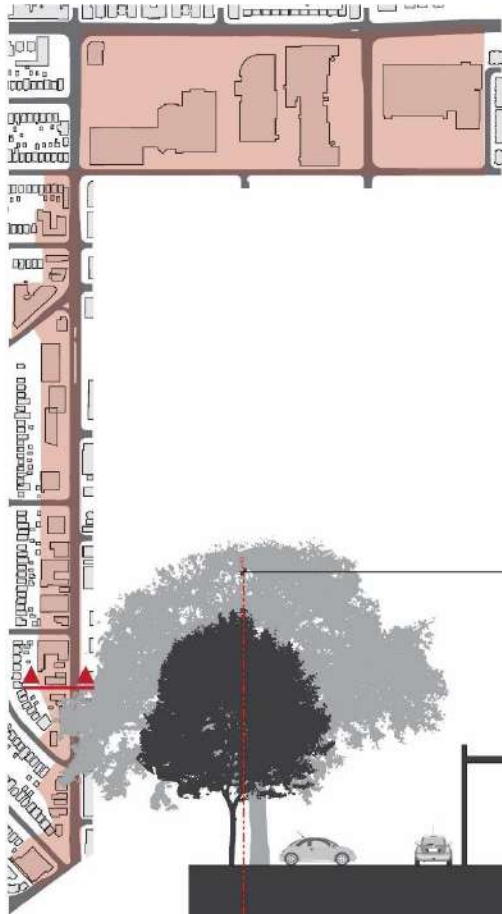
Proposed Streetscape: Eglinton Ave. E.

Public Realm

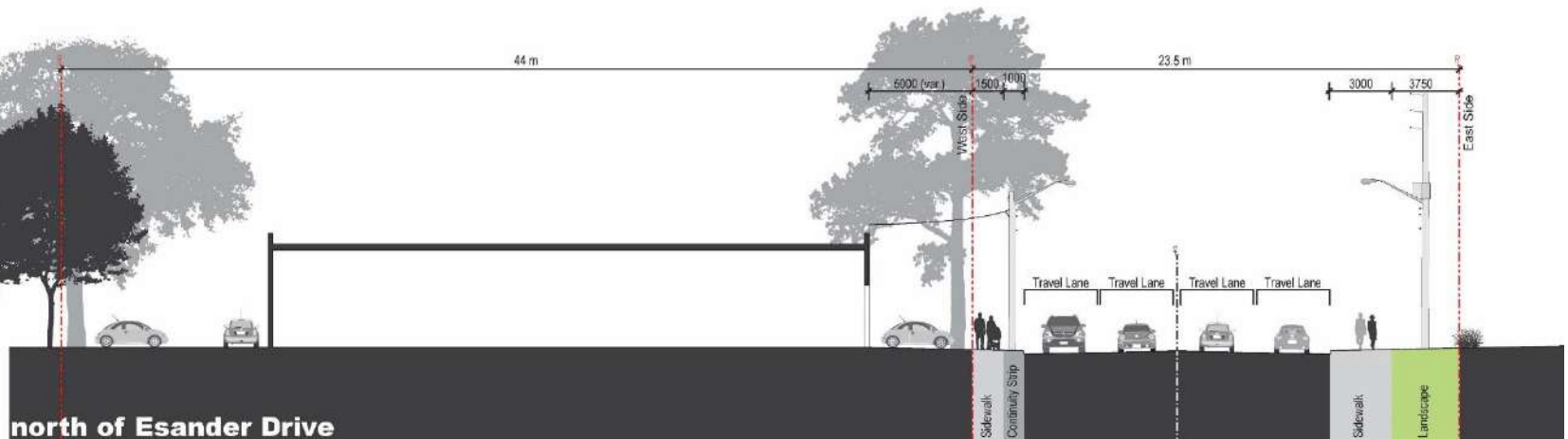


Proposed Streetscape: Eglinton Ave. E. 30

Public Realm

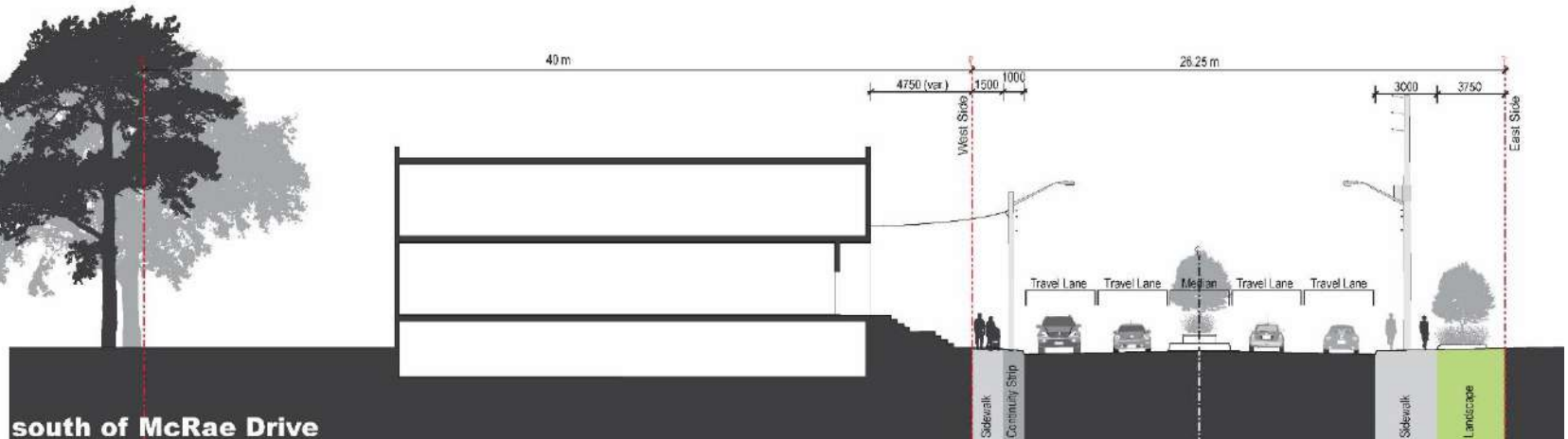
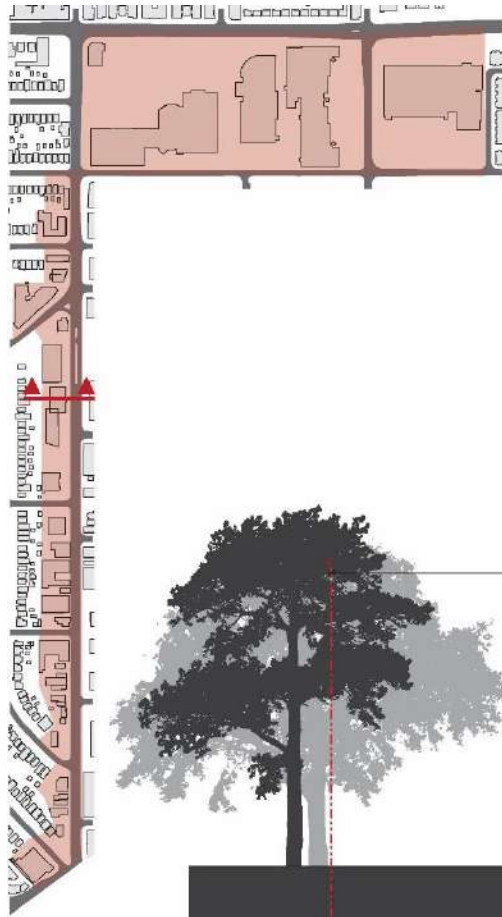


- Poor pedestrian environment due to narrow boulevard, utility poles and numerous driveways.



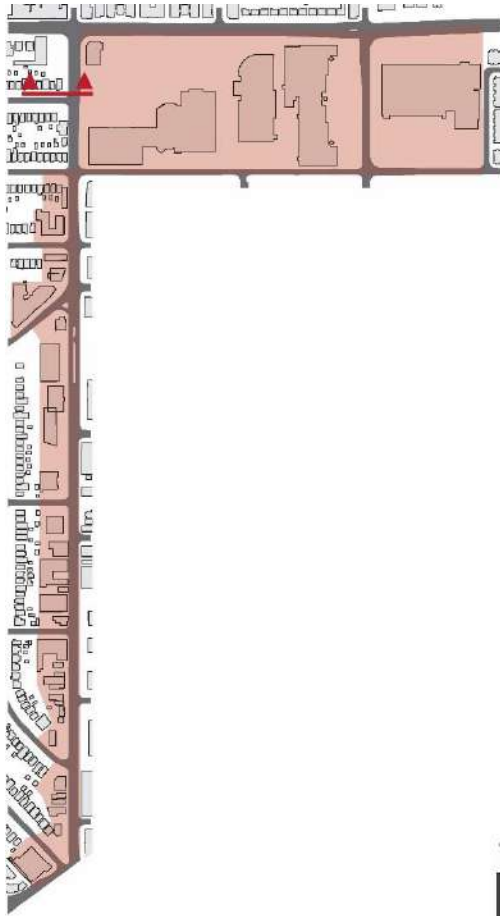
Existing Streetscape: Laird Drive

Public Realm

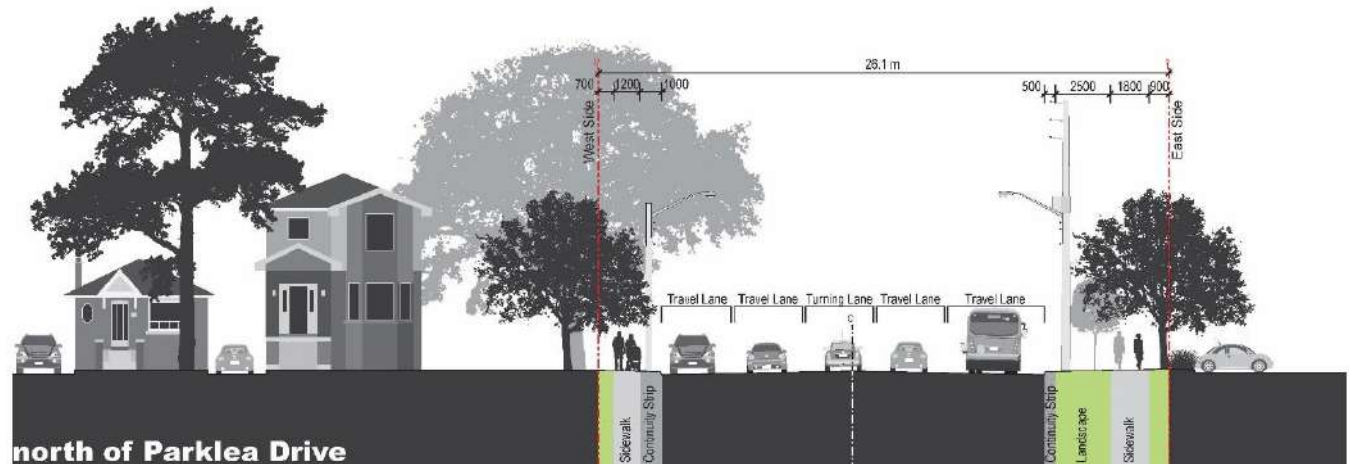


- Median facilitates pedestrian crossing between signalized intersections while also restricting car turning movements.

Public Realm



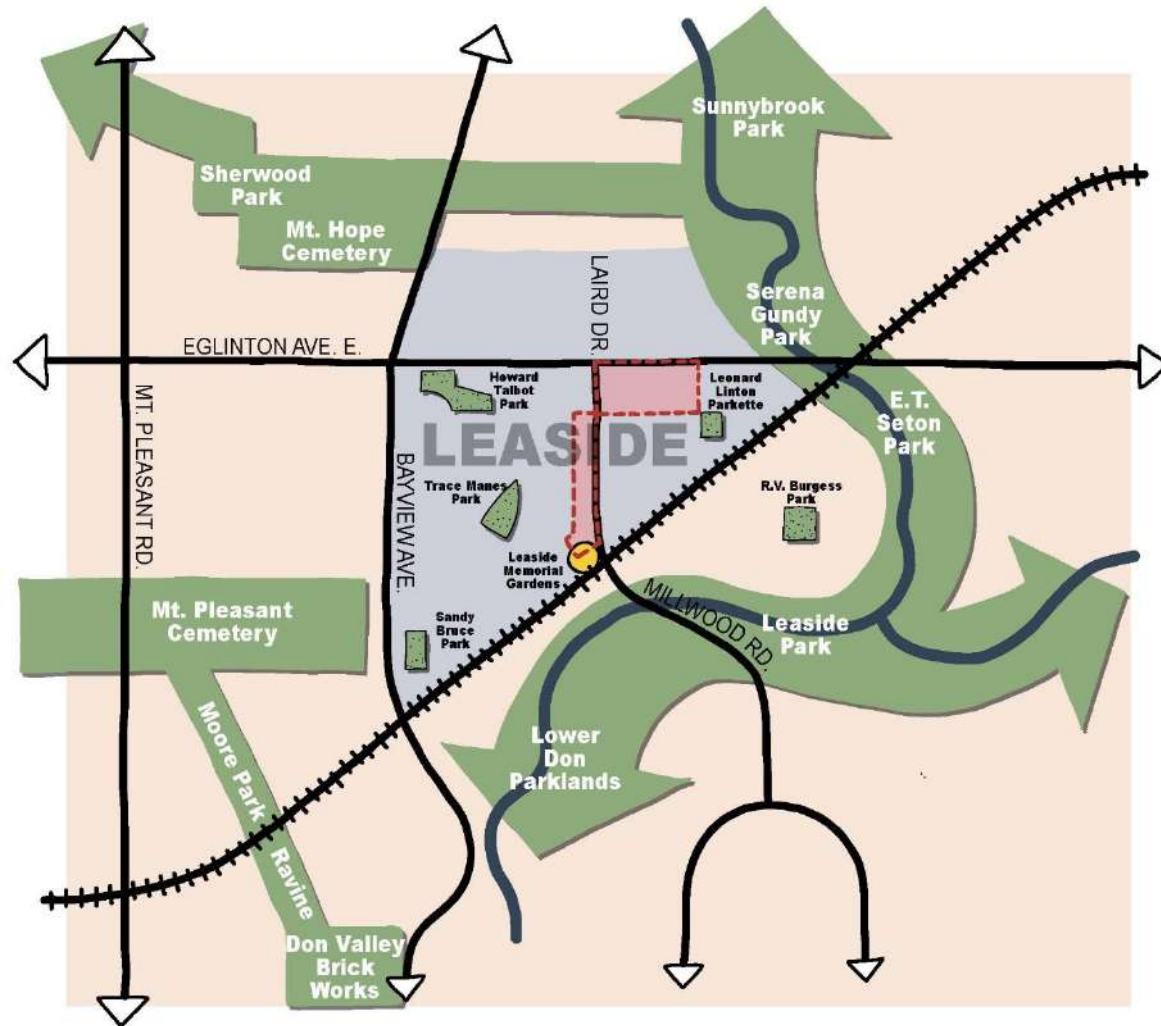
- Poor quality pedestrian realm due to narrow sidewalk and lack of building frontage.



Existing Streetscape: Laird Drive

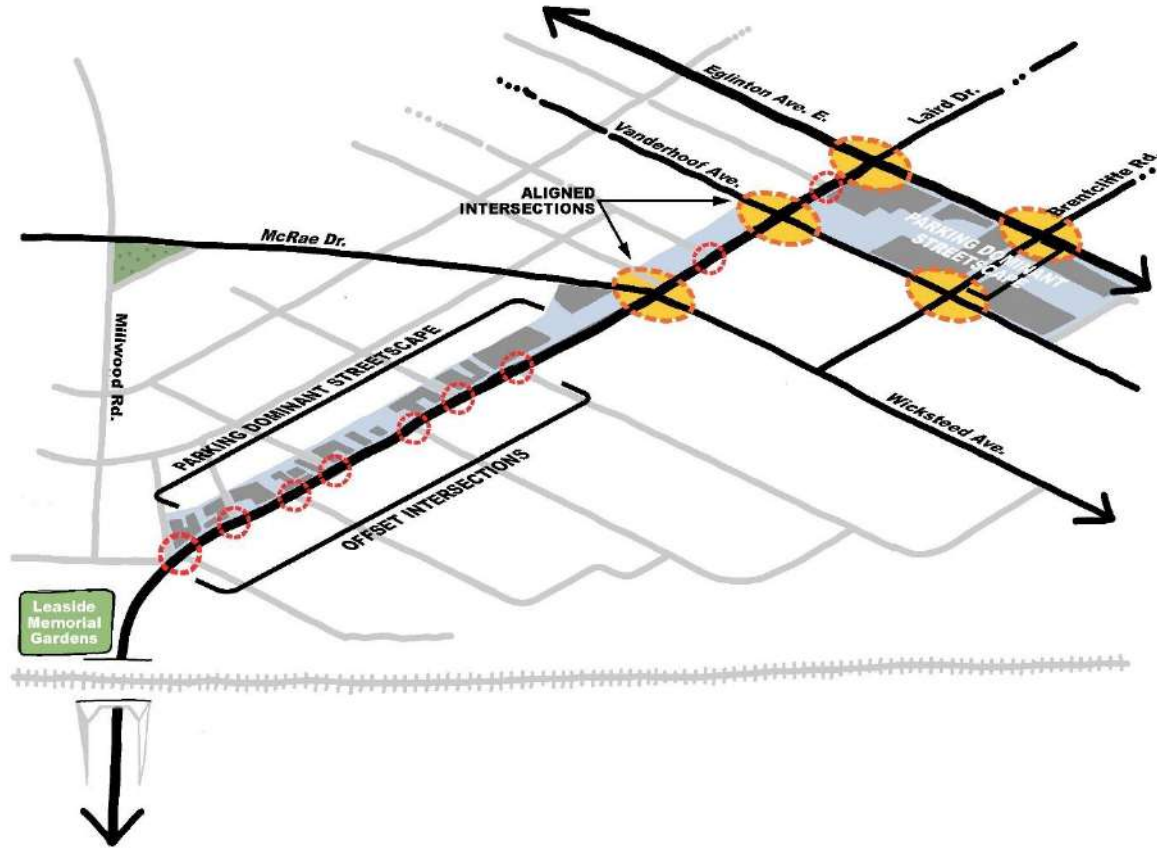
Public Realm

- Lack of connections between public amenities in Leaside;
- Poor cycling and walking linkages between residential neighbourhood and ravine trail system;
- Laird Drive central to connecting neighbourhood to open space and community amenities.



Public Realm

- Dominant parking + narrow sidewalks & boulevards = poor quality pedestrian realm;
- Offset intersections make pedestrian crossing of Laird challenging;
- Few aligned intersections providing continuous east-west linkages.



Servicing
and Mobility

An aerial photograph of a city street grid. A circular inset with a teal border highlights a specific area in the upper left quadrant, showing a mix of residential and commercial buildings. The word "Laird" is overlaid in white text on this inset.

Laird

In Focus

Servicing

What do we need to do?

- Determine existing conditions;
- Plan for increased density;
- Recommend action for future development.

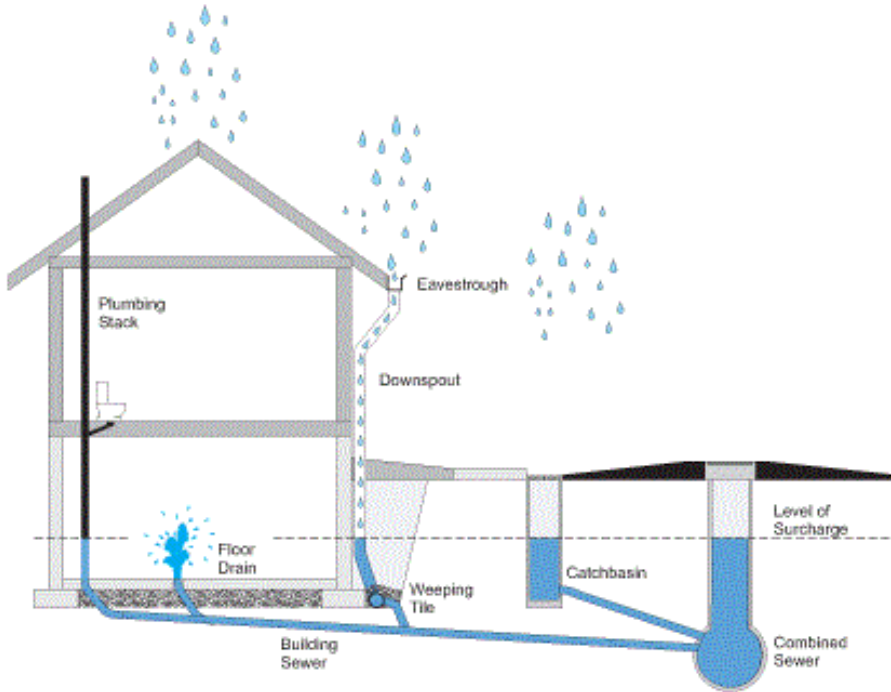
What have we done to date?

- Reviewed Basement Flooding Study – Area 2;
- Assessed baseline conditions;
- Established challenges.

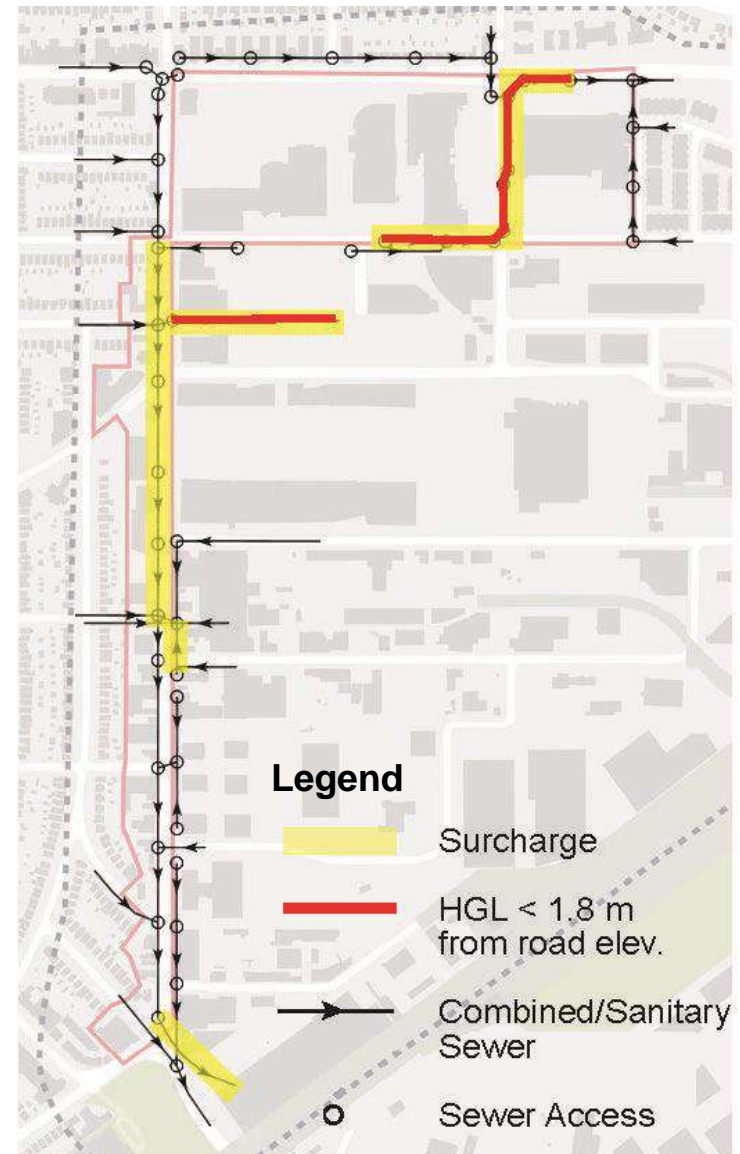
Next steps?

- Infrastructure planning and recommendations.

Servicing



What is surcharging?



Sample Existing Conditions

Servicing

Key statement

- Density and growth need supporting infrastructure;

What we need to consider?

- Determine what existing infrastructure can support;
- Review preferred massing vision;
- Model impacts of reducing surface run-off and increased sanitary effluent into municipal infrastructure.

Solutions

- Determine appropriate improvements if necessary.

Mobility



Regional

- Neighbourhood Traffic Patterns
- Regional Transit Trips



Leaside (incl. Business Park & Employment Area)

- Local / Feeder Transit Network
- Walking and Cycling Connections



Study

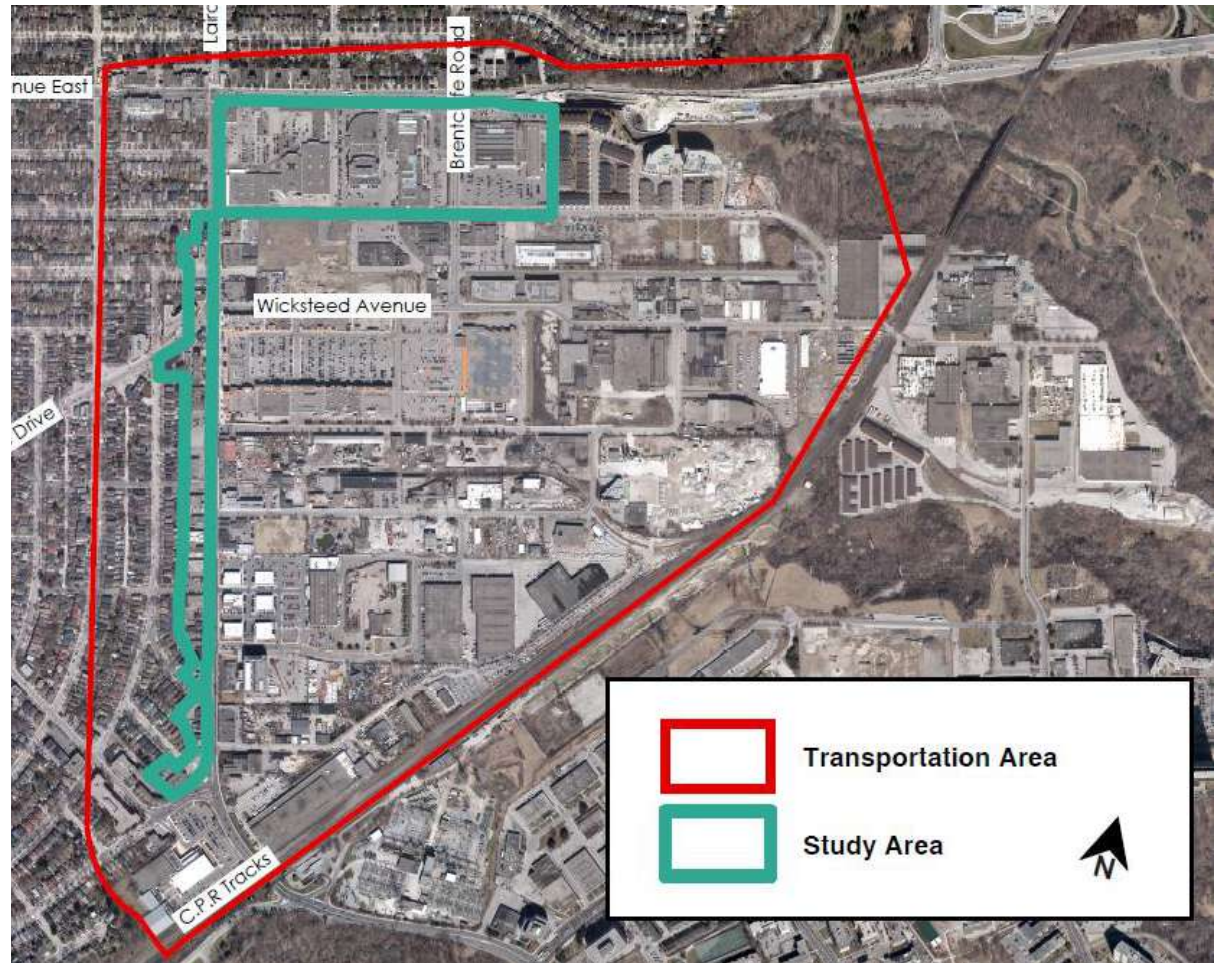
- Multi-modal Specific Strategies and Plans

Study Area Lenses for Analysis

Mobility

Develop a multi-modal transportation strategy/network to:

- **support the long-term vitality of the Laird Employment District;**
- **promote the use of the Eglinton LRT;** and
- **improve transportation conditions.**

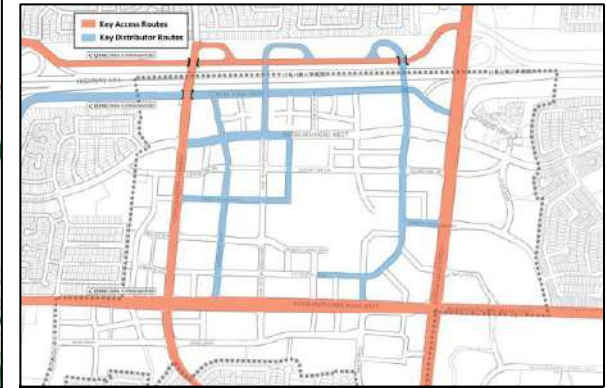


Mobility

Phase 1: Transportation Background Review

Phase 2: Multi-modal Alternatives Design, Analysis and Testing

Phase 3: Transportation Strategy and Implementation Report



Deliverables

Mobility

Safety

Accessibility

Connectivity

Complete Streets

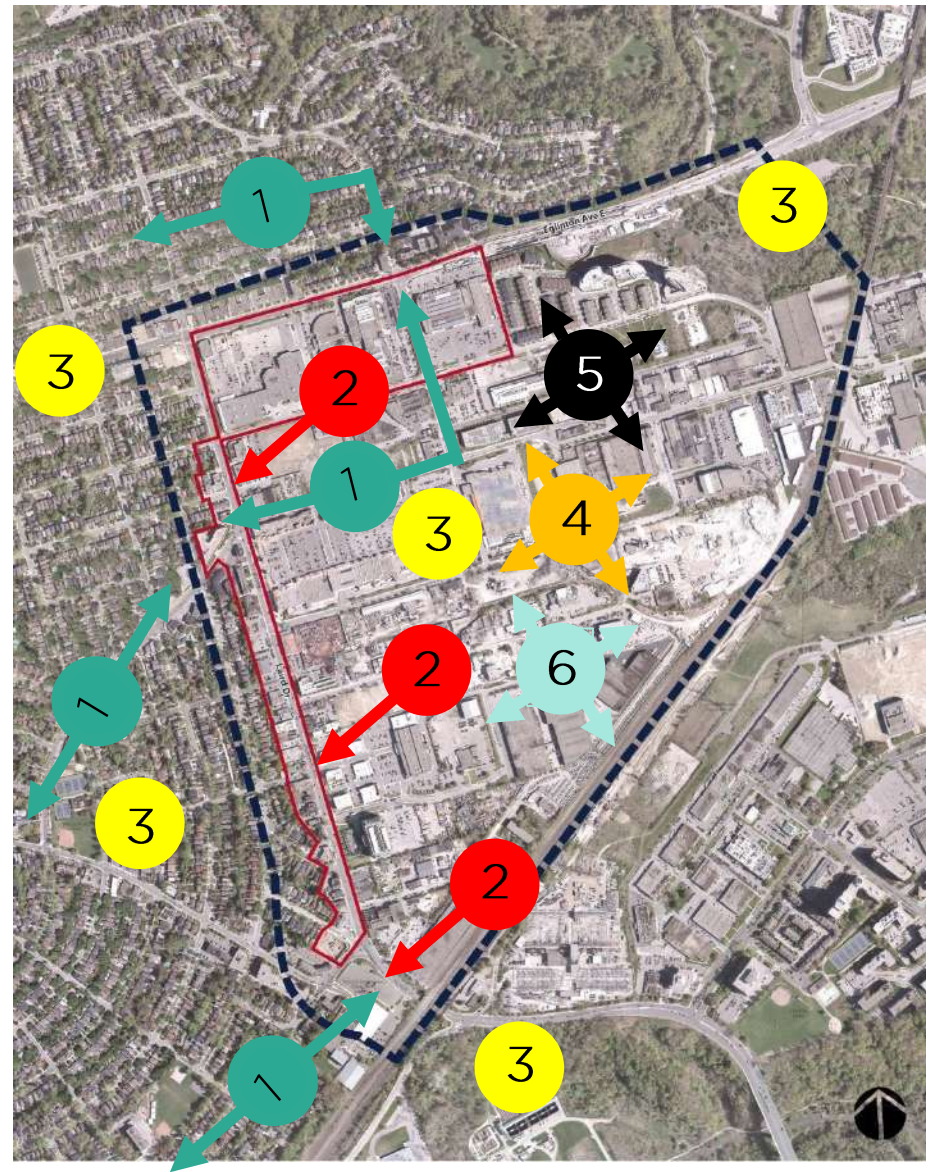
Mobility

- *Assumptions*
- *Team's Approach*
- *Potential Solutions*
- *Trade-offs*
- *Actions for this study and other studies/initiatives*
- *Study Area*

1. Too much through traffic on local residential streets
2. Poor environment for cycling
3. Poor pedestrian environment
4. Infiltration of cars disrupts truck movement in Business Park
5. New development will cause congestion
6. Major roads are already too congested
7. People won't use the LRT

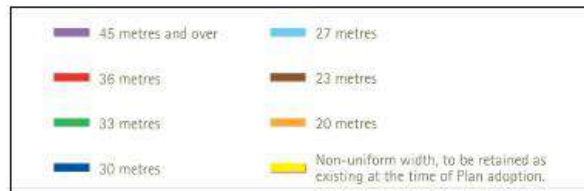
Mobility

1. Non-residents traffic infiltrating local streets
2. Crossing (walking or cycling) of major streets difficult and unsafe
3. Existing cycling routes do not connect to where people want to go in a safe manner
4. Business Park presents poor walking and cycling environment
5. New development + parking = more congestion
6. Truck movement – poor access for businesses; local community impacts
7. LRT – benefit to local community? Yonge (Line 1) congestion?
8. Larger study area? Business Park Future?

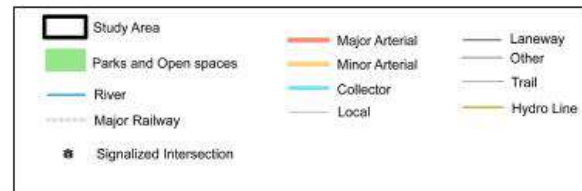
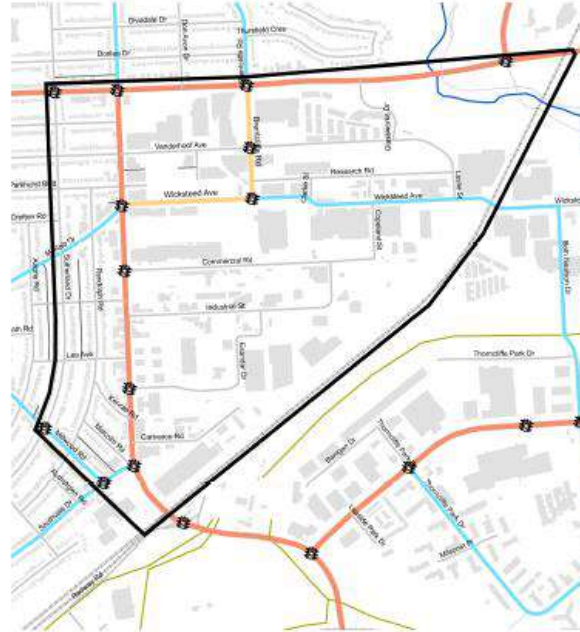


Mobility

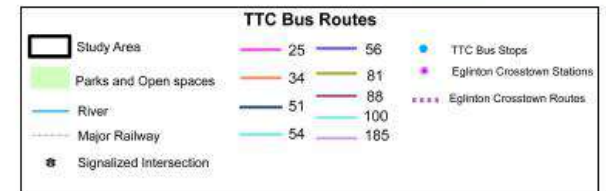
Right-Of-Way (ROW) Map



Street Network Map

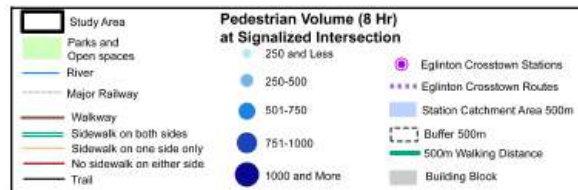


TTC Routes and Stops



Mobility

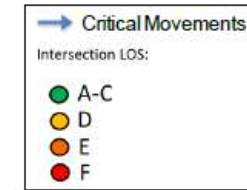
Existing Pedestrian Walking Analysis



Existing Cycling Network Demand



Existing Vehicular Demand



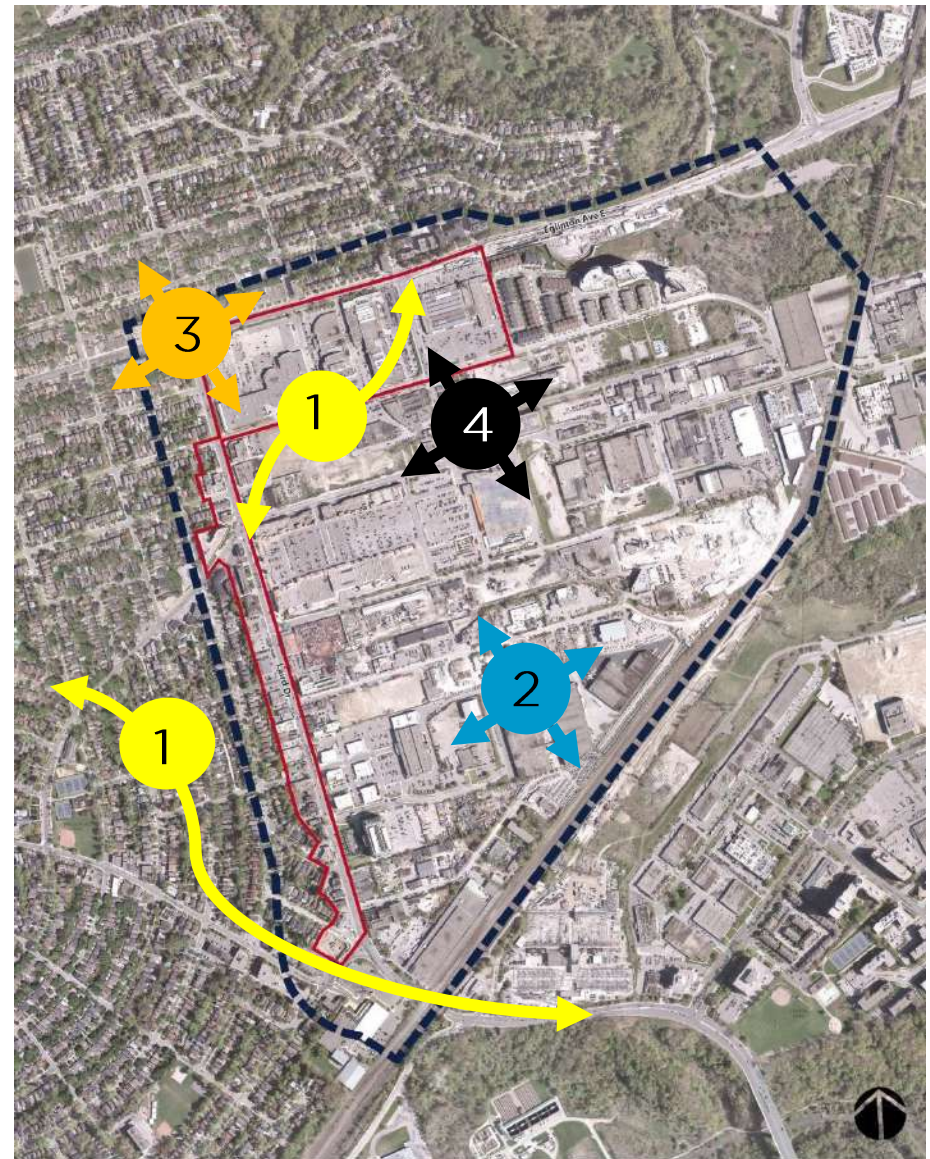
Transportation Background Review

Mobility

- Land use and built form / density
- Roadway classification, existing ROW width, and street network context
- Sidewalk and driveway / access locations, including effective width dimensions
- Pedestrian network / level of service, and commentary on safety / environment
- Cycling and trail infrastructure, including level of service analysis, amenities, and commentary on safety / environment
- Transit services (regional, local) and infrastructure
- Travel demand management services and policies
- Traffic conditions and operations, including level of service
- Safety assessment, based on analysis and observational / provided input
- Goods movement / servicing – existing volumes / types, movement patterns, including time of day
- Parking – existing / planned conditions / supply / policies
- Neighbourhood infiltration – analysis / identification / quantification

Mobility

1. Vehicle Movement – in and through the Study Area
2. Goods Movement – supporting employment lands but compatible with adjacent land uses
3. Eglinton LRT – potential influence on regional and local travel patterns
4. New Development – potential impact on local traffic patterns and operations



Mobility



Zone 6: Regional - Greater Golden Horseshoe

Zone 5: Regional - 'Rest of Toronto'



Zone 4: Sub-regional (Outer Zone)

Zone 3: Sub-regional (Inner Zone)



Zone 2: Laird Commercial Area

Zone 1: Laird Residential Area (Leaside Area)

Legend

- Zone 6) GGH
- Zone 5) Rest of Toronto
- Zone 4) Outer Zone
- Zone 3) Inner Zone
- Zone 2) Laird - Commercial
- Zone 1) Laird - Residential
- Transportation Study Area

Mobility



Today's
Workshop

The background is a grayscale aerial photograph of a city. A circular inset with a teal border is positioned on the left side, showing a colorized view of a neighborhood with houses and trees. The word "Laird" is written in white, large, sans-serif font across the center of this circular inset.

Laird

In Focus

Workshop format

Envision Laird In Focus in the year 2041:

1. How do we create community along Laird and Eglinton?

- Think about the character defining elements of Leaside;
- Think about Laird as a “seam” or a “divider”;
- Think about the transition from residential neighbourhood to employment area.

Workshop format

2. What are the key principles that form the foundation of the design concepts?

- Think about land use and built form;
- Think about streetscape and public realm;
- Think about servicing and mobility.

Use the template that's on the table to record your notes.

Tell us if there's another place (anywhere) that is a good example of your principle.



Next Steps

June 3rd

Design Charrette

Laird In Focus

Thank you!



Laird

In Focus