

Design Charrette

June 3rd, 2017



Laird

In Focus

Agenda

Welcome and Introductions

**Introduction to
the Design Exercise**

Design session: 5 teams

Plenary/Report out



Purpose of the Charrette

Involve the community in the exploration of:

- options for built form, access and public realm on for the Eglinton and Laird study areas
- Streetscape and public realm enhancements
- Connectivity opportunities in and through the Leaside Business Park

Use the charrette results as a basis for the team's design alternatives for Eglinton and Laird, the streetscape and public realm plan and transportation network recommendations for the business park

Introducing the Study



- Study Initiation
- Background Analysis
- Consultation
- Visioning
- Design Charrette

- Design
- Analysis
- Testing of Alternatives

- Final Consultation Report
- Plan Development

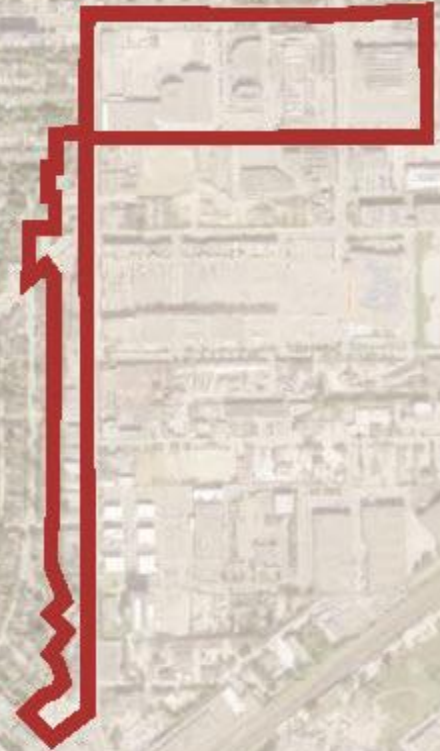
- Implementation by the City

Introducing the Study



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

Legend

- Application (under review)
- Approval

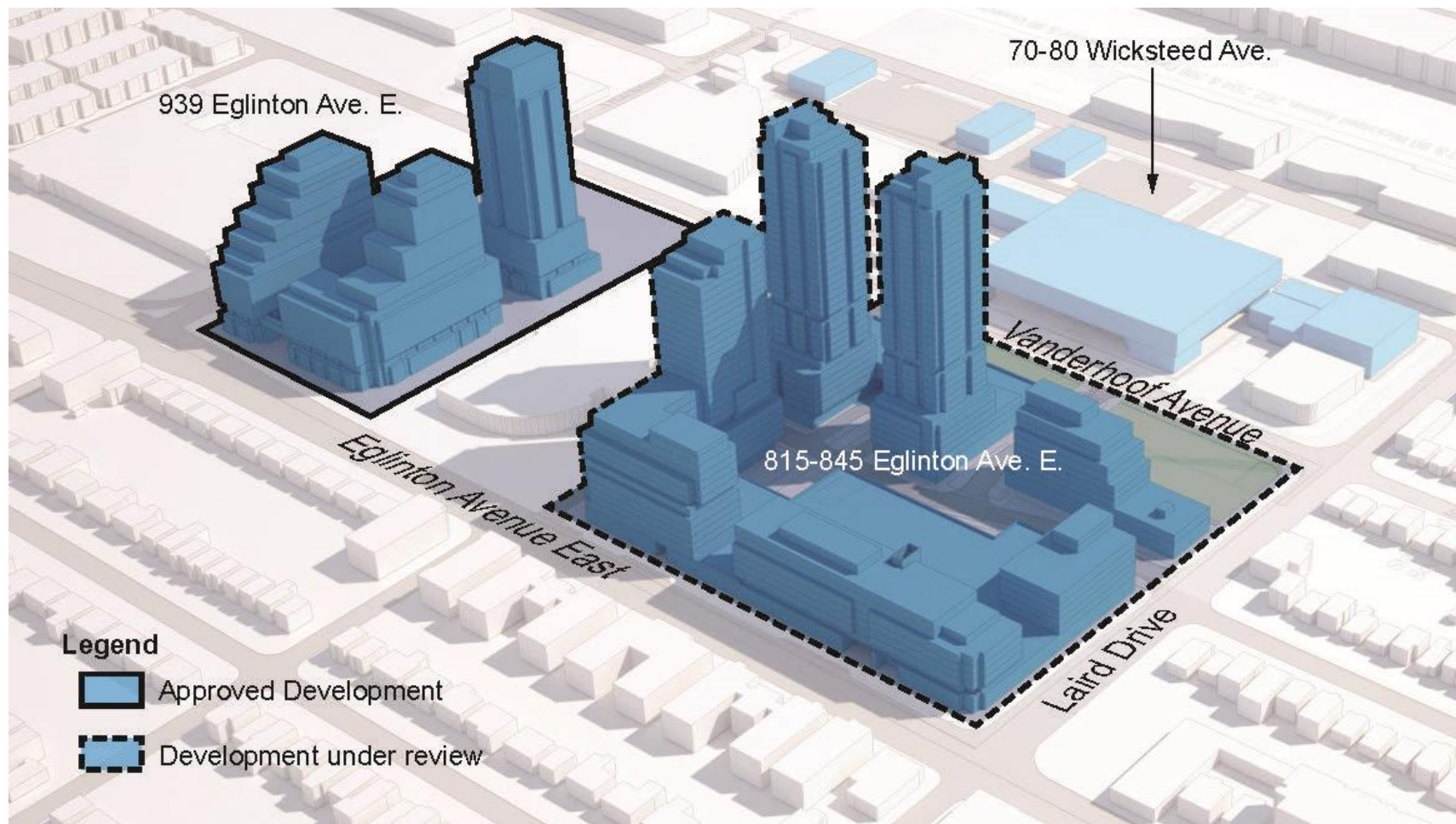


Proposed and Approved Developments



In Focus

Context



View Perspective: Eglinton Avenue E.

Context

Legend

- Application (under review)
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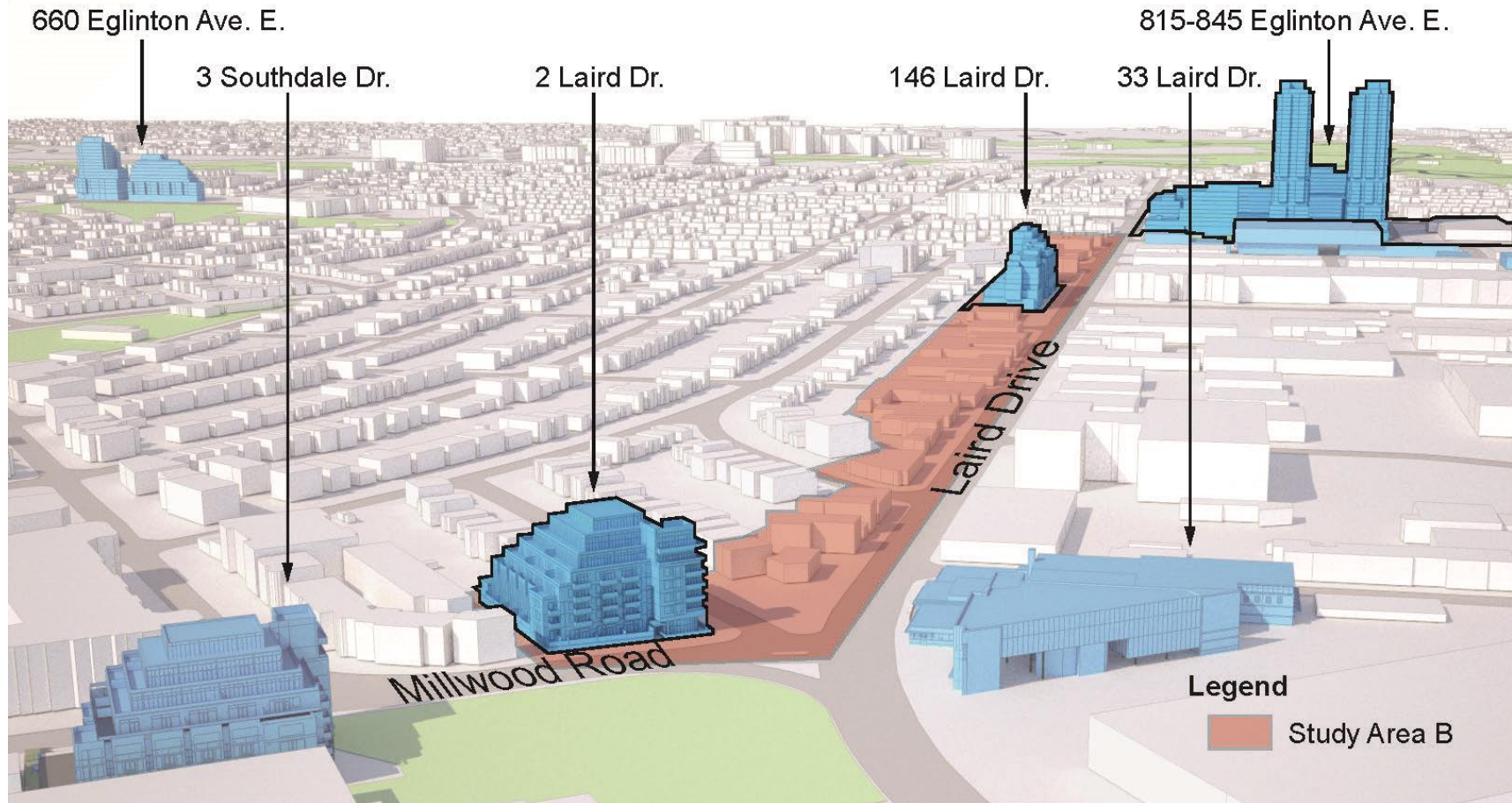


Proposed and Approved Developments



In Focus

Context



Public Realm



Proposed Streetscape: Eglinton Ave. E.

What we heard from the Community

- **Create a sense of community**
- **Multi-modal corridor**
- **Destination**
- **High quality streetscaping**
- **Accessibility**
- **Compatible development**
- **Appropriate infrastructure**



Emerging Themes 10

What we heard from the Community

- **Create a sense of community**
- Multi-modal corridor
- Destination
- High quality streetscaping
- Accessibility
- Compatible development
- Appropriate infrastructure

Make the study area part of Leaside. The study area should be designed to accommodate community facilities, facilitate interactions between neighbours and allow for a wide range of family-friendly events and programming.

The level of activity should also be enhanced by dynamic street frontages accommodating small businesses which will reinvest in the community.

What we heard from the Community

- Create a sense of community
- **Multi-modal corridor**
- Destination
- High quality streetscaping
- Accessibility
- Compatible development
- Appropriate infrastructure

The Laird and Eglinton corridors should facilitate and support a more functional movement network which allows for realistic modal choices.

In particular, corridor improvements should increase the safety and quality of the pedestrian experience and should ensure that Laird no longer acts as a barrier to active transportation users.

This should include a denser road network, establishing an appropriate truck route, and addressing the existing traffic congestion and associated safety concerns.

What we heard from the Community

- Create a sense of community
- Multi-modal corridor
- **Destination**
- High quality streetscaping
- Accessibility
- Compatible development
- Appropriate infrastructure

The study area should become an area which people choose to visit, rather than as a route to pass through.

The future vision is encouraged to provide visitors with a reason to spend time in the area, developing as a shopping, greenspace and pedestrian destination, which will complement and balance its ongoing role as an employment hub.

What we heard from the Community

- Create a sense of community
- Multi-modal corridor
- Destination
- **High quality public realm**
- Accessibility
- Compatible development
- Appropriate infrastructure

The study area should be designed with an enhanced streetscape which balances high quality hardscaping with the introduction of a concentration of greenery elements.

The public realm should create spaces to linger, be animated throughout the day and evening and take advantage of underutilized land to add to and create green spaces.

What we heard from the Community

- Create a sense of community
- Multi-modal corridor
- Destination
- High quality streetscaping
- **Accessibility**
- Compatible development
- Appropriate infrastructure

The study area must be designed to enhance barrier-free access for users of all demographics and abilities, as well as for a range of activities.

Additionally, an emphasis should also be placed on enhancing access between and to areas adjacent to the study area, including the ravine.

The future vision of the study area should embrace accessibility by welcoming new residents and businesses of all demographics to the area by ensuring the availability of affordable rents and family-sized rental units.

What we heard from the Community

- Create a sense of community
- Multi-modal corridor
- Destination
- High quality streetscaping
- Accessibility
- **Compatible development**
- Appropriate infrastructure

Future investments and development in the study area should consider the character of the surrounding community and ensure compatibility of built form and land use.

In particular, development along Laird should be limited to low- or mid-rise buildings, reflect the surrounding heritage character and building materials and appropriately transition in height to its neighbours.

It is important that future investment in the study area not result in negative impacts for the existing residents.

What we heard from the Community

- Create a sense of community
- Multi-modal corridor
- Destination
- High quality streetscaping
- Accessibility
- Compatible development
- **Infrastructure for growth**

Ensure that future development does not outpace the existing or planned infrastructure, avoiding the worsening of flooding, community facility crowding and traffic.

There should be a focus on introducing new and innovative green infrastructure strategies, especially with respect to stormwater management and water infiltration.

Emerging Vision

The Laird Focus Study Area will **integrate with Leaside**, creating a sense of community that respects the character of Leaside while evolving to meet the needs of future residents. It will be **accessible** to people in all modes of travel. It will provide a **diversity of uses and businesses** set in a **high quality public realm**. Laird Drive will be a **vibrant main street** and pedestrian **promenade**. Development of the large parcels along Eglinton Avenue will have a connected public realm of streets, blocks, parks and community amenities, and create a **walkable, landscaped neighbourhood**.

Emerging Principles

Urban Design

- 1** Accommodate a **mix of uses and densities** to create a **liveable, dynamic community**.
- 2** Eglinton and Laird will be **welcoming and unifying corridors** for the existing and future adjacent communities.

Emerging Principles

Built Form

- 3 New, **compatible** development should **transition appropriately to adjacent neighbourhoods** and **complement the existing built form and heritage** of the Leaside community through excellence in architecture and urban design.
- 4 Buildings along Laird and Eglinton should include **animated street frontages**.
- 5 New development will be **transit-supportive** seamlessly **connecting to** and **integrating with** the Eglinton Crosstown LRT.

Emerging Principles

Public Realm

- 6 Provide a **high quality, sustainable public realm** that enhances street life, supports diverse activity and connects to adjacent ravines, parks and open spaces.
- 7 Leverage under-used space to introduce **public spaces** which can welcome and **accommodate residents, workers and visitors** of all ages and abilities.

Emerging Principles

Infrastructure

- 8 **Optimize** the use of **existing infrastructure**.
- 9 Provide servicing infrastructure in a **fiscally responsible** manner.
- 10 Plan infrastructure to allow **flexibility for future development potential**. New development should be approved in accordance with **investment in servicing, transportation, and community infrastructure**.
- 11 The City shall consider the implementation of **innovative and sustainable infrastructure**.

Emerging Principles

Transportation

- 12 The Laird and Eglinton corridors should encourage **complete streets**, promote **active transportation**, and **improve network connectivity**.
- 13 **Employment lands** should **create a finer grained street network** that will provide **increased connections and accessibility** to existing roads.
- 14 An **appropriate truck routing strategy** should be established through the transportation study area to reduce conflicts with other modes of movement.

Today's
Charrette

Laird

In Focus

Design Teams

**Michael Sraga
Rick Merrill
Mike Hudson**

Eglinton and Laird



David Leinster

**Laird, Vanderhoof &
Brentcliffe Streetscapes**

**Harold Sich &
Ron Palmer**

**Leaside Business Park
Transportation Options**

Eglinton & Laird Teams

Rick

- Development applications as approved or under review, with option to explore two sites with no application.

Mike

- Eglinton Connects, but including approved 939 Eglinton Ave. E. plan.

Michael

- Approved application (939 Eglinton Avenue East) + Tall- & Mid-rise Building Guidelines + team's road plan + park allocation on each development site.



Eglinton & Laird Teams

Michael
Rick
Mike

- Explore building location, height, massing, access, public realm on one of 3 study sites on Laird



Laird Streetscape

David

- Travel lanes for cars and bicycles;
- Streetscape treatment;
- Pedestrian amenities;
- Additional open space opportunities.



Leaside Business Park

Harold & Ron

- **Scenario 1:**
Refined movement network responding to retail/commercial uses completing Laird Dr. frontage; grade separation on Wicksteed;
- **Scenario 2:**
GO network extended into Leaside; grade separation on Wicksteed; frontage along Laird is retail; lands in proximity to higher order transit evolve into office uses.



Design Session

Introduce yourselves.

Law of Two Feet

Feel free to circulate to other table groups over the design session:

- 3 on Eglington/Laird,

- 1 on overall streetscape

- 1 on Leaside Business Park

Each table group will have a 5 minute report back to the larger group at 12:00

