

# Woodside Square Planning Review

## Study Process

Process



We are here

Preliminary consultation

Winter-Summer 2019

Study initiation and visioning

Fall 2019-Winter 2020

Design, testing and analysis

(Following receipt of rezoning application)

Winter-Summer 2020

Final reports and plans

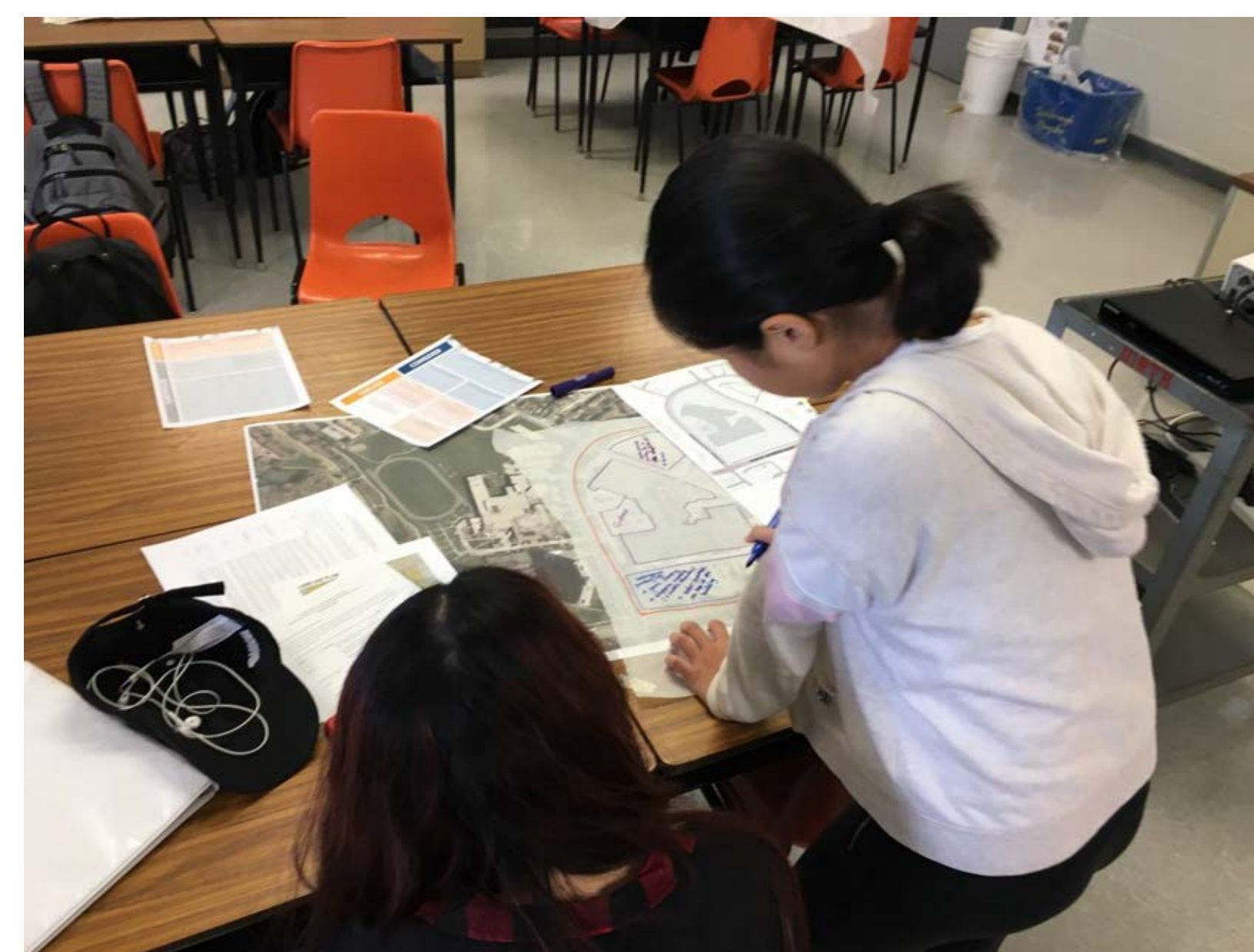
Fall 2020

- Pre-application meetings with applicant (mall owner)
- Pop-up engagement at Woodside Square mall (Planners in Public Spaces)

- City Council direct staff to initiate planning review
- Student workshop at Albert Campbell Collegiate
- Public consultation meeting #1 (tonight!)
- Local Advisory Group formed

- City staff and commenting partners (e.g. school boards, utilities) review rezoning application
- Local Advisory Group meetings
- Pop-up engagement at Woodside Square Mall (Planners in Public Spaces)
- Report to City Council to provide update on Planning Review and identify preliminary issues with Zoning application
- Public consultation meeting #2 to gather feedback on proposed plans and emerging policies
- Presentation to Urban Design Review Panel
- Revisions to plans (applicant) and development of draft policies (City staff)

- Final policy development and public consultation meeting #3
- Statutory Public Meeting of Scarborough Community Council to consider recommendations on the Planning Review
- Final consideration by City Council



### Tell us what you think!

Do you want to be more engaged in the Planning Review consultation process? Consider applying to be part of the Local Advisory Group. Please indicate your interest by filling out a form at the registration desk or contacting the Project Lead.

\*Planning Review will be coordinated with review of anticipated rezoning application, where appropriate. Timing and process is intended to be adaptable and is subject to change.



# Woodside Square Planning Review

## About the Study

### Land Use

Woodside Square Planning Review is a study led by the City of Toronto City Planning Division.

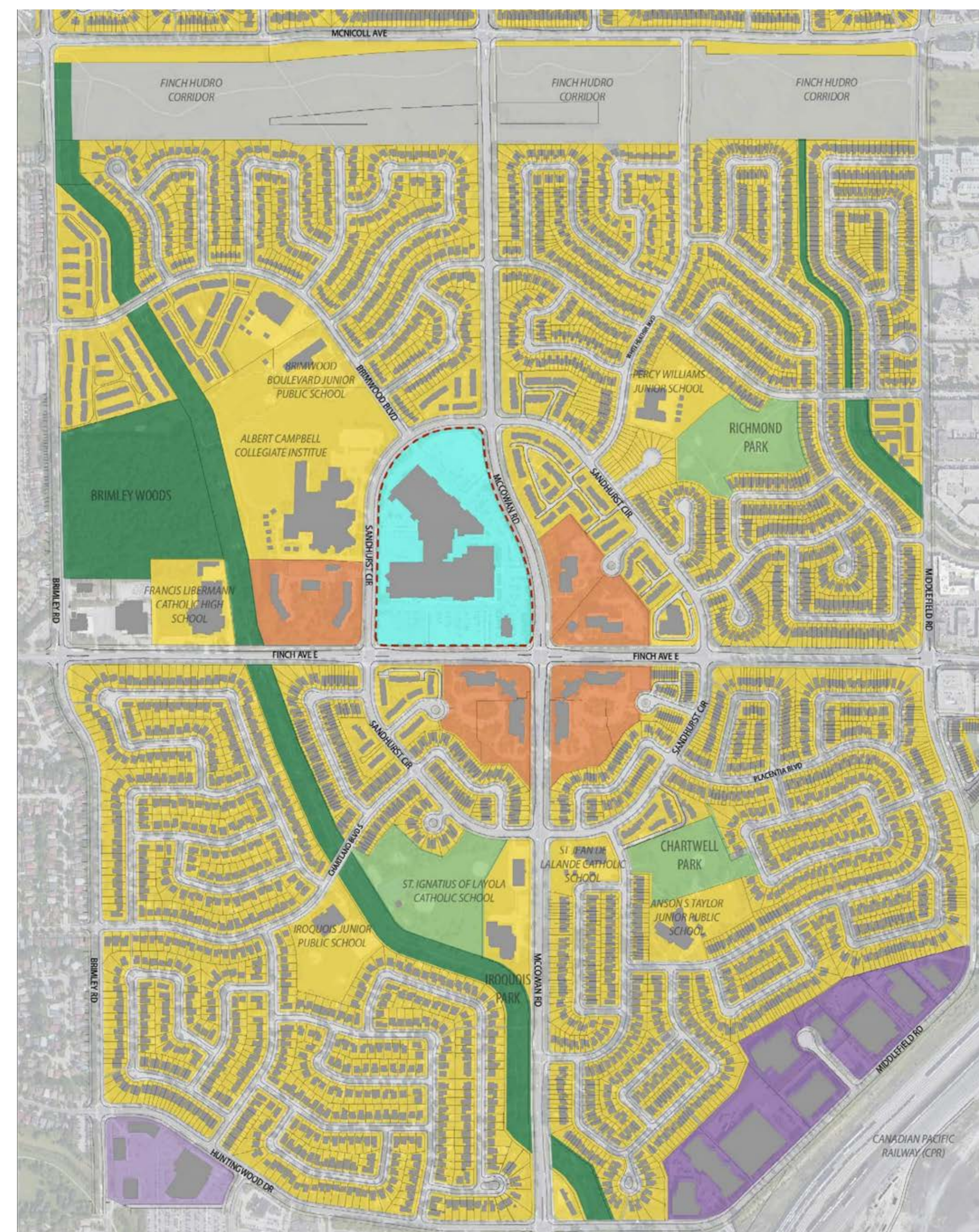
The review will evaluate the appropriateness of permitting additional land uses on the site. The review will also establish a policy framework to guide any future redevelopment.

### Why now?

The landowner of Woodside Square has expressed a desire to explore additional development opportunities for the site, including new housing and parkland. The mall is proposed to be maintained.

The City of Toronto's Official Plan requires a planning review to be completed to Council's satisfaction prior to permitting new uses beyond commercial uses and places of worship.

## Land Use



- Site Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Parks
- Special Policy Area
- Core Employment Areas
- General Employment Areas
- Natural Areas
- Utility Corridor

### Site and Area Specific Policy 236: Lands at the Northwest Corner of McCowan Road and Finch Avenue

Only places of worship, and commercial uses designed to provide a population of 50,000 to 125,000 within an approximate 4 kilometre radius with a wide range and variety of goods and services, especially comparison shopping goods and services (department store type merchandise) are permitted. No other uses are permitted until a planning review of the area has been completed to Council's satisfaction.



# Woodside Square Planning Review

## Land Use

### Proposed goals:

- Preserving the function of the site as the retail and community services centre of the Agincourt North community.
- Developing a strategy to ensure the site continues to provide **retail, entertainment, professional services**, and **jobs** to serve the local community and contribute to a complete community.
- Determining the **appropriateness of new uses**, including **residential, parkland and additional commercial retail uses**, and the level of intensification that the site can accommodate.



### Tell us what you think!

*What strategies do you think should be applied to help ensure changes to the site enhance the site's function as the retail and community services centre of the Agincourt North community?*



# Woodside Square Planning Review

## Housing

### Proposed goal:

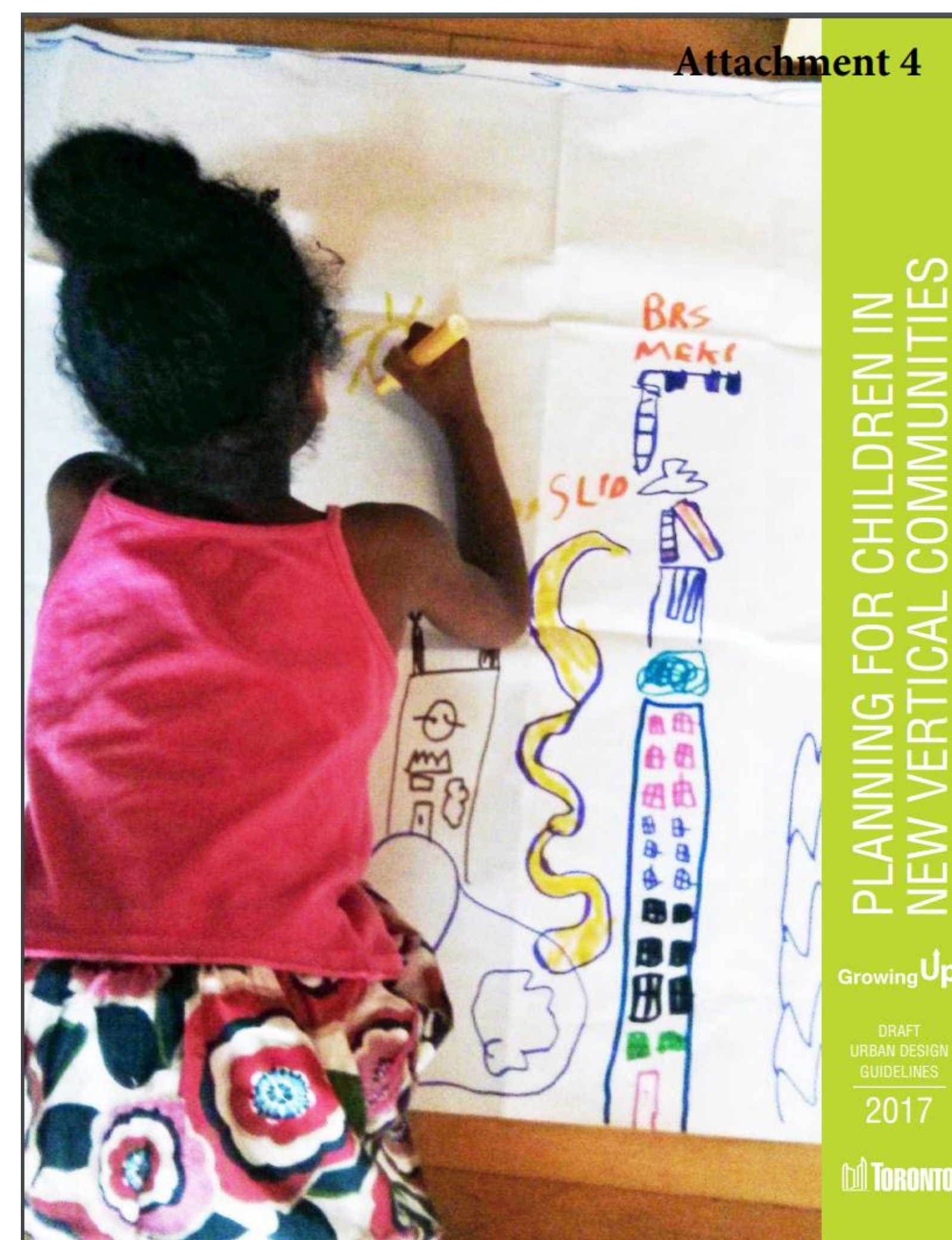
- Should residential uses be recommended, developing a **housing strategy** that provides for a **range of household types**, including **families with children**, **seniors**, and **affordable housing** consistent with Official Plan policies for large sites.



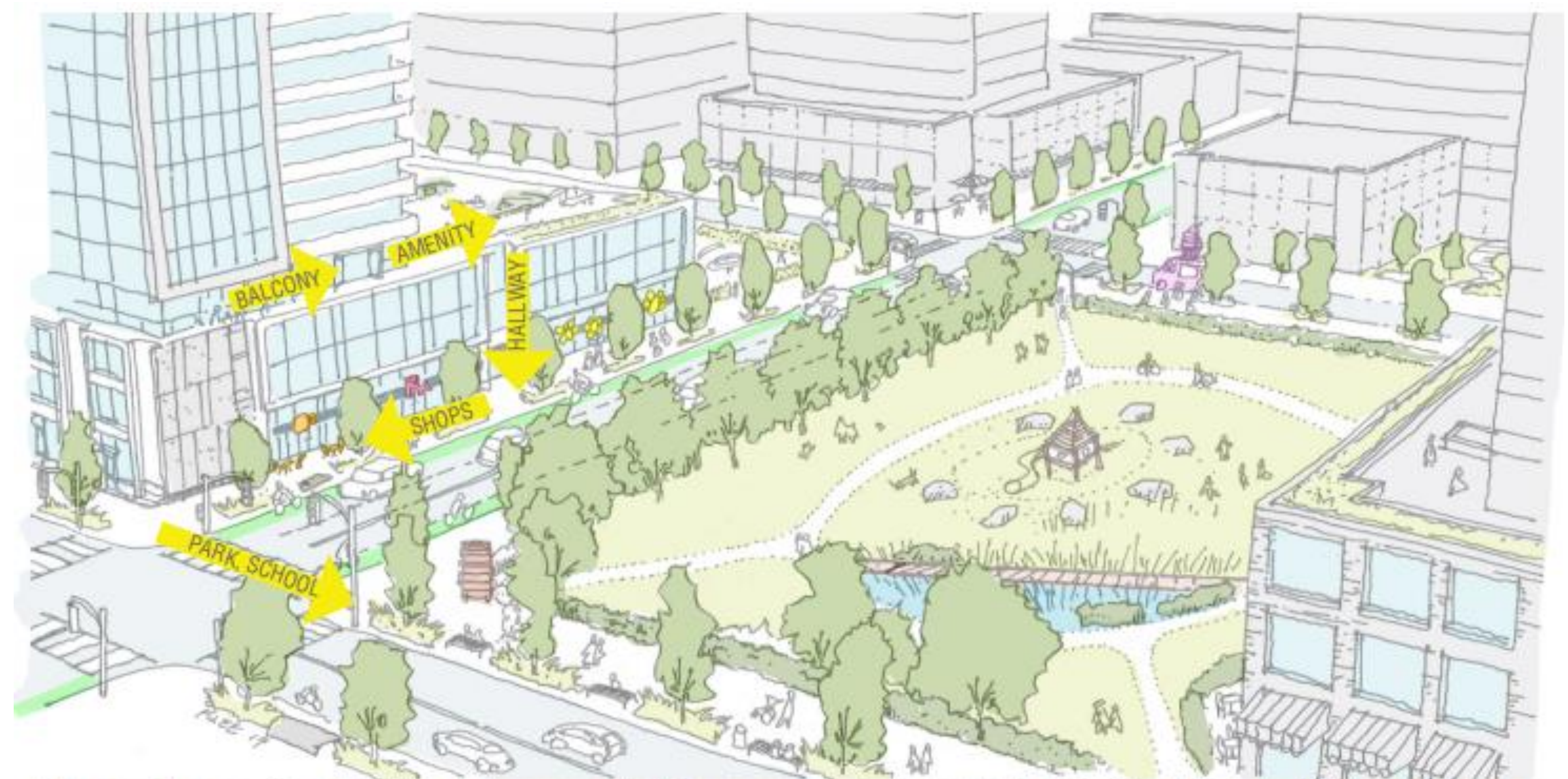
Regent Park is a phased, master planned community in Toronto with generous public facilities that anchor the public realm and animate the neighbourhood in all seasons. The central park and the pool facility were delivered in early phases.



Generous entrance with full-height storage and hooks provides space for large items, such as a stroller, as well as a place to sit when getting ready.



On large sites, generally greater than 5 hectares...the first priority community benefit will be the provision of 20 percent of the additional residential units as affordable housing.  
- Official Plan Policy 3.2.1.9 b



Within a complete community, a child's independent range can gradually increase, as outlined in the report Vertical Living Kids, by Dr. Carolyn Whitzman. A child plays on a private terrace and graduates to the private amenity space. From there the child can venture out for errands on their block and eventually cross the street to play in a park.



# Woodside Square Planning Review

## Built Form and Density

### Proposed goal:

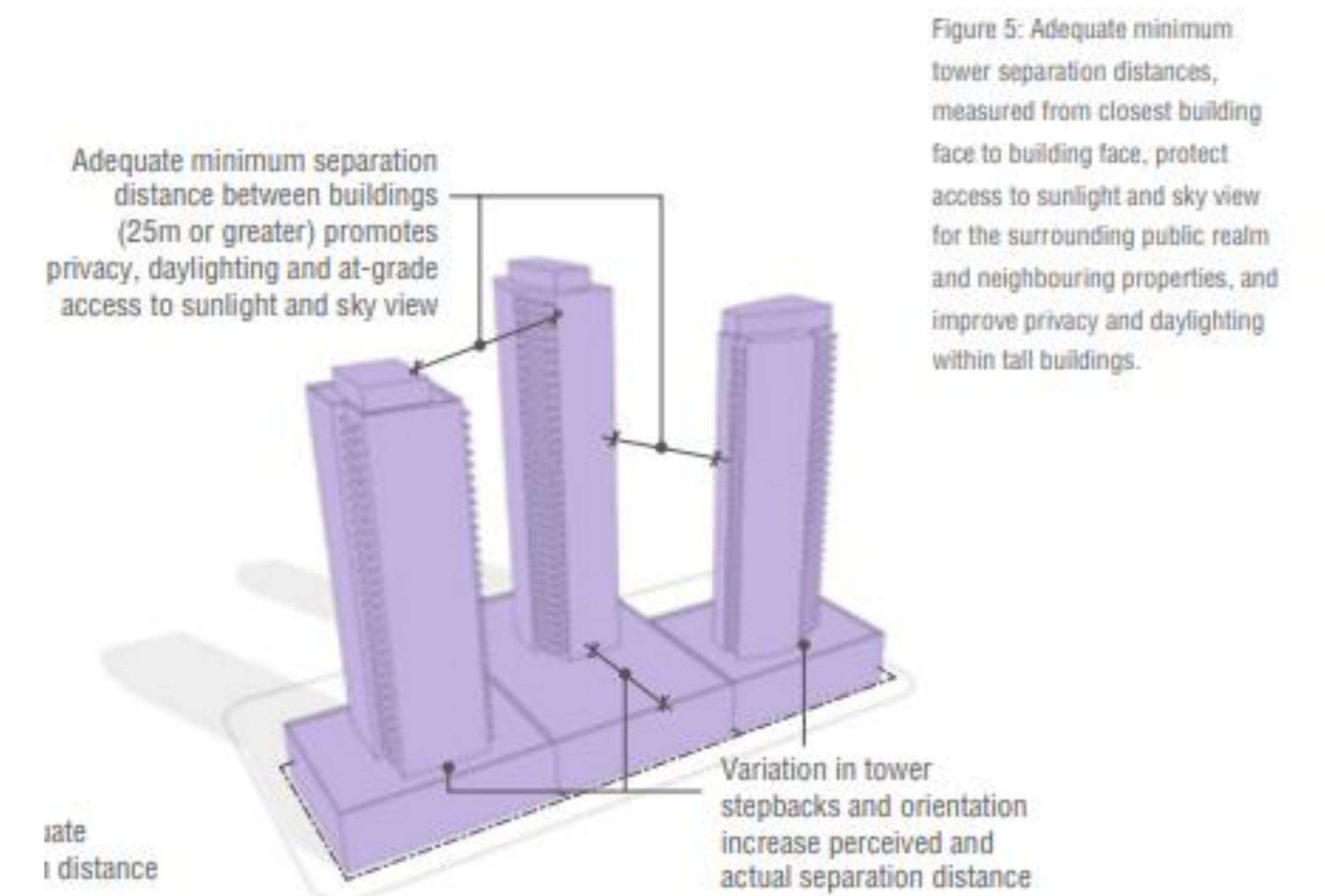
Identifying appropriate **built form** types, building **heights** and **densities** for new land uses.



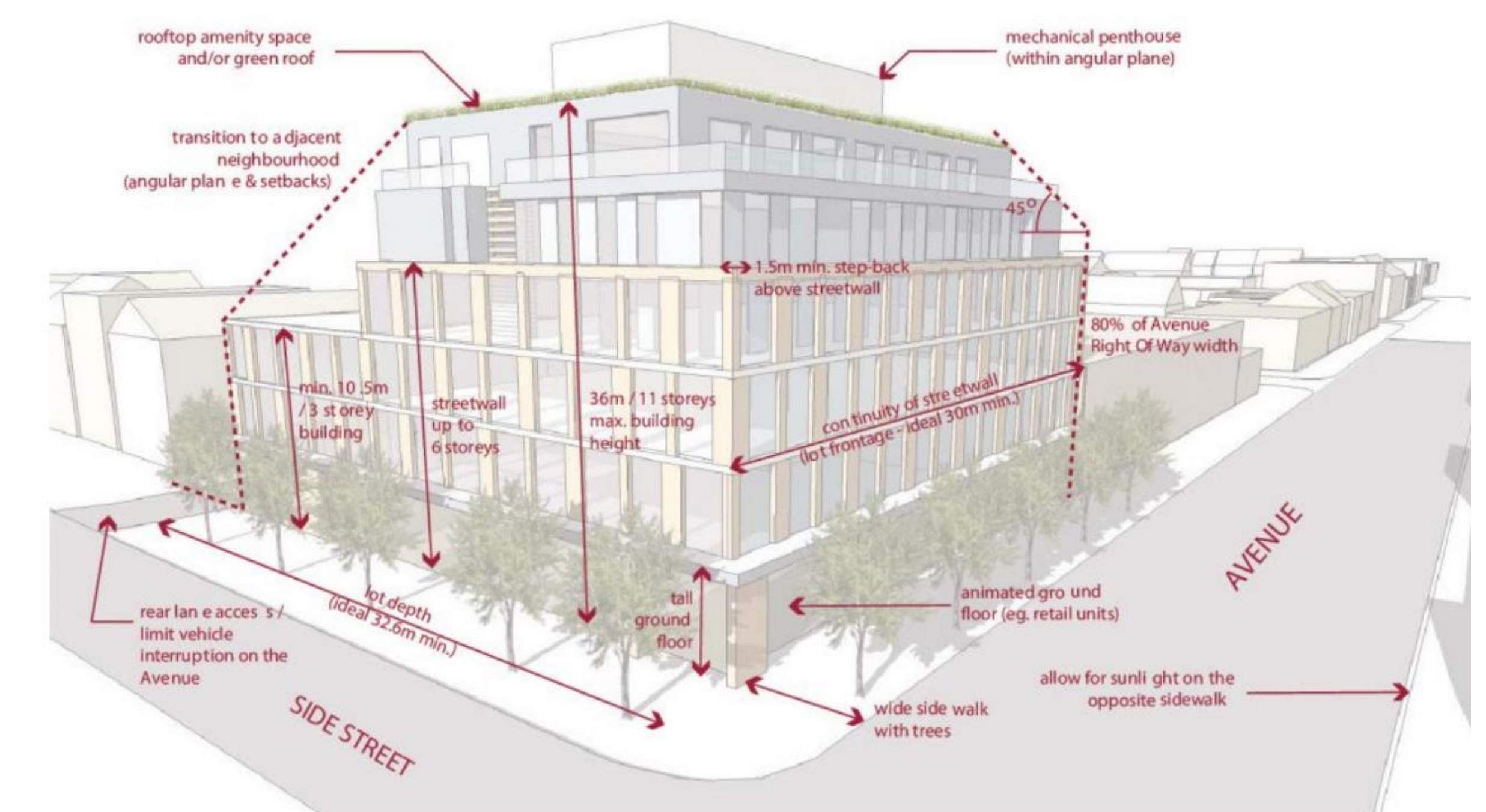
17 Kenaston Gardens, Toronto (Bayview & Sheppard Ave)



676 Sheppard Ave East, Toronto



Separation Distance diagram from the Tall Building Guidelines



Key Components of the 2010 Mid-Rise Building Performance Standards

Summary diagram from the Toronto Mid-Rise Guidelines

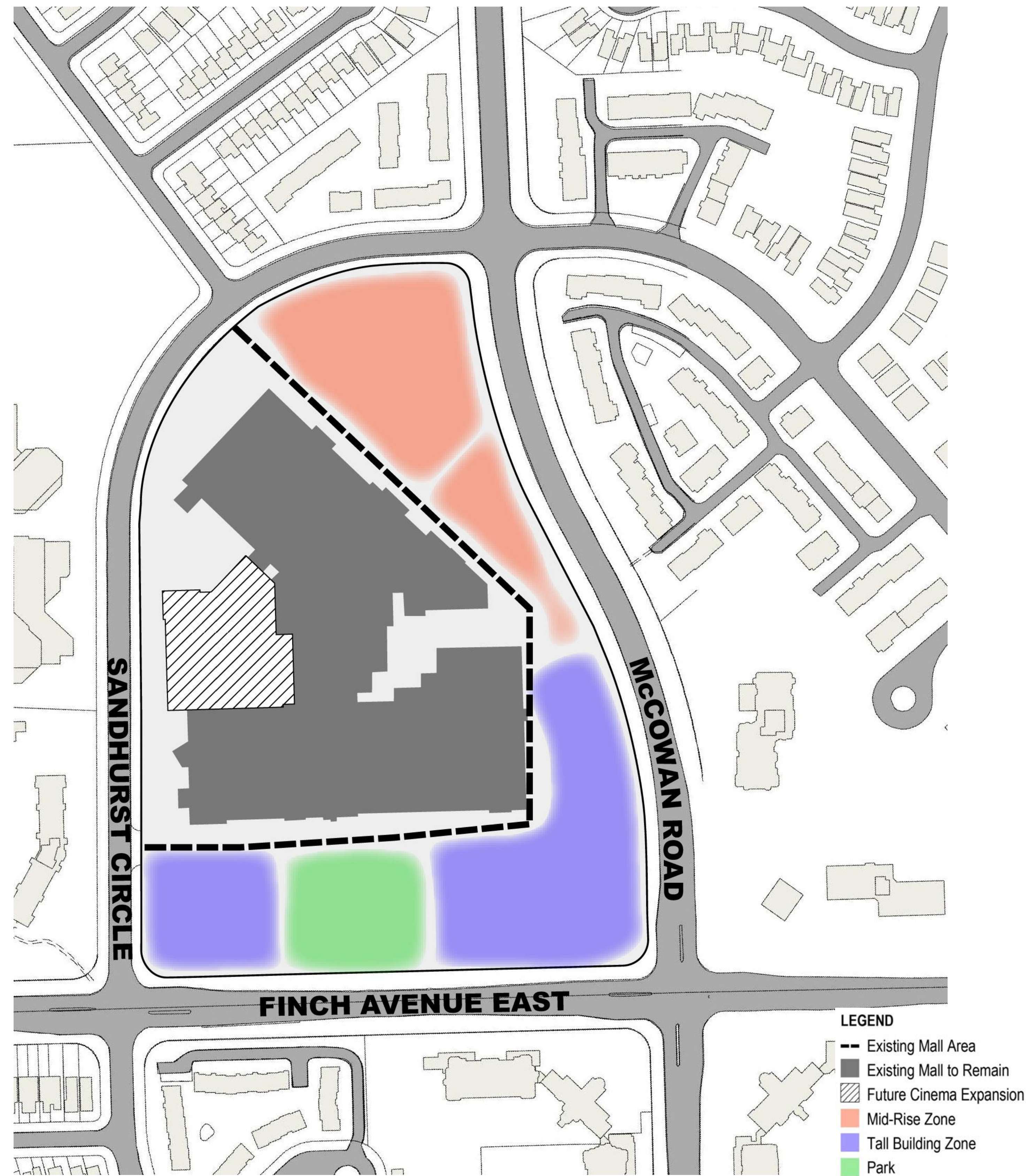


# Woodside Square Planning Review

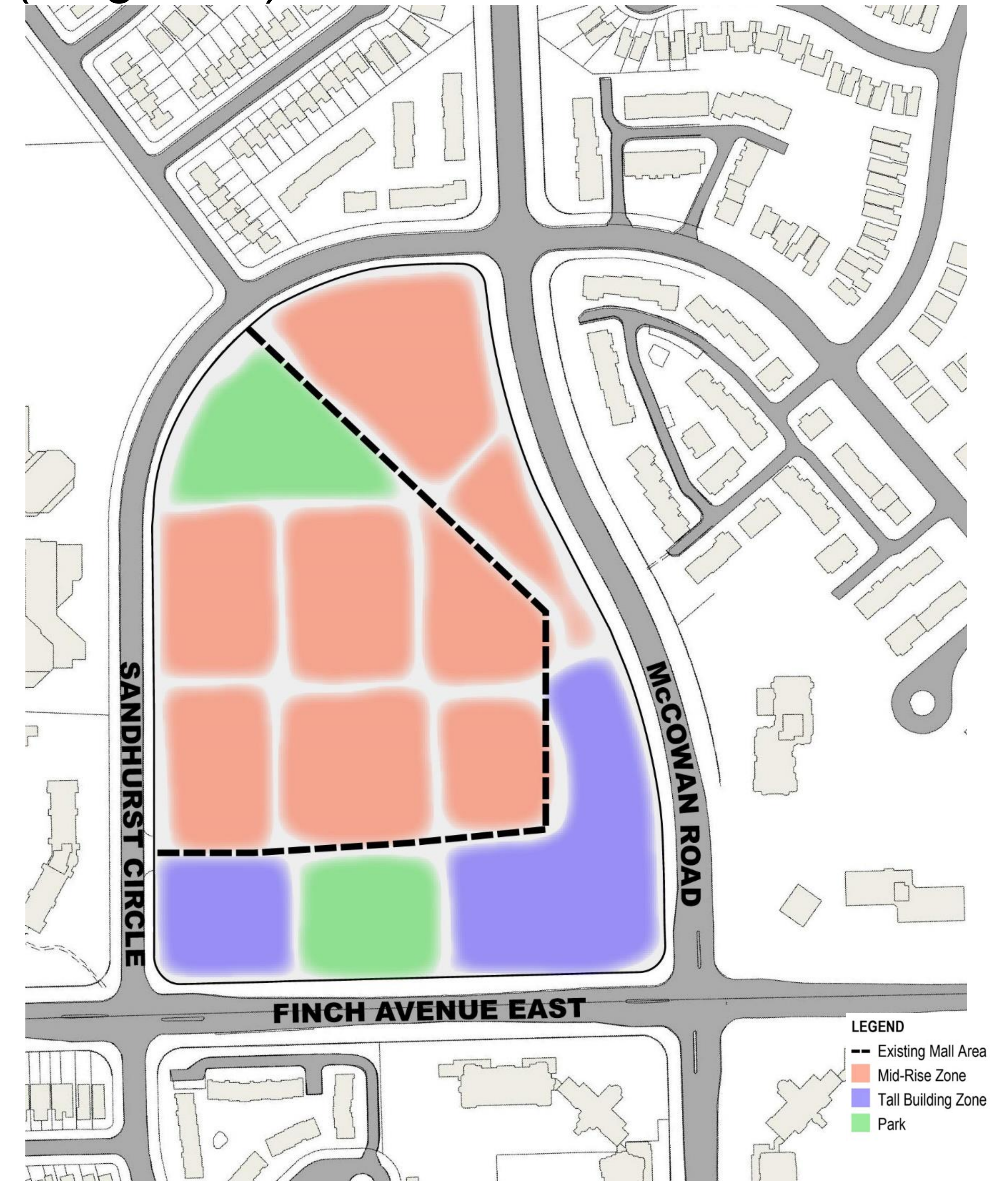
## Potential development concepts



### Infill Development Concept (near term)



### Comprehensive Development Concept (long term)



#### Why develop a comprehensive development concept, given that the mall owner intends to keep the mall?

A focus of the Planning Review is to develop policies that enable infill development of the unbuilt areas around the existing mall while ensuring infill development does not preclude (prevent or diminish) comprehensive development of the site if the mall is redeveloped at some point in the future.



# Woodside Square Planning Review

## Public Realm, Parks and Open Spaces

### Proposed goals:

- Identifying the appropriate location of **public parkland** and publicly accessible **open spaces** to provide recreational opportunities and support an attractive, vibrant, and robust public realm.
- **Emphasizing the importance of the northwest corner of Finch Avenue East and McCowan Road**, given two transit priority corridors meet at this intersection.



Public art as seating in Chicago



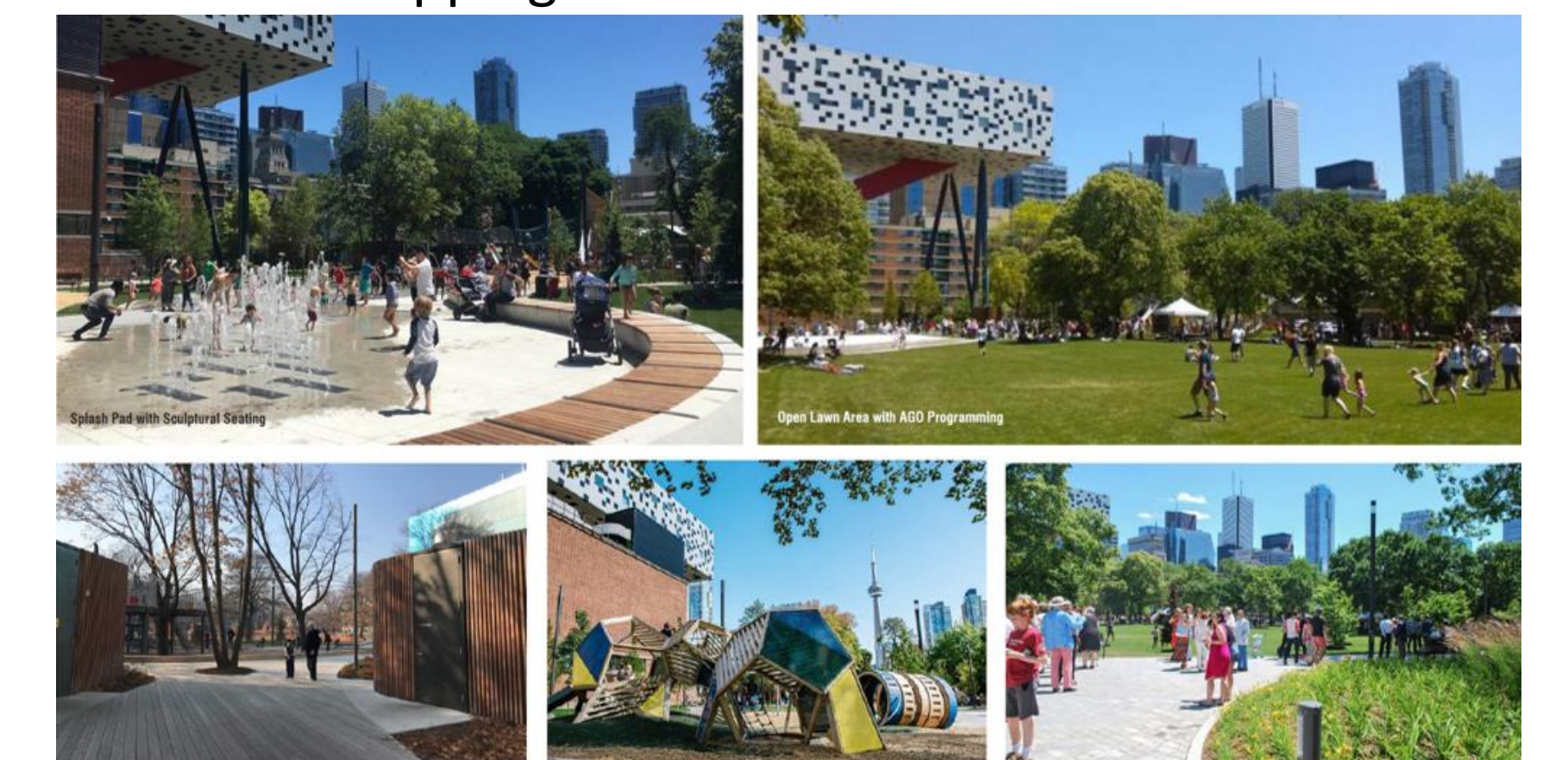
Southwest corner of Sheppard Ave E & Markham Rd



Don Mills and Lawrence



Don Mills Shopping Plaza



Grange Park

 **Tell us what you think!**

*How do you think the northwest corner of McCowan and Finch intersection could be improved and given prominence?*

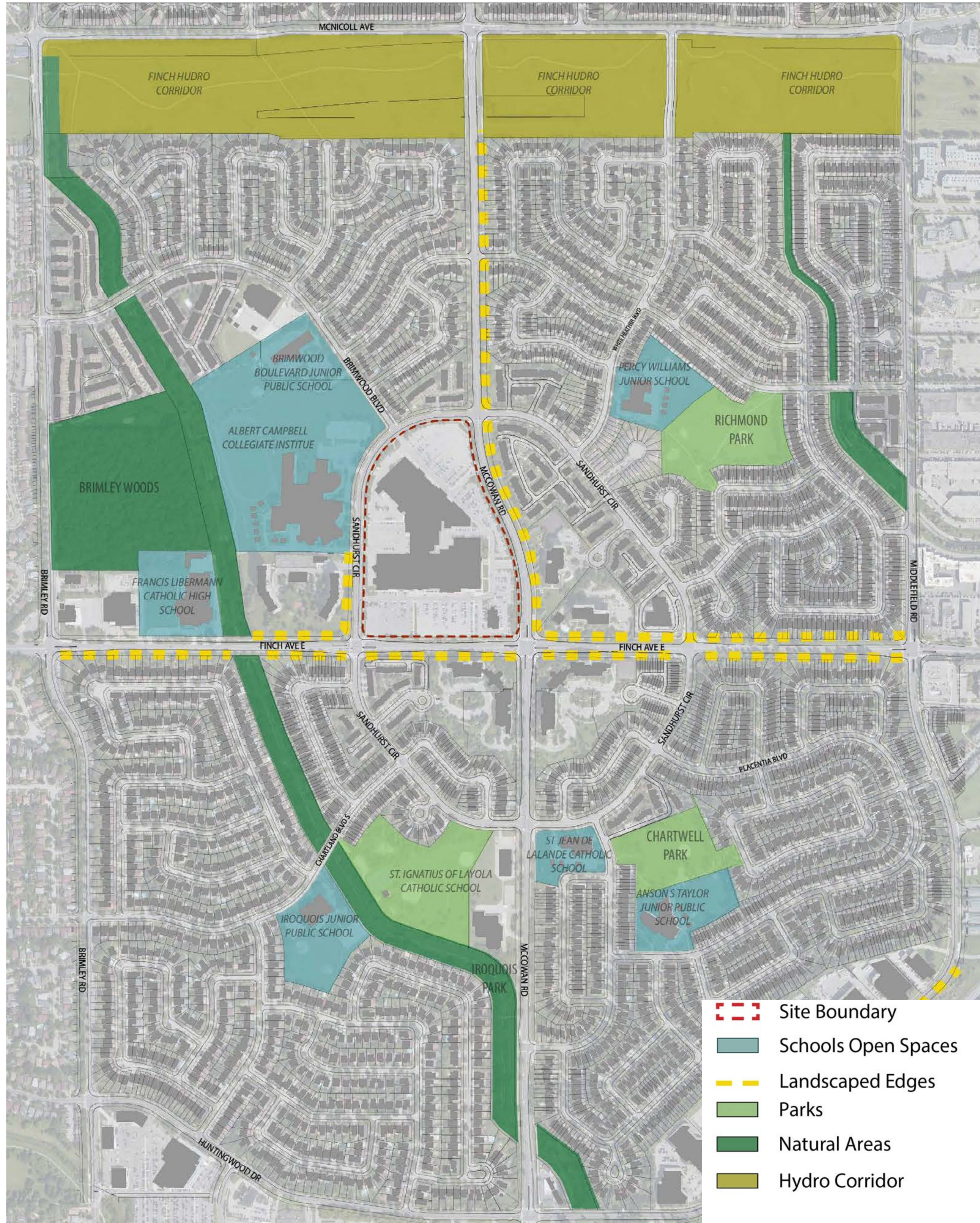


# Woodside Square Planning Review

## Parks and Open Spaces



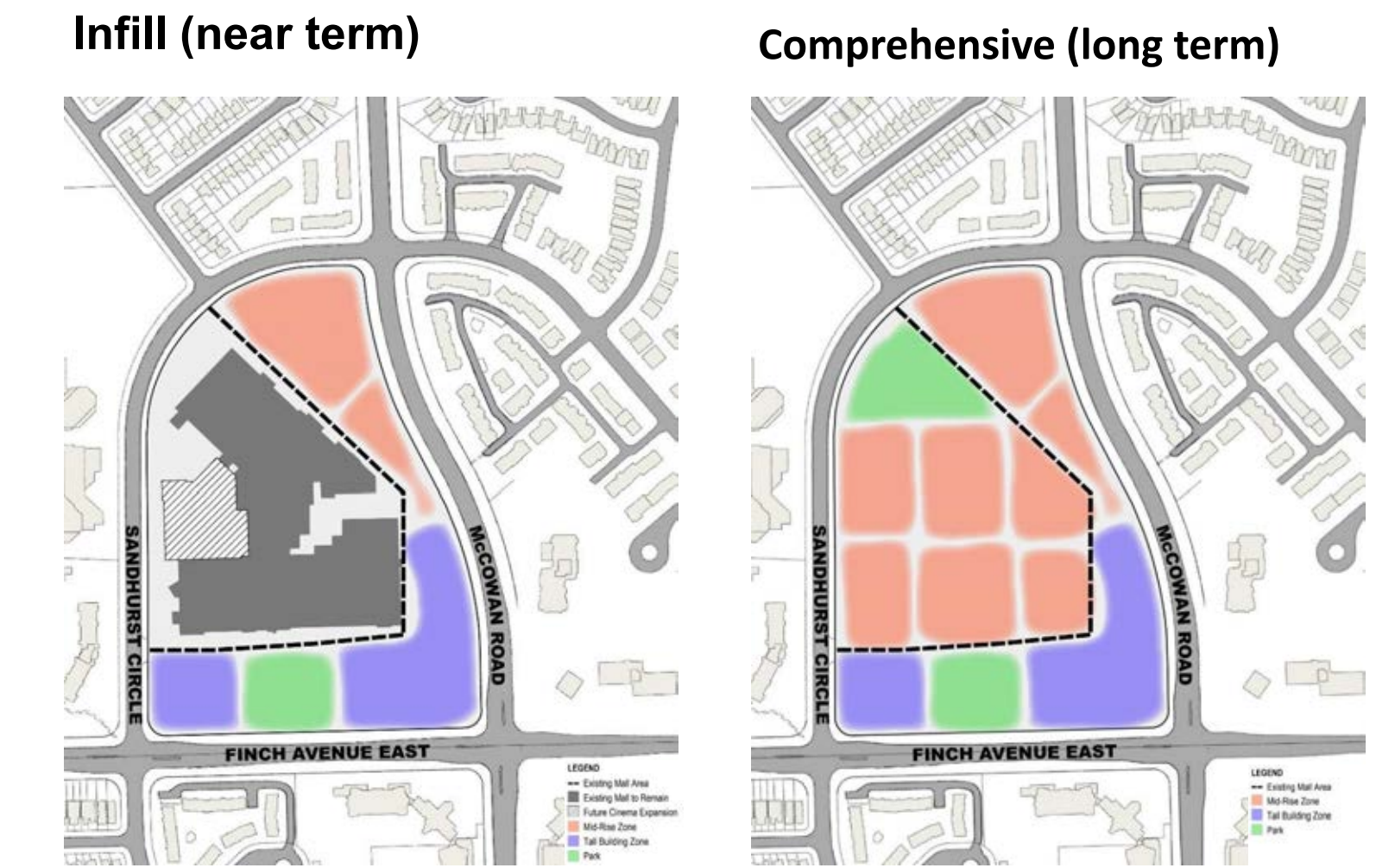
### Existing Parks and Open Space Network



### What Makes a High Quality Park?

<p><b>PROMINENCE &amp; VISIBILITY</b></p> <p>Parks need to be located and designed to ensure they are prominent, and visible features of the public realm to support safety, security, accessibility, and livability of the city.</p>	<p><b>IDENTITY &amp; CHARACTER</b></p> <p>Parks need to be situated and designed to take advantage of character-defining elements and features that contribute to creating a sense of place.</p>
<p><b>USER EXPERIENCE</b></p> <p>Parks need to be designed to both attract a wide range of users, and to entice people to stay and linger by providing a range of activities and seating options, reinforcing views, supporting vegetation and tree growth, and providing inclusive spaces that contribute to comfort and social interaction.</p>	<p><b>PHYSICAL CHARACTERISTICS &amp; THERMAL COMFORT</b></p> <p>Parks need to be designed to provide visual interest, be safe and secure, and support a range of passive and active programming and activity. Their design and size should enable a range of year-round programming, maximize sunlight exposure, provide ample shade, and be safe and accessible for people of all ages and abilities.</p>

### Potential Development Concepts



**Tell us what you think!**

*What do you think of the proposed locations for new parkland?*

*What type of function do you think would be suitable for new parkland?*

### Park Functions & Programming

<p><b>PASSIVE + ECOLOGICAL</b></p> <p>Spaces that support passive recreation and enhance biodiversity and the natural environment.</p>	<p><b>SPORT + PLAY</b></p> <p>Spaces that support organized or programmed sport and recreation, and active play.</p>	<p><b>COMMUNITY + CIVIC</b></p> <p>Spaces that support community activities and foster community interaction.</p>
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Parkland Strategy: Growing Toronto Parkland (2019)



# Woodside Square Planning Review

## Transportation

### Proposed goals:

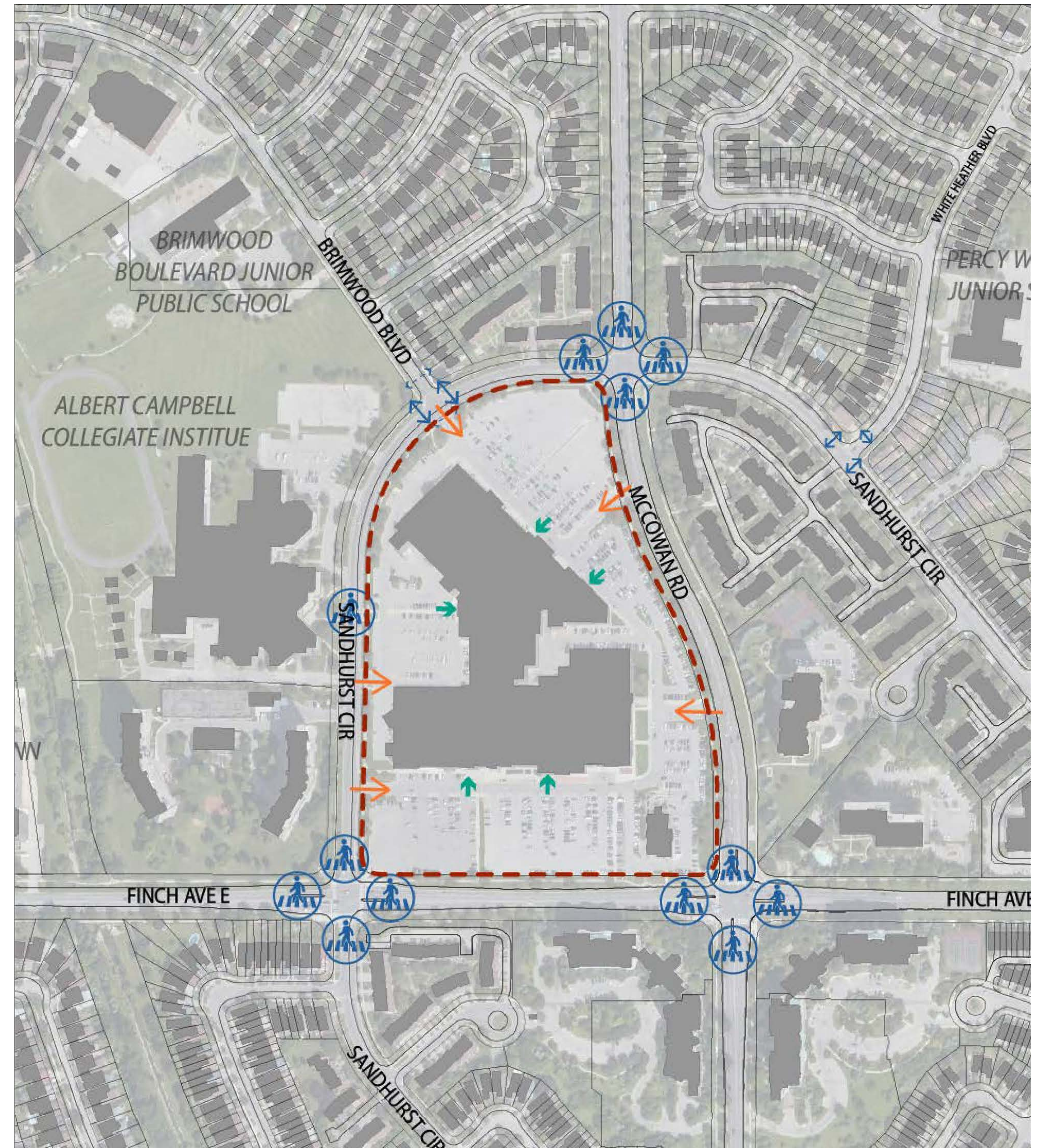
- Securing a network of streets, blocks, and active (pedestrian and cycling) connections to **improve multi-modal access** within the site as well as to and from the surrounding community.
- **Improving the safety and travel experience** of all transportation network users (pedestrians, cyclists, public transit users and drivers) accessing the site.
- **Reducing parking demand** through transportation demand management (TDM) measures and ensuring that any new parking facilities are adaptable to changing parking demands in the future.



### Tell us what you think!

*What strategies would you suggest to improve the safety and travel experience of all transportation network users (pedestrians, cyclists, public transit users and drivers) accessing the site?*

-  Site Boundary
-  Mall Entrances
-  Curb Cuts
-  Signalized Crosswalks
-  Crosswalks (Stop Sign)



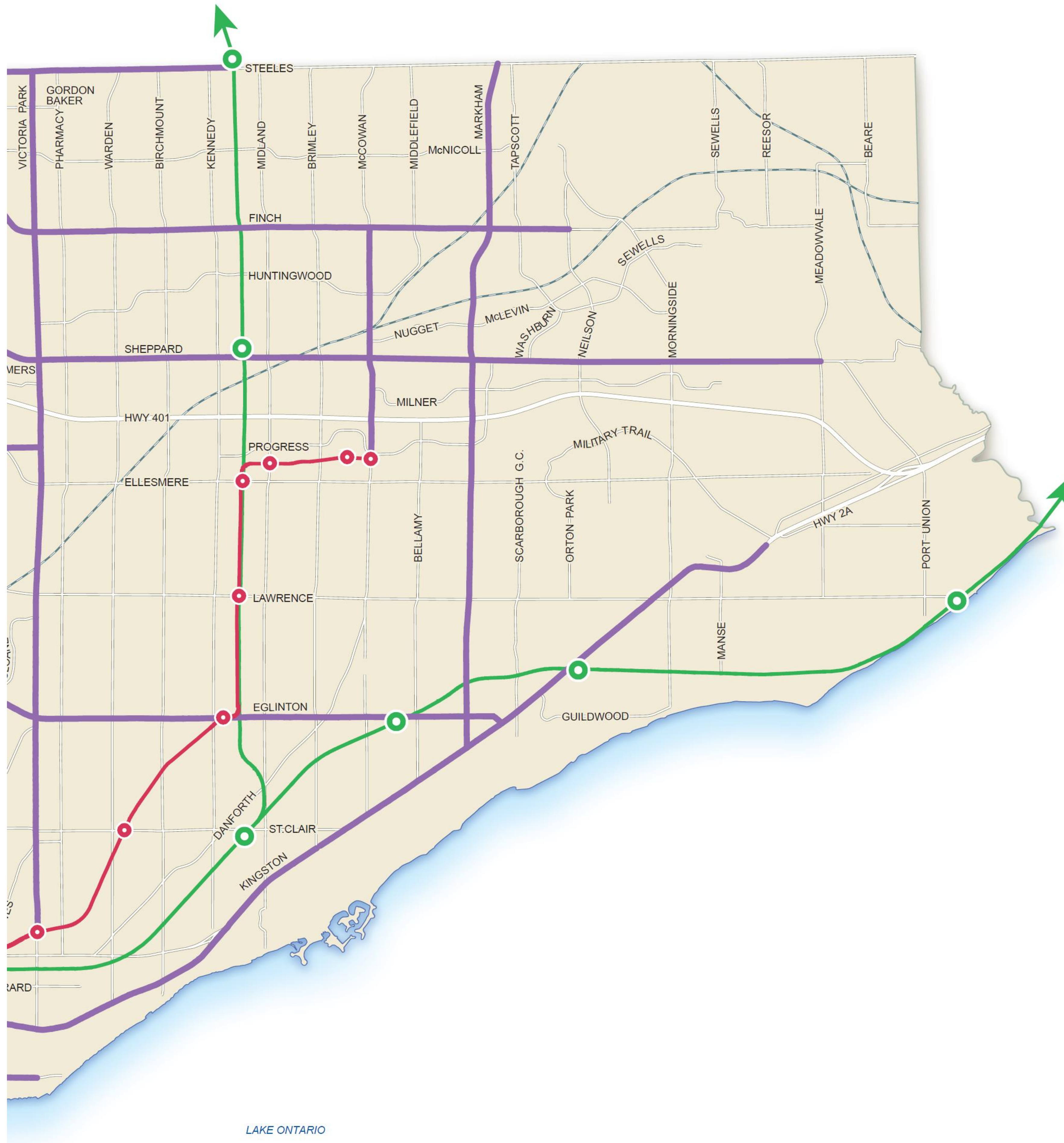


# Woodside Square Planning Review

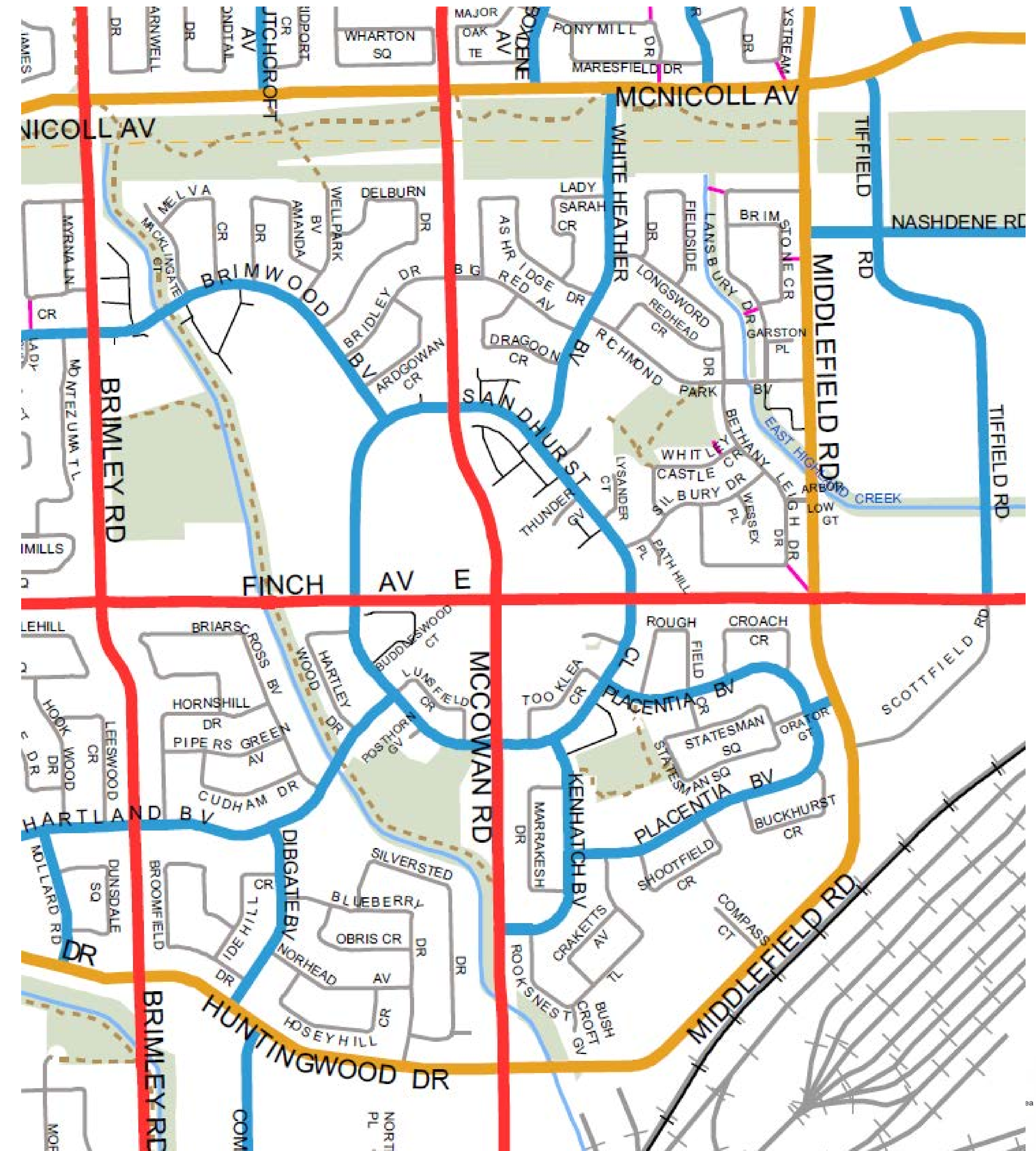
## Transportation



**Toronto Official Plan Map 5: Surface Transit Priority Network**



**City of Toronto Road Classification System**



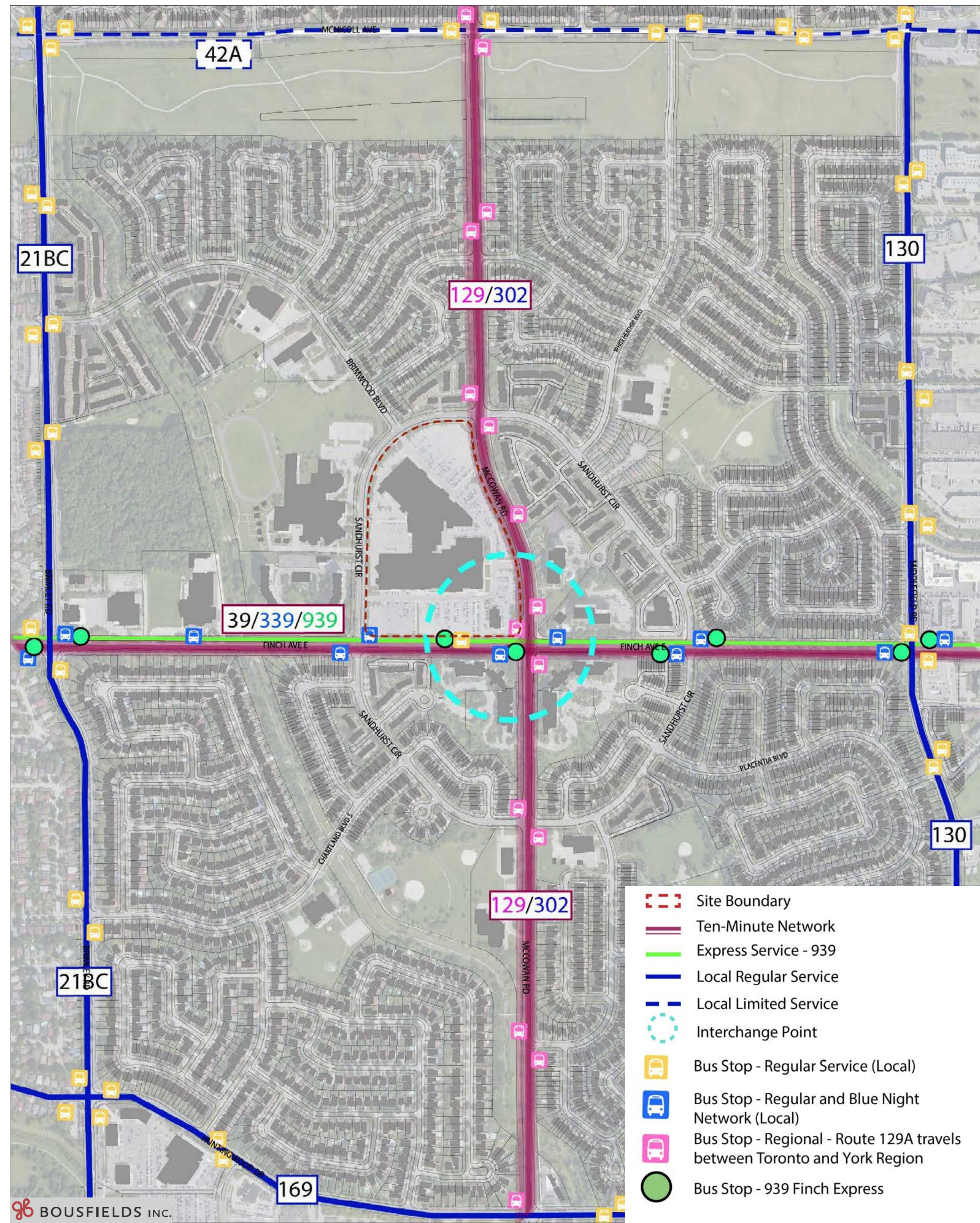


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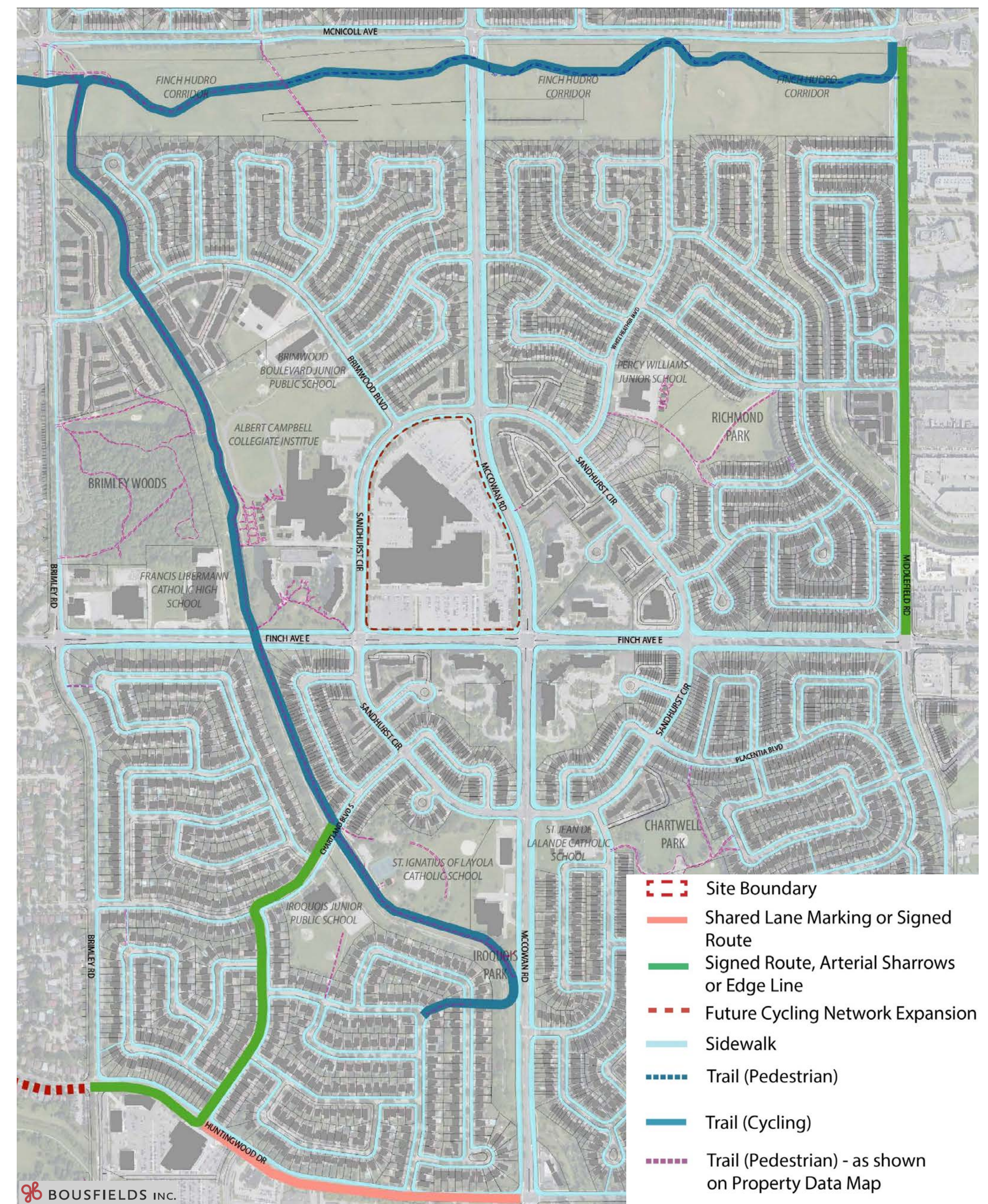
## Transportation



### Transit Network



### Active Transportation Network





# Woodside Square Planning Review

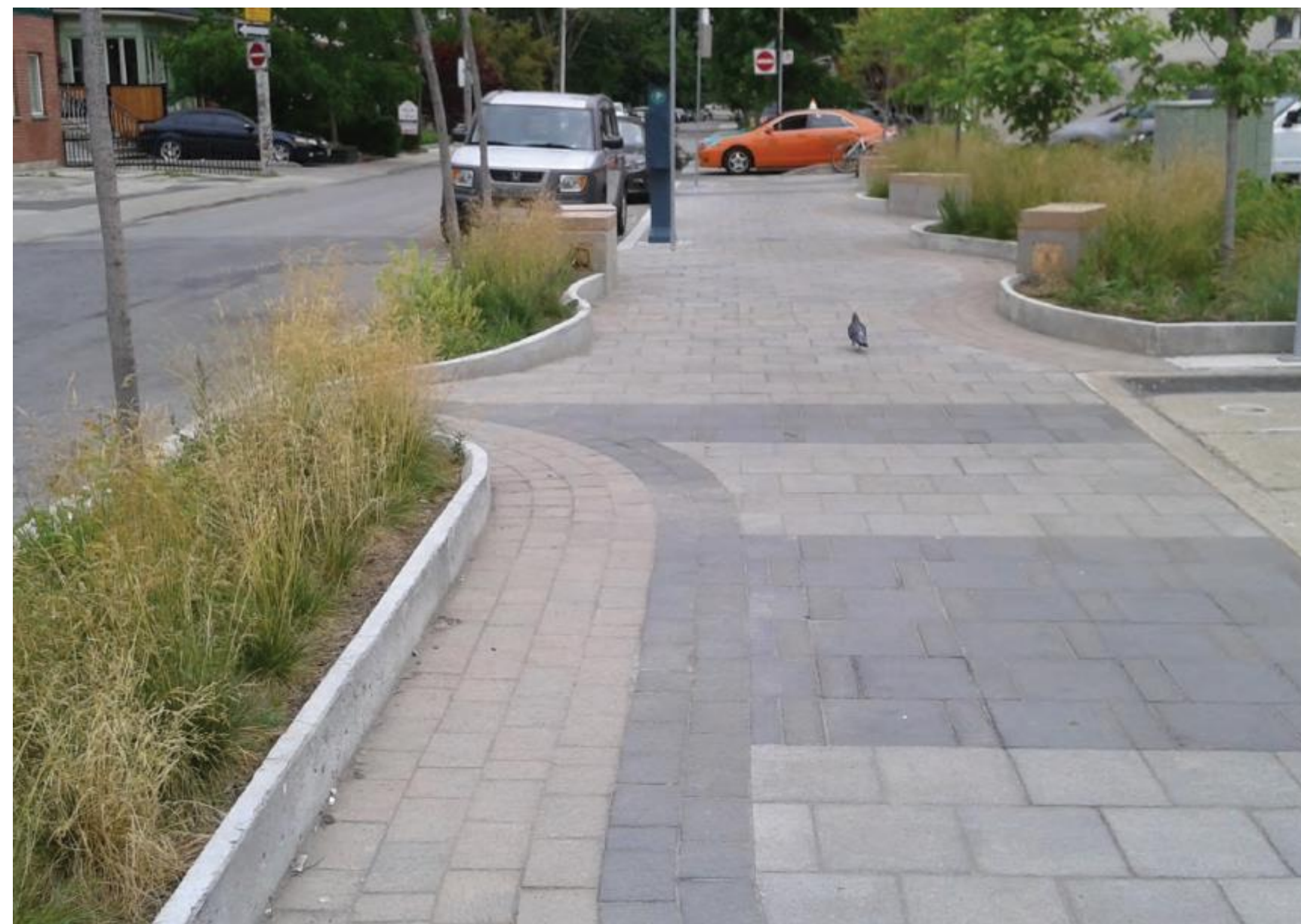
## Tell Us What You Think!



### Improving Travel Experience

#### WALKING

Wider and Greener Sidewalk



#### STREET DESIGN

Landscaped Median



#### CYCLING

Landscaped Median



Visible Sidewalk



Green Bump Out with Multi-Purpose Parking



Cycle Track





# Woodside Square Planning Review

## Tell Us What You Think!



### Reducing Parking Demand through Transportation Demand Management

Multimodal Access Locations



Bike Share



Bicycle Parking



Car Share





# Woodside Square Planning Review

## Environment and Servicing

Proposed goals:

### ENVIRONMENT

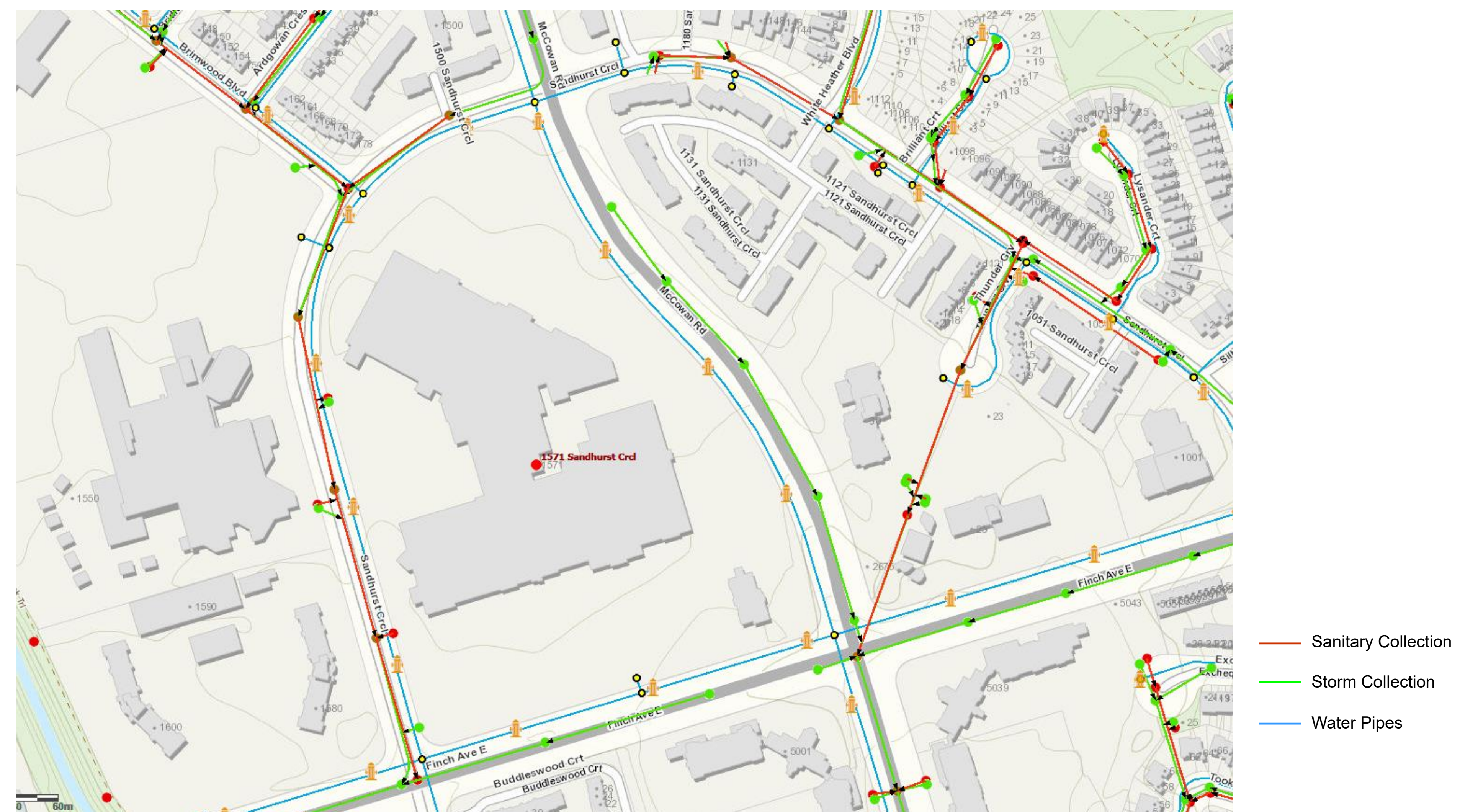
Securing **sustainable design measures** to reduce the environmental impacts of development.

## TORONTO GREEN STANDARD v3



### SERVICING

Ensuring adequate **servicing infrastructure and capacity** (water mains, storm sewers and sanitary sewers) including required municipal infrastructure upgrades necessary to support future growth.



Map showing existing servicing infrastructure (water, sewer)



# Woodside Square Planning Review

## Phasing

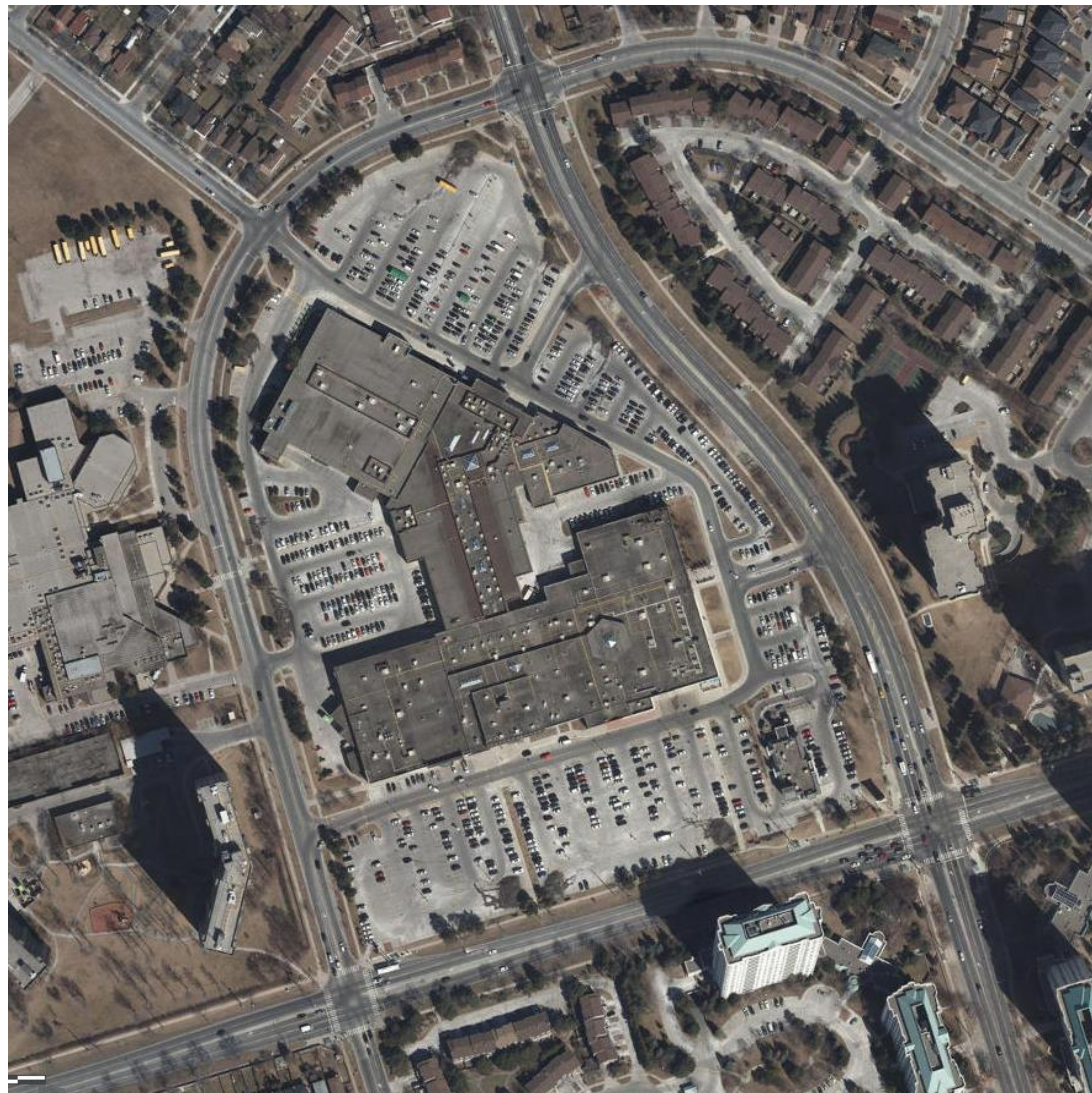


### Proposed goal:

Developing a **phasing strategy** to ensure **orderly development** and to ensure that infill development in the near term will **not inhibit comprehensive redevelopment** of the site if the mall building is removed at some point in the future.

### Tell us what you think!

*What strategies should be used to ensure that the mall can continue to function effectively during and following development?*





# Woodside Square Planning Review

## Feedback

The main area of the page is filled with numerous light blue, hand-drawn style thought bubbles. These bubbles vary in size and shape, including oval, rounded rectangular, and irregular forms. They are scattered across the page, providing space for users to write their feedback. One bubble on the left side contains the text: 

*Have we missed anything? Please share your thoughts...*