

Kingston Road Planning Framework Review Local Advisory Committee (LAC) Meeting No. 1

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December 16, 2021



Agenda

Kingston Road Planning Framework Review



Local Advisory Committee Agenda

December 16, 2021
7:00 PM – 9:00 PM

1. Opening Remarks
Councillor Ainslie
2. Introductions
Project Team
LAC Members
Applicant
3. Overview of the Terms of Reference
4. Study Name
5. Study Area
6. Guiding Principles
7. Assets/Opportunities/Challenges
8. Next Steps – Design Charrette/Visioning

Land Acknowledgment

I'd like to begin by honouring the land that I'm on.

“The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.”

Local Advisory Committee



What is a Local Advisory Committee (LAC)?

- The LAC is a non-political advisory body (sounding board) to provide feedback, guidance, advice and recommendations to the City Project Management Team at key points during the process of the Agincourt Mall Planning Framework Review.
- The LAC is comprised of organizations representing a range of interests including local residents, property owners, developer(s), local employers, City staff, agencies, boards and commissions, community groups and BIAs.
- 15 members including developer representatives & Councillor Ainslie's office – overseen by the City Project Management Team.



What is a Local Advisory Committee (LAC)?

- Minimum 3 meetings: one during each phase of the review
- Design Charrette (Winter 2022)
- City Team here to facilitate & inform
- Meeting Notes for each LAC meeting will be prepared
- We are all here to listen & to learn
- We will all be respectful & collaborative



Conduct

- Everyone will be provided with the opportunity to speak & participate.
- Be respectful - everyone deserves to be heard.
- Different perspectives are normal & healthy.



Background

Why Are We Here?



WHY are we doing a Framework Review?

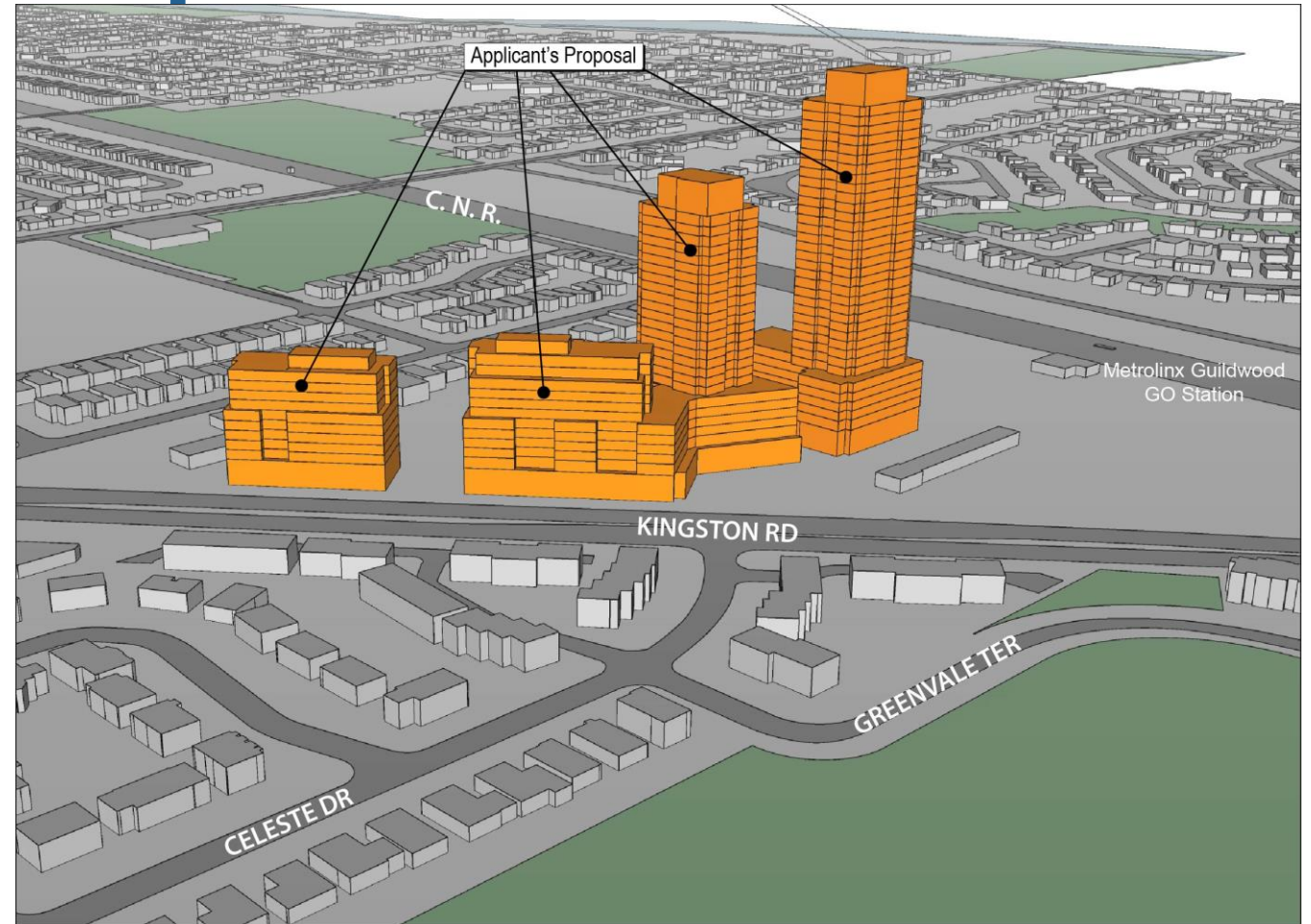
- A development application has been received to permit the redevelopment at 4121 Kingston Road
- Due to the complexity and scale of the proposal, the City has launched this Framework Review to properly assess this proposal and guide and inform its recommendations on the application and integration with the surrounding area
- The Framework Review will look at ways to manage future growth of 4121 Kingston Road lands and the surrounding area to create a vibrant and complete community.



3D Model of the Proposal in Context

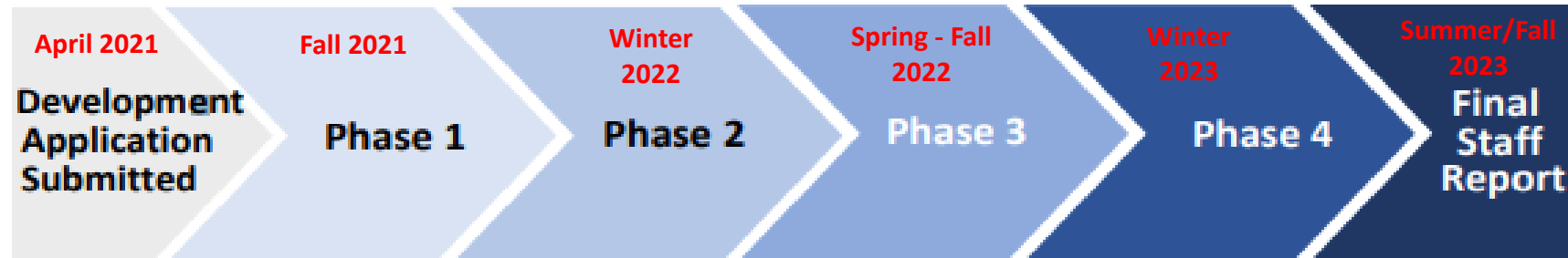
Proposal

- A 10 and 12 storey mixed use building on Kingston Road
- A 25 and 35 storey buildings at the rear with a network of private and public streets



View of Applicant's Proposal Looking Southeast

Planning Study Process



Phase 1 – Kick-off meeting

- Background Review/**Assets, Opportunities & Challenges**
- **Creation of a Local Advisory Committee (LAC)** comprised of area residents, landowners, business owners, a representative from the Ward Councillor's office, the applicant, Metrolinx staff, the developer and other interested parties
- **Creation of a Technical Advisory Committee (TAC)** comprised of City, TTC and Metrolinx staff and other government agencies

Phase 2 – **Visioning** (creating a vision statement and guiding principles) and **Design Charrette**

Phase 3 – **Creating Development Options & Evaluation Framework, Testing and Confirming Ideas;**

Phase 4 – **Synthesis and Report: Recommended Development Option and Planning Framework.**

Study Objectives

- **Establish** a **vision** and **masterplan** for the site and surrounding area.
- **Develop policies and urban design guidelines** that support a **vibrant mixed-use community**.
- Achieve a **high-quality public realm** through the appropriate development of Streets and Blocks, Parks and Open Space.
- Provide clarity on the **form of development** that may be permitted on **large sites**.
- Explore strategies for appropriate **transition to Neighborhoods**.
- Provide a master plan that integrates with existing and future development on **Metrolinx lands**.
- **Review** servicing infrastructure and community services and facilities.

Development application vs. KRPF (Planning Study)

What is the difference between the Development Application and the Kingston Road Planning Framework Review?

Development Application	Kingston Road Planning Framework Review
<ul style="list-style-type: none">• submitted by the developer• what the developer wants for the redevelopment of the site	<ul style="list-style-type: none">• initiated and led by the City (directed by Council)• what the City wants for the redevelopment of the site• will be developed by the City with input from all stakeholders, including the community to guide and inform recommendations on development application(s) on the site and integration with the surrounding area

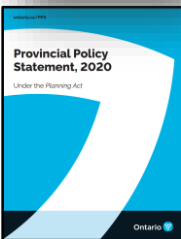
Planning Framework



Planning Framework



The Planning Act



The Provincial Policy Statement – provides policy direction on matters of provincial interest related to land use planning and development in Ontario

Any decision of Council related to this application is required to be consistent with the PPS and conform with the Growth Plan



The Growth Plan – provides a strategic framework on managing growth and environmental protection in the Greater Golden Horseshoe

The Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas (**MTSAs**) along priority transit corridors or subway lines

MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk.



Official Plan

Zoning By-Law

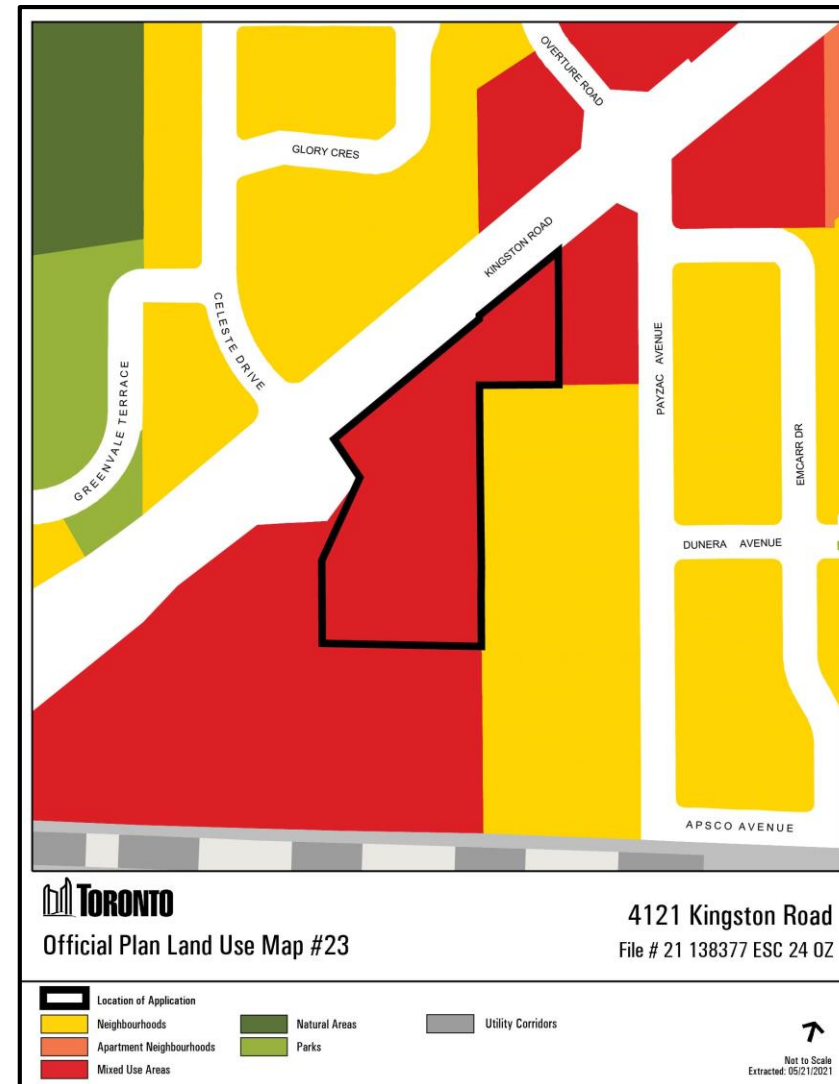
West Hill Community Zoning By-law

Permits a minimum of 2 - storeys and a maximum of 8 - storeys

Official Plan: Urban Structure & Land Use



Official Plan Map 2 – Urban Structure



Design Guidelines

The Following Design Guidelines will inform the study and application:

- Tall Building Design Guidelines
- Midrise Building Design Guidelines
- Townhouse & Low-Rise Apartment Guidelines
- Growing Up Guidelines: Planning for Children in New Vertical Communities
- Pet-Friendly Design Guidelines
- Toronto Greet Standards (TGS) Version 3.0
- Complete Streets Guidelines
- Streetscape Manual
- Accessible Design
- Retail Design Manual
- Percent for Public Art

Urban Design Guidelines for the Study Area will be developed

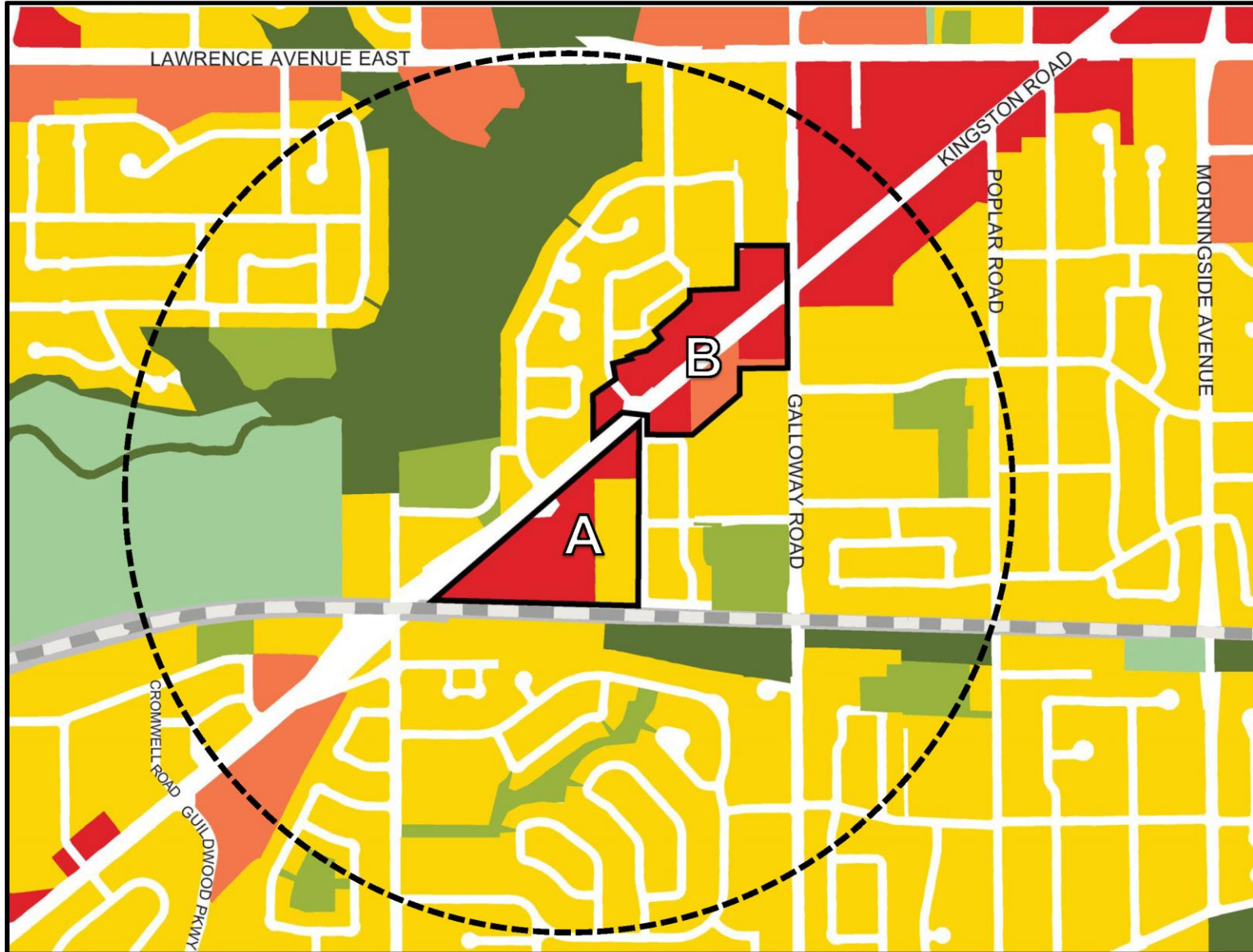


Area Specific Urban Design Guidelines



Study Name

1. Kingston Road Planning Framework Review ?
2. Kingston/Guildwood Planning Study ?
3. Kingston/Guildwood Planning Framework Review ?



Legend

-  Study Areas
-  800m Radius
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas *
-  Utility Corridors

* (Including Golf Courses, Cemeteries, Public Utilities)

What we heard...community meeting

Built Form

- Building heights
- Number of Buildings
- Density
- Future development at the Guildwood GO Station
- Development impacts on Neighborhoods

Transportation

- Transportation/Traffic
- Public & Private Streets
- Pedestrian connections

Parks & Open Spaces

- Need more outdoor spaces
- Accessibility of parks
- Safe and well connected green spaces and walkways

Housing

- Condo/Rental/Affordable Units

Community Services & Facilities

- Capacity of Local Schools
- Libraries
- Child care Centres

Infrastructure

- Capacity of water/storm/sewer to support future population growth

Guiding Principles

- Guiding Principles are the goal and objectives for the Planning Study
- Guiding Principles are high level goals but should also acknowledge site specific issues
- Four Guideline Principles were developed based on Provincial and City policies, Development Review and Community Consultation Feedback

Guiding Principles

- Create a **Complete Community**
- Create a **Connected, Transit Oriented Community**
- Create **Great Streets and Parks** with an Attractive Public Realm
- Create **Appropriate Transition** to Neighborhoods

Complete Community

- Provide an appropriate mix of buildings types (tall, midrise, lowrise buildings)
- Provide a range of housing options for all ages (unit size, affordability)
- Maximize the amount of Parks and Open Space to serve a diverse range of users
- Provide a range of amenities such as local retail and community facilities to serve a diverse range of users

Connected, Transit Oriented Community

- Creates a well layed out network of streets and open spaces through the study area
- Provides direct connections to Transit (Guildwood GO, EELRT)
- Creates Complete Streets which are designed for walking, cycling and driving
- Design and intensification of Transit Oriented Community encourages Transit use.

Great Streets and Parks

- Provide focal points/placemaking within the new community
- Provide local amenity
- Make communities beautiful
- Make communities environmentally sustainable

Transition to Neighborhoods

- Provide built form transition to Neighborhoods including height, setback, building type
- Limit shadow and overlook impact on Neighborhoods

Guiding Principles

- Create a **Complete Community**
- Create a **Connected, Transit Oriented Community**
- Create **Great Streets and Parks** with an Attractive Public Realm
- Create Appropriate **Transition to Neighborhoods**

Question: Principles Appropriate? Additional Principles?

Assets/Opportunities/Challenges

Existing Study Area Challenges

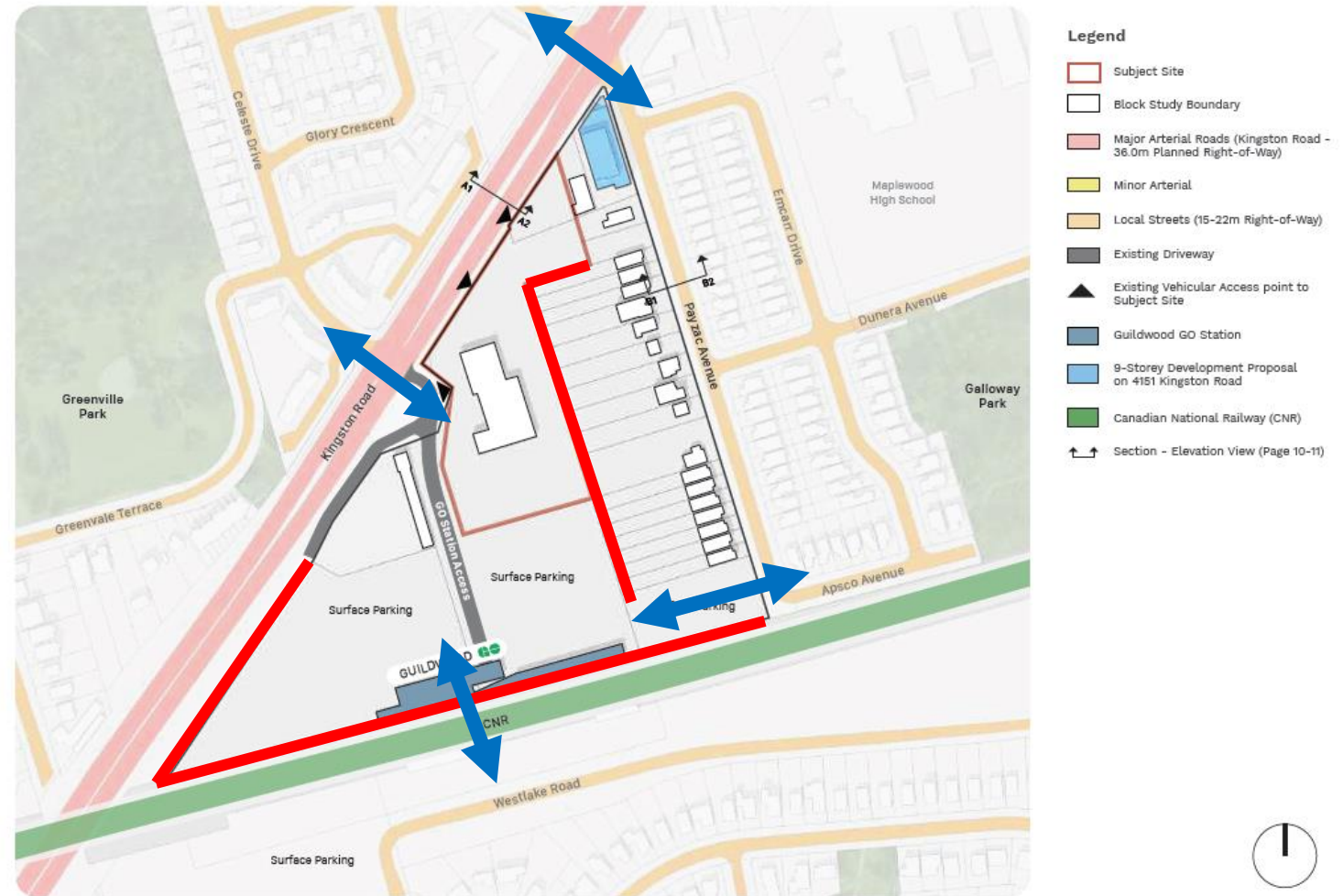
- Kingston Rd Bridge, CN line and Neighborhoods lots limit connections from Study area to the surrounding community
- Limited Street Network Connections (1 route)
- Poor Quality Pedestrian Connections (3 routes)

Opportunities?

- For Design Charette, think about improving connections including: New Streets, Pedestrian Connections and Parks/Open Space

Other Challenges/Opportunities?

- ?



What is next ?

Schedule Winter/Spring 2022

- Visioning/Design Charrette
- Development of 3 Block Concept Plans, Contextual Concept Plans
- Local Advisory Committee (LAC) Meeting 2
- Technical Advisory Committee (TAC) Meeting 2

Next Steps

Winter 2022: Virtual Design Charette

- Creating brainstorming session where participants come together to collaborate on a physical vision of the Study Area
- To discuss/draw:
 - 1) **Street and Blocks, Parks and Open Space Organization**
 - 2) **Building Types and Location**
 - 3) **Building Transition to Neighborhoods**





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Thanks & Seasons Greetings!

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