

Kingston Road Guildwood Planning Study

Local Advisory Committee Meeting #1 Summary

Meeting

Thursday, December 16, 2021, 7:00 – 9:00 p.m.

Virtual WebEx Meeting

Staff Contacts:

Francis Kwashie, Acting Manager Community Planning Francis.Kwashie@toronto.ca / 416-396-7040

Attendance

Name	Organization
Local Advisory Committee Members	
Geoffrey Prince	Resident
Jen McCauley	Resident
Jim Whitney	President of the Guildwood village community association
Lance Green	Resident
Felicia Davis	Resident
Raj Thavaratnasingham	Resident
Santo Aguanno	Resident
Sarah Guenette	Resident
Indira Sharma	Resident
Natalie S	Resident
Phylcia Davis	Resident
City of Toronto	
Paul Ainslie	Councillor, Ward 24, City of Toronto
Antonette DiNovo	Councillor's Office, City of Toronto
Alex Amelin	Advisor to the councillor, City of Toronto
Francis Kwashie	Community Planning, City of Toronto
Sasha Terry	Urban Design, City of Toronto
Bitah Mahjoubi	Community Planning, City of Toronto
Riad Rahman	Transportation Planning, City of Toronto
Applicant	
Rob Wells	Developer, Trinity Development
Shadi Adab	Urban Design, Bousfield Planning Consultant
Facilitation Team	
Rick Schipling	Vice President, Metrolinx

This is a high level summary of key themes and feedback from the first Local Advisory Committee Meeting (LAC) held as part of the public engagement process for the Kingston Road Planning Framework Review.

Meeting Purpose

- To provide an ongoing forum for feedback, guidance, and advice to the City Project Management Team at key points during the City-led Planning Framework Review process.

Meeting Highlights

- **Welcome and Introductions**
 - Francis Kwashie (Acting manager, Community Planning, City of Toronto) welcomed participants to the first LAC meeting for Kingston Road Planning Framework Review.
 - Councillor Paul Ainslie thanked the LAC members for attending the meeting.
 - Participants introduced themselves and their interests in the community.
- **Background, Discussion and Feedback**
 - The meeting agenda (see Appendix A) was reviewed.
 - Francis Kwashie presented "Kingston Road Planning Framework Review for Local Advisory Committee".
 - Francis Kwashie provided a review of the agenda and background information related to: Importance of Public Engagement; Why the City is undertaking a Planning Study; How the Planning Study will be conducted; and the policy framework, strategies and other considerations which will inform the Planning Study.
 - Francis Kwashie explained the key points during the planning study process and components of the study objectives.
- **LAC Terms of Reference**
 - The Terms of Reference for the LAC were reviewed to explain the roles and responsibilities of members.
 - The role and responsibilities of the Project Management team were discussed.
 - LAC members also indicated the importance of having representation from a broad spectrum of the community particularly members with a younger age profile.
 - The Project Team agreed to include LAC members representing a younger age profile.
- **Study Name**
 - Francis Kwashie identified 3 potential study name options for discussion, review and approval by the LAC members.
 - After further deliberation, the LAC members by consensus chose the study name "**Kingston Road Guildwood Planning Study**".

- **Built Form Study Area**

- Sasha Terry (Urban Design, City of Toronto) continued the rest of the presentation and introduced the built form study area.
- Sasha Terry presented the Official Plan Land use map and identified two study areas, namely, study areas A and B.
- Study area A comprises the subject property at 4121 Kingston Road including the lands immediately surrounding it and would be the focus of the master planning exercise. Study Area B would comprise of a contextual study of the rest of the *Avenue* on Kingston Road east of the subject property at 4121 Kingston Road.
- A summary of community consultation meeting concerns and feedbacks (held on November 16th, 2021) were discussed.

- **Guiding Principles**

- A number of high-level guiding principles were presented to the LAC members. The guideline principles were developed based on Provincial and City policies, Development Review and Community Consultation Feedback.

The four Guiding Principles are as follows:

1. Complete Community
2. Connected
3. Transit-Oriented Community
4. Great Streets and Parks with an Attractive Public Realm with the appropriate transition to *Neighborhoods*.

LAC members expressed their support for the guiding principles and expected that their participation will have a positive impact and result in a connected and vibrant community for all that reside or work in the area.

- **Assets/Opportunities/Challenges**

- One of the main challenges identified is the lack of connectivity to and from the property at 4121 Kingston Road and the Guildwood GO Station (there are very limited street network connections and poor quality pedestrian connections)
- LAC members discussed issues related to new street and pedestrian network to anchor the proposed development at 4121 Kingston Road and the Guildwood GO Station
- Riad Rahman (Transportation Planning, City of Toronto) indicated that city transportation policies encourage a multimodal approach transportation network
- Riad Rahman addressed the higher-order transit plan for Eglinton East LRT and explained the potential project impacts on 4121 Kingston Road and the Guildwood GO Station
- LAC members suggested that the study should incorporate the need for safer streets in the community, specifically as it relates to street design and with a focus on pedestrian and biking safety.
- How do we measure what is appropriate in terms of redevelopment of the 4121 Kingston Road site? Of concern is the proposed building heights, density and its impact

of properties on Payzac Street. Other were concerned about the changes to the views and skyline should a development of this scale be approved.

- LAC members discussed the current limited retail opportunities along the Kingston Road corridor. The consensus during the meeting was to establish a strategy to support small and medium-scale retail opportunities.
- Councillor Paul Ainslie spoke to the intent of the 2003 Kingston Road Revitalization Study plan which envisioned a large grocery store that support community needs.
- LAC members raised concerns about the capacity of services for such an ambitious proposal? What is the existing capacity and what are the plans to expand/improve these.
- Francis Kwashie explained a number of factors that are taken into account when determining the density and growth for lands adjacent to transit stations.

- **Next Steps**

- The next key study milestone will be a Visioning and Urban Design Charrette to be held before or during the 2nd quarter of 2022
- The visioning exercise would involve developing a vision statement by exploring the ingredients of the vision for the study
- The visioning exercise would include developing block concept plans, street and open space network
- The team would begin to develop 3 development options and priorities to support a masterplan for the community
- The team will analyze the development options and priorities by using guiding principles

Appendix A

Meeting Agenda

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