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FACILITY FIT PLAN

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603-643, 645- 699 KINGSTON ROAD
CITY OF PICKERING

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FILE # 9737



1. INTRODUCTION

This Facility Fit Plan [FFP] has been prepared for the proposed development site located at 603-643, 645- 699 Kingston Road, in the City of Pickering. The FFP is intended to provide a high level strategy as to how the park space on the site may be designed and utilized, including the identification of appropriate community facilities and amenities. The FFP has been developed in accordance with discussion and comment received from City Staff to determine facility and programing opportunities for the proposed park space. A landscape plan will be finalized at future stages of the design process.

1.1 POLICY BACKGROUND

An overview of pertinent City of Pickering policy relating to parks and open space has been conducted. This has helped to establish a framework for the proposed FFP.

1.1.1 Kingston Road Corridor and Specialty Retailing Node: Intensification Plan 2019

The Intensification Plan outlines that all park and open space development must contribute to the vision for the future development of Pickering. This includes:

- Creating sustainable places;
- Connecting and connective green and open spaces;
- Mitigating greenhouse emissions;
- Building communities centered on new public open spaces;
- Creating walkable places with safe, comfortable, green sidewalks and pedestrian connections on both sides of Kingston Road; and
- Building a transit supportive community with higher density mix of uses.

The place-making strategy set out in the Intensification Plan includes direction for where publicly accessible open spaces [POPS], public plazas, public green space and public parks may be located. Provision for POPS, parks and a gateway plaza have been identified for the proposed development lands. As such, the FFP integrates strategies to connect with potential POPS and provide linkages to the other open spaces and parks.

1.1.2 Kingston Road Corridor and Specialty Retailing Node: Draft Urban Design Guidelines 2019

The Urban Design Guidelines establish a number of key design principles. A number of these have relevance to the proposed parks and have been incorporated where possible into the FFP:

2.7 Landscape Design: Enhance the overall aesthetic of the scheme; encourage soft landscaping; support and define a consistent street edge with planting; contribute to the urban tree canopy, particularly along sidewalks.

3.4 Public Green Spaces & 3.5 Public Parks: Provide multiple access points and accessible and visible entrances; incorporate signage for orientation and wayfinding; physically and visually connect open space to the street; incorporate pedestrian scaled lighting, bicycle racks and public art where appropriate; plant native and non-invasive species; accent planting at entrances, around seating areas and play areas.

4.2.1 Sidewalks: Provide an interconnected network of pedestrian linkages; street trees should be incorporated for shading; sidewalks should provide a clear, accessible pathway.

4.2.2 Pedestrian Paths: Well-designed and inviting to users; soft landscaping, planting, public art, wayfinding signage and pedestrian-scaled lighting are encouraged; permeable paving materials should be used near green space; provide connections to green space network.

4.2.3 Pedestrian Crossings: Provide unobstructed paths adjacent to the public sidewalks; vary construction materials to delineate crossings; promote connectivity in large blocks.

4.2.4 Cycling: Incorporate multi-use paths where possible to be shared by cyclists and pedestrians.

1.1.3 Recreation & Parks Master Plan 2017

The Master Plan provides guidance on the provision of recreation and park facilities, programs and services in Pickering over the next 10 years. The Master Plan sets out that strong recreation and parks systems are essential to the health and wellbeing of the community, alongside delivering substantial environmental benefits.

A number of community engagement sessions were held to ascertain the attitudes of residents to the parks and open spaces in Pickering. Key concerns included:

- Inclusivity and accessibility of parks and trail networks;
- Trees to provide shade, mixtures of active and open spaces;
- Increase linkages throughout Pickering to enhance active transportation opportunities, providing sidewalks in all areas;
- Walking, hiking aerobics, leisure swimming, running and jogging are all popular activities;
- Washroom access; and
- Dedicated space for adults and seniors.

A number of the above outputs have been integrated where suitable into the proposed designs for the park spaces within this Plan [see Figure 5, Context and Connectivity Plan].

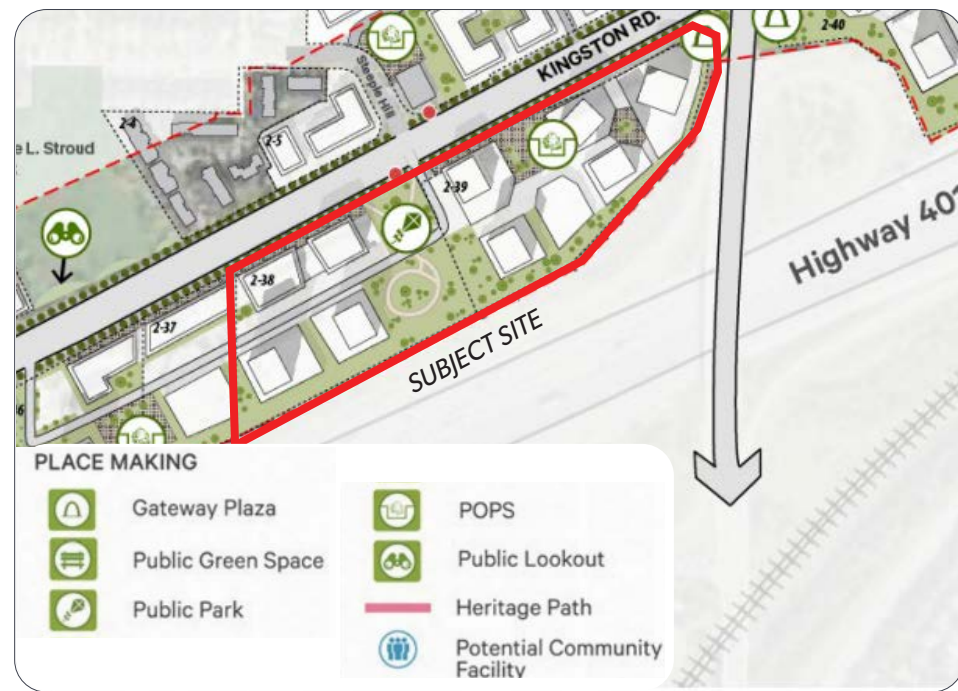


Figure 1: Whites Precinct Place-making Strategy



Figure 2: Delft Campus Park Precedent: from Pickering Urban Design Guidelines



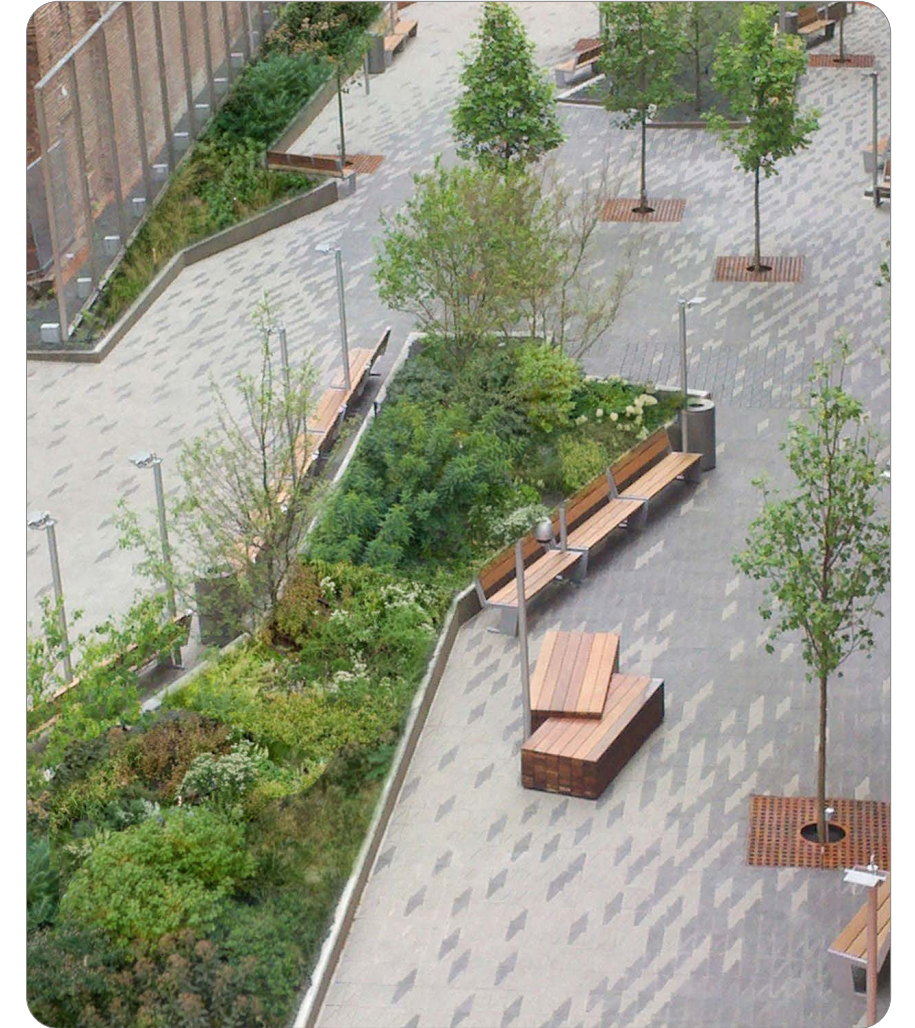
Figure 3: Multi-use pathway Precedent: from Pickering Urban Design Guidelines

2. INSPIRATION PRECEDENTS

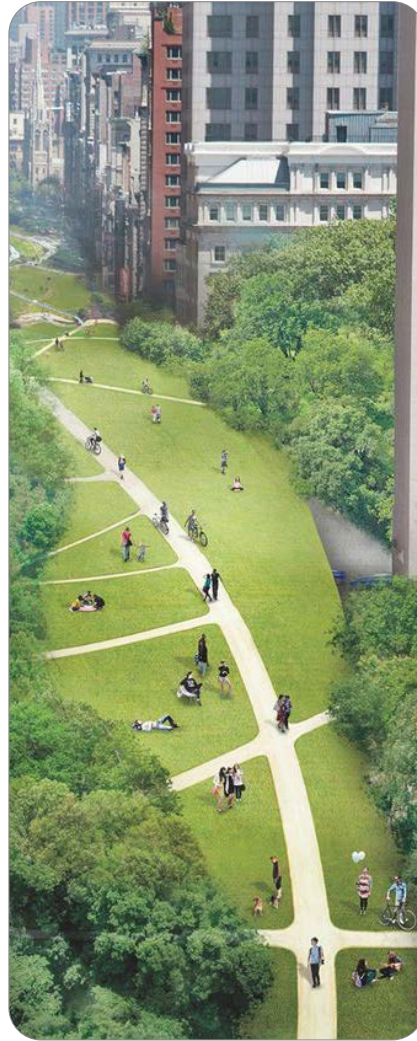
integrated planting
and seating
opportunities



variety of
amenity
facilities



pathways
defining green
spaces



urban parks and parkettes using
geometry and defined planting
schemes to maximize open
space availability

Figure 4: Park Inspiration Precedents Following Themes Outlined in the Pickering Urban Design Guidelines

3. FACILITY FIT PLANS

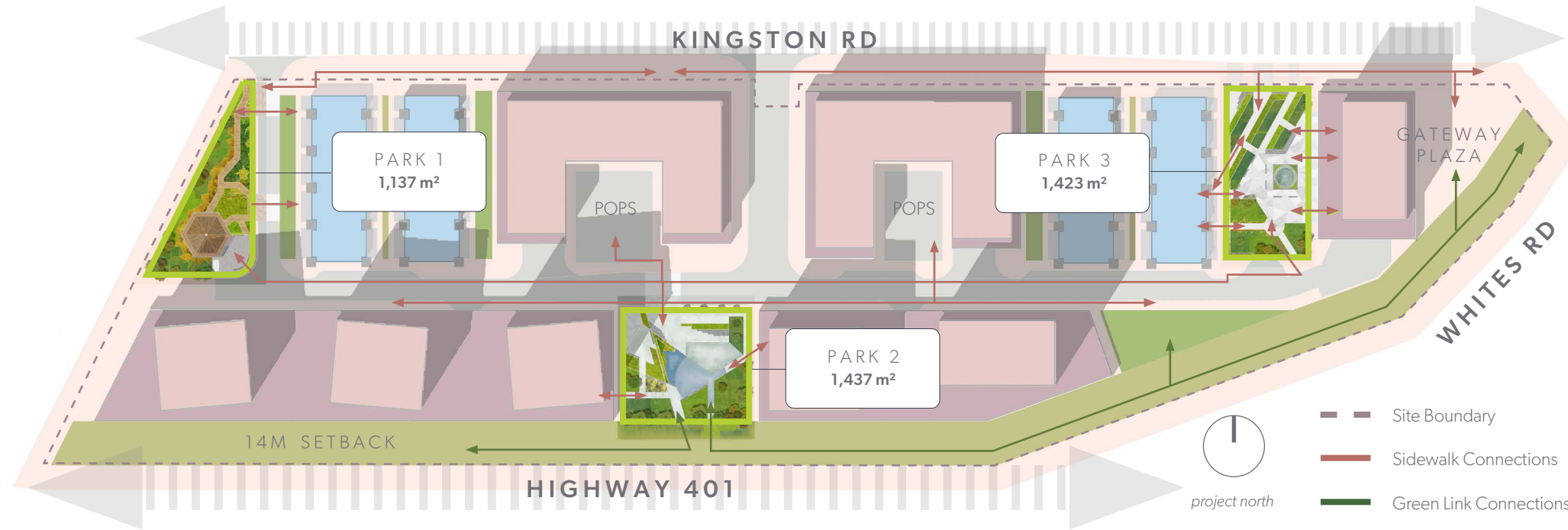


Figure 5: Context and Connectivity Plan



Figure 6: Glendale Park

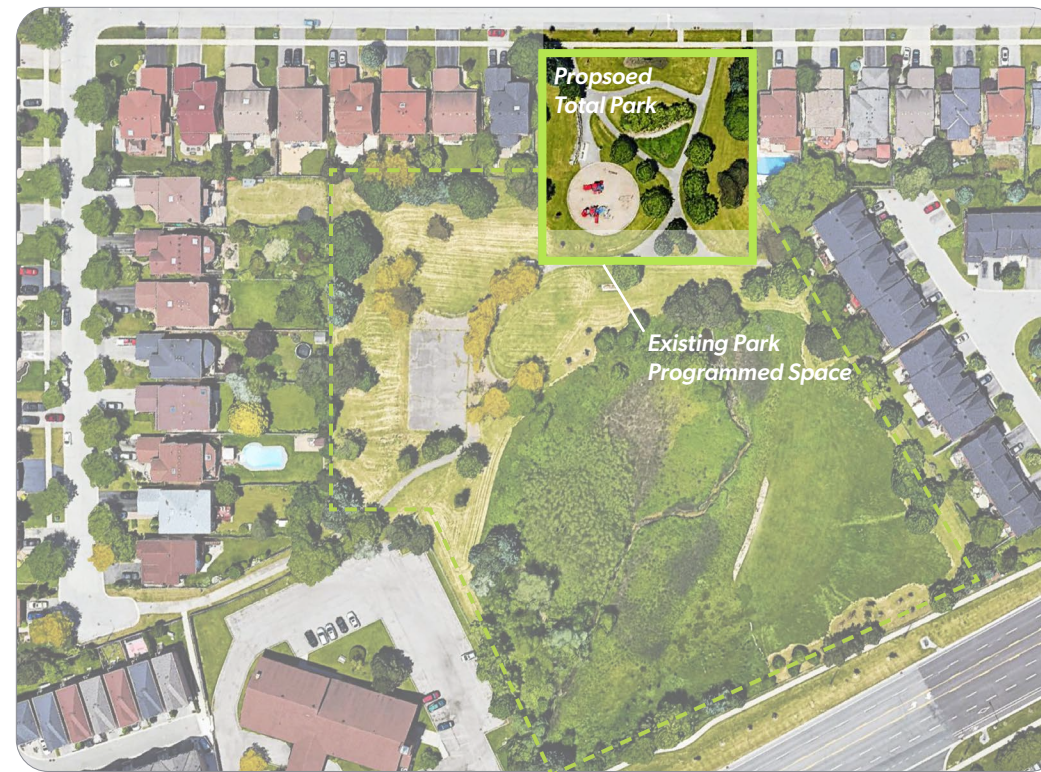


Figure 7: Steeple Hill Park

3.1 CONTEXT

Context Plan

A Context Plan has been prepared to provide an overview of the FFP in the context of the proposed site plan. The plan demonstrates how the parks will connect with one another via public sidewalks, including to the potential green linkage contained within the 14m landscape buffer at the south perimeter of the proposed development site. As illustrated, the parks have been designed to afford maximum permeability and visibility from the public and private sidewalks along the internal east-west road and from Kingston Road.

Scale Comparison

A scale comparison has been conducted between existing green spaces in Pickering and the total proposed park area. This is to determine the most appropriate scale of landscaping and facilities for inclusion in the FFP. The total combined area of the proposed parks is 4,972m². This is comparable to Glendale Park, a local park located within Pickering. The total park area proposed equates to the entirety of the programmed amenity space provision at Steeple Hill Park, located on the north side of Kingston Road adjacent to the development site. As such, the plans prepared for Parks 1 - 3 have been designed at an urban scale consistent with areas undergoing development intensification.

Principles of Design

A number of key urban design principles have been incorporated into the design of the FFP:

- Facilities cater to a broad range of age groups, families and individuals alike.
- Programming provides amenity space for a variety of users, including visitors, workers and residents.
- Accessibility:
 - The sidewalks should be a minimum of 2m.
 - Pathways should be a minimum of 2.5m.
 - Multi-use pathways for pedestrian and cycling access should be a minimum of 3m.
 - All grade changes will comply with AODA regulations.
 - All parks will provide barrier free access.
- Parks will be well illuminated and provide sufficient signage for wayfinding.
- Larger amenities such as basketball courts, tennis courts and others may be housed within the interior amenity space proposed as part of the scheme. These areas may also contain bathrooms accessible to users of the parks. Appropriate signage will be provided for orientation.
- Planting will focus on indigenous and low irrigation species, encouraging urban biodiversity and reducing maintenance.
- Sustainable drainage and storm water management strategies will be addressed at future stages of the design process.

3.2 PARK 1: 'COMMUNITY GARDEN'



Figure 8: Park 1 Plan - Please note that all figures are approximate and subject to change.

Rain Garden



Decking and Grasses



Wild Flower Planting



Pavilion/Pedestrian Shelter



Sculptural Entry Feature



Colourful Planting Beds



Park 1 is imagined as a community-style garden. This is due both to its proximity to townhouse units, and to the scale of the park. Park 1 has an atypical shape, creating opportunities for 'pocket' gardens explored via decked pathways, providing interest and relaxation for residents. An accessible pedestrian shelter or pavilion lies near to the south entranceway. The south entrance provides direct access to the shelter via a courtyard containing relaxed seating and bike parking facilities. The shelter will provide opportunities to observe nature and as a communal meeting space. The north entrance to the park features an entry sculpture or lighting feature, visible from the public realm on Kingston Road. This provides a visual connection to the park for pedestrians. Due to the narrow park frontage along Kingston road, this entrance to the park has been curated to welcome visitors. The park paving extends to broad pedestrian crossings to connect safely to the townhouses. Unprogrammed green space to the west of the park is designed to remain flexible should a future park extension be realized to connect with the adjacent property.

Park 1: Possible Features

- Assortment of small gardens with a variety of planting
- Decked walkways
- Opportunity for park artwork/lighting as an entry feature
- A pavilion or pedestrian shelter
- Raised planters to add definition to the north entry
- Seating interspersed throughout gardens
- Courtyard with bike parking
- Tree planting
- 'Wild' areas to promote urban biodiversity

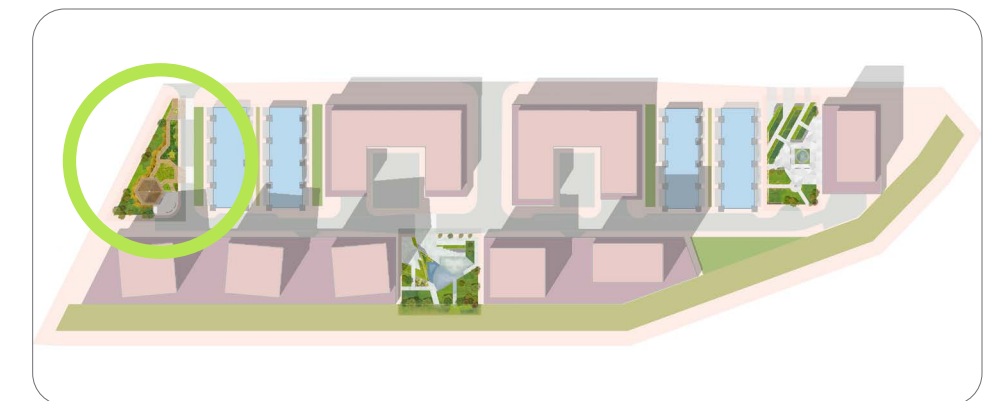


Figure 9: Park 1 Key Map Location

3.3 PARK 2: 'NEIGHBOURHOOD PARK'

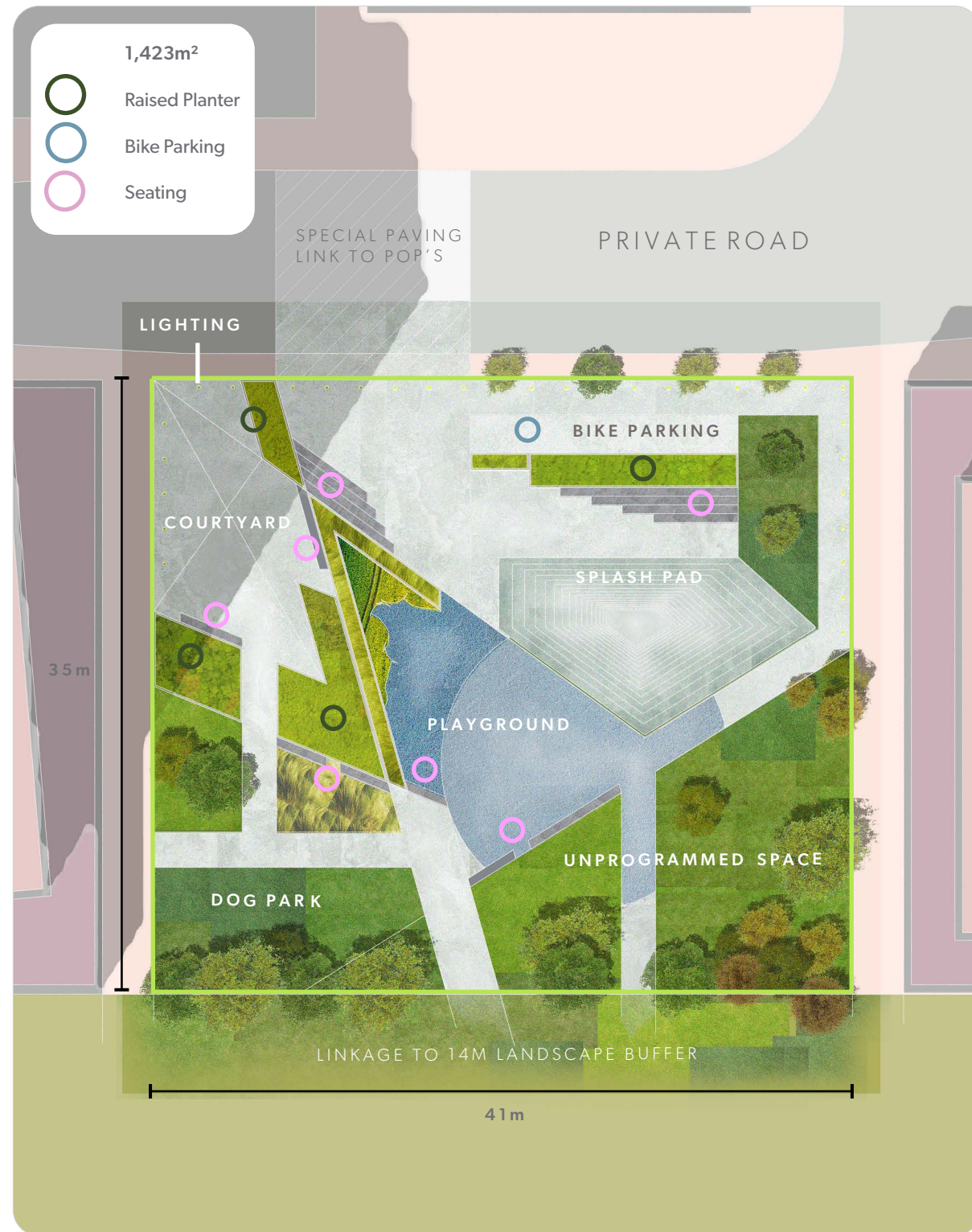


Figure 10: Park 2 Plan - Please note that all figures are approximate and subject to change.

Seating Facing Public Realm



Tiered Seating



Urban Playground



Bike Parking



Playground Paving Treatments



Park Lighting



Park 2 is the largest and lies at the centre of the proposed development site. The park provides a focal point to the scheme and is integral as it will be accessible to a range of users - residents, visitors and workers. As such, Park 2 is imagined as a 'neighbourhood park', incorporating a variety of facilities. A quiet seating courtyard space for all ages is located at the northwest corner of the park. Street tree planting along the north of the park will add definition to the sidewalk and provide pedestrian shade and shelter. Tree planting will also serve as a buffer for the bicycle parking area from the sidewalk. Raised planting beds lead pedestrians towards a centralized splash pad and playground area. The playground connects with unprogrammed open space to the south, providing opportunities for informal play. Seating is arranged around the splash pad and playground for security and opportunities for natural surveillance. An off-leash dog area is located at the southwest corner of the park. This is envisioned to connect to the as yet unprogrammed green space contained within the 14m landscape buffer from the highway. The park is designed to be highly permeable, and promote connections to potential trails along the landscape buffer to the gateway plaza.

Park 2: Possible Features

- Playground
- Splash pad
- Unprogrammed green space for informal play
- Flower beds and raised planters
- Lawned areas
- Tree planting
- Off-leash dog park area
- Permeable paving
- Seating courtyard
- Multi-use paths
- Bike hire facilities
- Lighting

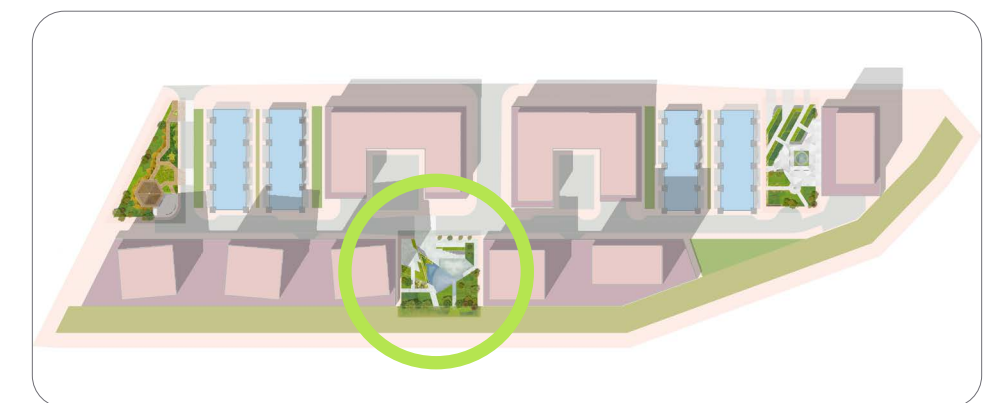


Figure 11: Park 2 Key Map Location

3.4 PARK 3: 'URBAN PARK'

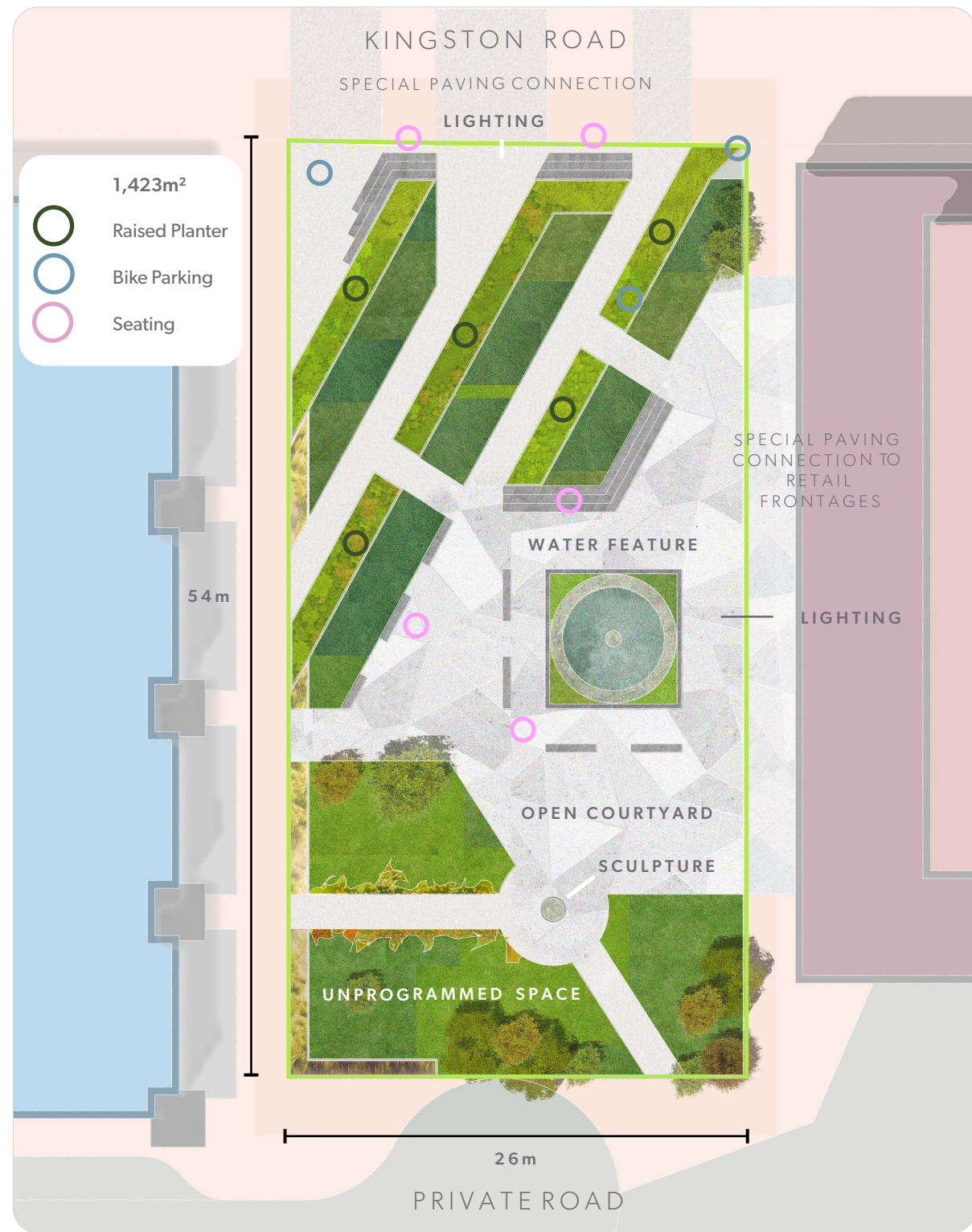


Figure 12: Park 3 Plan - Please note that all figures are approximate and subject to change.

Integrated Lighting



Paving Transitions



Pedestrian Crossing



Park Trees Providing Shade



Water Feature



Special Paving



Park 3 is imagined as an 'urban park.' It is anticipated that Park 3 will experience more day-to-day pedestrian traffic than parks 1 and 2, due to its location both on the Kingston Road and near to proposed retail frontages. As such, hard landscaping is integrated carefully throughout the plan to accommodate high foot-fall and promote permeability, while not compromising green space. The design utilizes raised planters as 'green edges', including lawned areas to draw pedestrians in from Kingston Road, leading users to a centralized open courtyard with a prominent water feature. Seating is orientated around the water feature as a focal point.

The park provides an opportunity for a second focal point towards the south, where public art may be installed. The courtyard is designed to provide amenity for office workers, shoppers and residents alike, providing opportunities for conversation, meetings and rest. The raised planters are arranged in a manner that protects the privacy of the townhouse residents to the west. The majority of pedestrian traffic is therefore contained to the east of the park where pedestrian connections will link to the gateway plaza at the intersection of Kingston Road and Whites Road. Bike parking is provided at intervals at the park entrance.

Park 3: Possible Features

- Centralized water feature
- Artwork or sculptural focal point
- Seating for residents, workers and visitors
- Clusters of tree planting to provide shelter, shade and buffer from roads
- Variety of paving treatments
- Permeable paving
- Multi-use path
- Raised pedestrian crossings to retail/commercial frontages
- Raised planters
- Numerous lawned areas

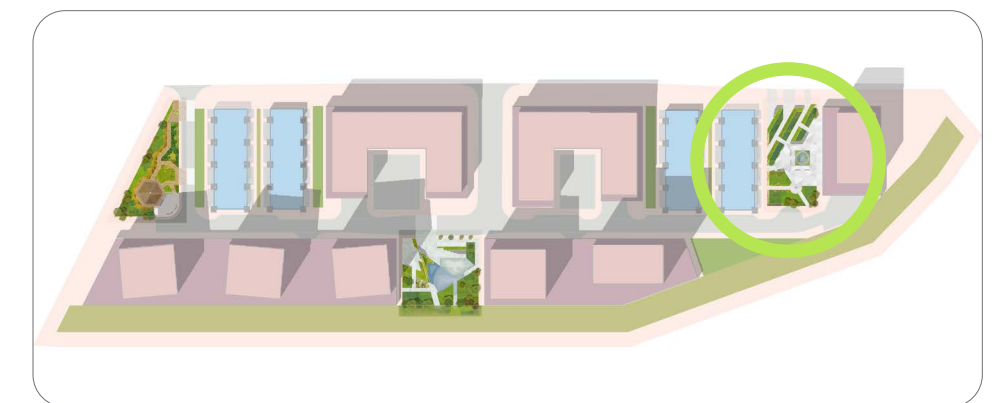
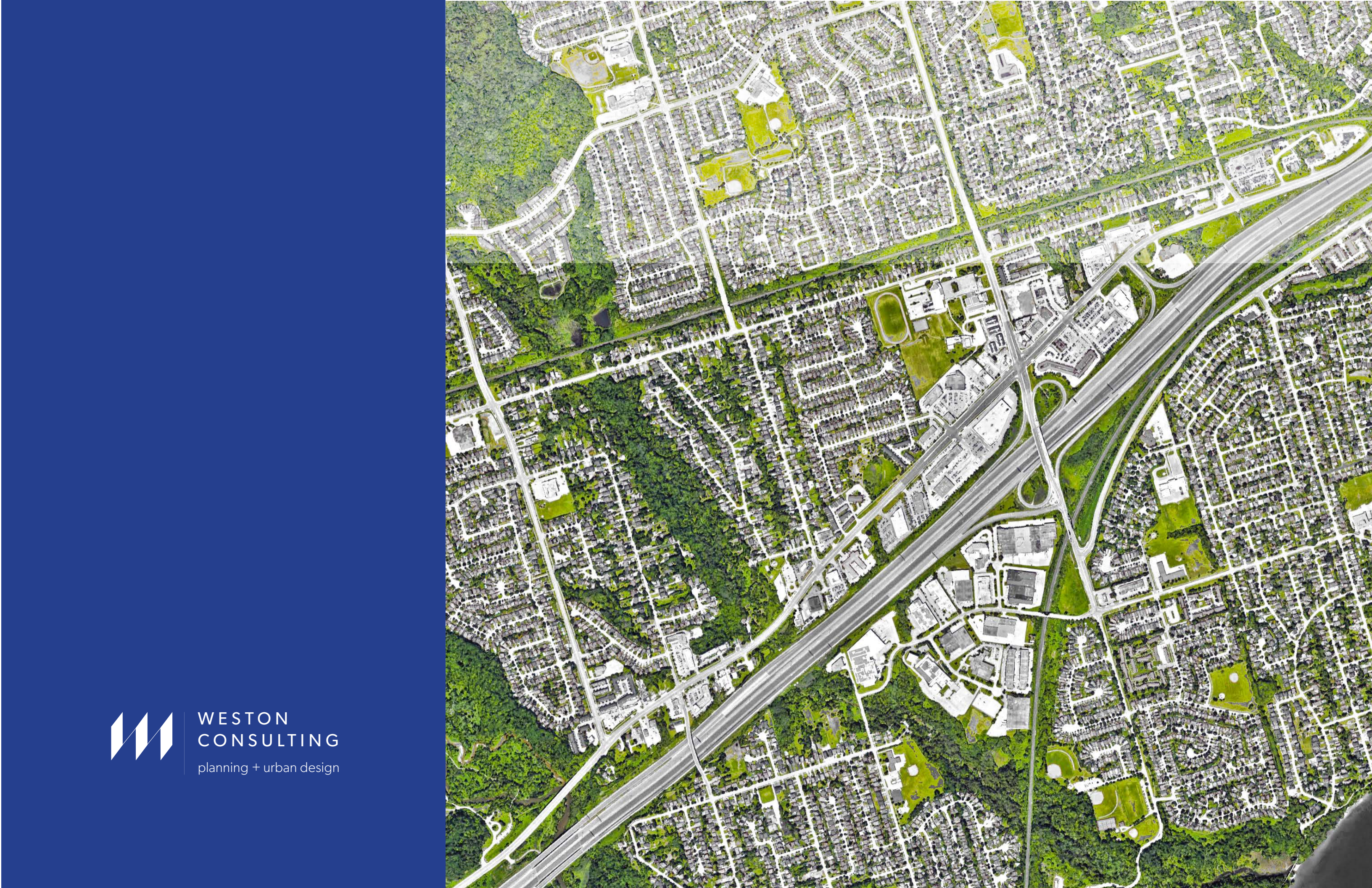


Figure 13: Park 3 Key Map Location



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