



# FACILITY FIT PLAN

OPA 20-002P, A006-20 RESUBMISSION

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

November 2023  
WESTON FILE #9737

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# 1.0 INTRODUCTION

- 1.1 Policy Background & Analysis
- 1.2 Inspirational Precedents

This Facility Fit Plan ('FFP') has been updated in support of the application for the proposed development located at 603-643, 645-699 Kingston Road, in the City of Pickering. The FFP is intended to outline a comprehensive strategy for the design and utilization of the park space within the site while addressing the vision and goals of the Kingston Road Corridor policies.

The FFP has been revised to reflect the updated architectural site plan, including the consolidation of parkland to a single, central park within the site. The FFP has been developed in accordance with City Staff comments and programming opportunities. A detailed landscape plan will be finalized at future stages of the design process.

## 1.1 POLICY BACKGROUND & ANALYSIS

An overview of pertinent City of Pickering policy relating to parks and open space has been conducted. This has helped establish a framework for the proposed FFP. Policies from the following documents have helped guide the preliminary park design:

- City of Pickering Official Plan, Edition 9, March 2022,
- Kingston Road Corridor and Speciality Retailing Node: Intensification Plan 2019,
- Kingston Road Corridor and Speciality Retailing Node: Draft Urban Design Guidelines 2019,
- City of Pickering Recreation & Parks Master Plan, 2017.

### City of Pickering Official Plan, Edition 9, March 2022

#### Chapter 9 – Community Design

##### Community Design Objectives:

- d. encourage the design of road patterns, buildings and the spaces between them in a manner that supports an efficient public transit system and makes it easy for both pedestrians and vehicles to move about in a variety of directions;*
- f. encourage developments that create spaces between and along buildings that are of high architectural and landscape quality, and contribute to and enhance the overall quality of Pickering's public realm;*
- g. encourage, where appropriate, the creation of landmarks and other distinctive elements including buildings, open spaces, landscapes and natural features that make it easy for people to understand where they are, and how they get to the various places, amenities and facilities they require;*



#### Chapter 14 – Detailed Design Considerations

##### Design of Public Open Spaces:

- c. promote the provision of public open spaces for community uses and activities such as festivals and other public gatherings in areas that are readily accessible to people, or where demand warrants;*
- d. encourage in urban areas the creation of smaller outdoor spaces such as small parks, gardens and courtyards, where appropriate, and endeavour to ensure these spaces are defined and complemented by the architectural and design features and the scale of the buildings that surround them;*
- e. encourage within publicly-accessible open spaces, a high quality environment with adequate amenities such as appropriate paving, benches, bicycle racks, refuse containers, lighting and other elements that accommodate the intended users of the space;*
- g. encourage the design of open spaces to consider the user's sensory experiences of light, sound, smell, colour, water and temperature;*
- i. encourage the inclusion of water features, such as fountains, reflecting pools and spray features in the design of public and publicly-accessible open spaces.*



Figure 1: Proposed Universal City Community [Left] and Grange Park Revitalization [Right] (Source: Google Images)

### Streetscapes

- b. encourage landscape design along streets to complement adjacent built forms and open spaces, to provide shade in the summer and visual interest throughout all seasons, and to accentuate the special character of particular streets;
- h. endeavour to ensure that seating on public and private streets is provided for pedestrians at waiting areas, bus stops, and near public facilities and institutions, and to support leisure activities, conversation and social interaction in commercial, civic or mixed use areas;

### Public Art

- a. promote the placement of a range of art in publicly-accessible and visible locations such as parks, prominent street corners, plazas and on buildings;
- b. encourage public art in a broad range of media, themes and formats in order to engage the observer, foster civic identity and promote social interaction; and
- c. consider integrating public art in the early stages of the design and planning of developments.

### Lighting

- a. promote the use of lighting to enhance and define the aesthetic and functional quality of public places such as promenades, sidewalks, squares and parks;

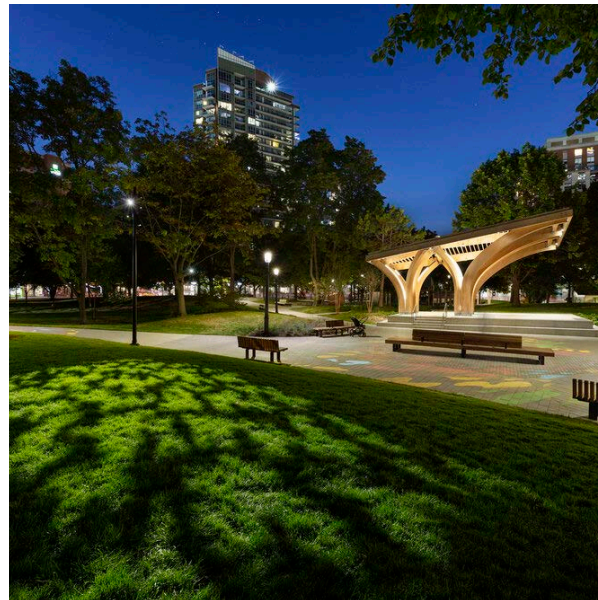


Figure 2: Streetscapes, Public Art & Lighting Precedents (Source: Google Images)

### Kingston Road Corridor and Speciality Retailing Node: Intensification Plan 2019

The Kingston Road Corridor and Speciality Retailing Node: Intensification Plan ('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.

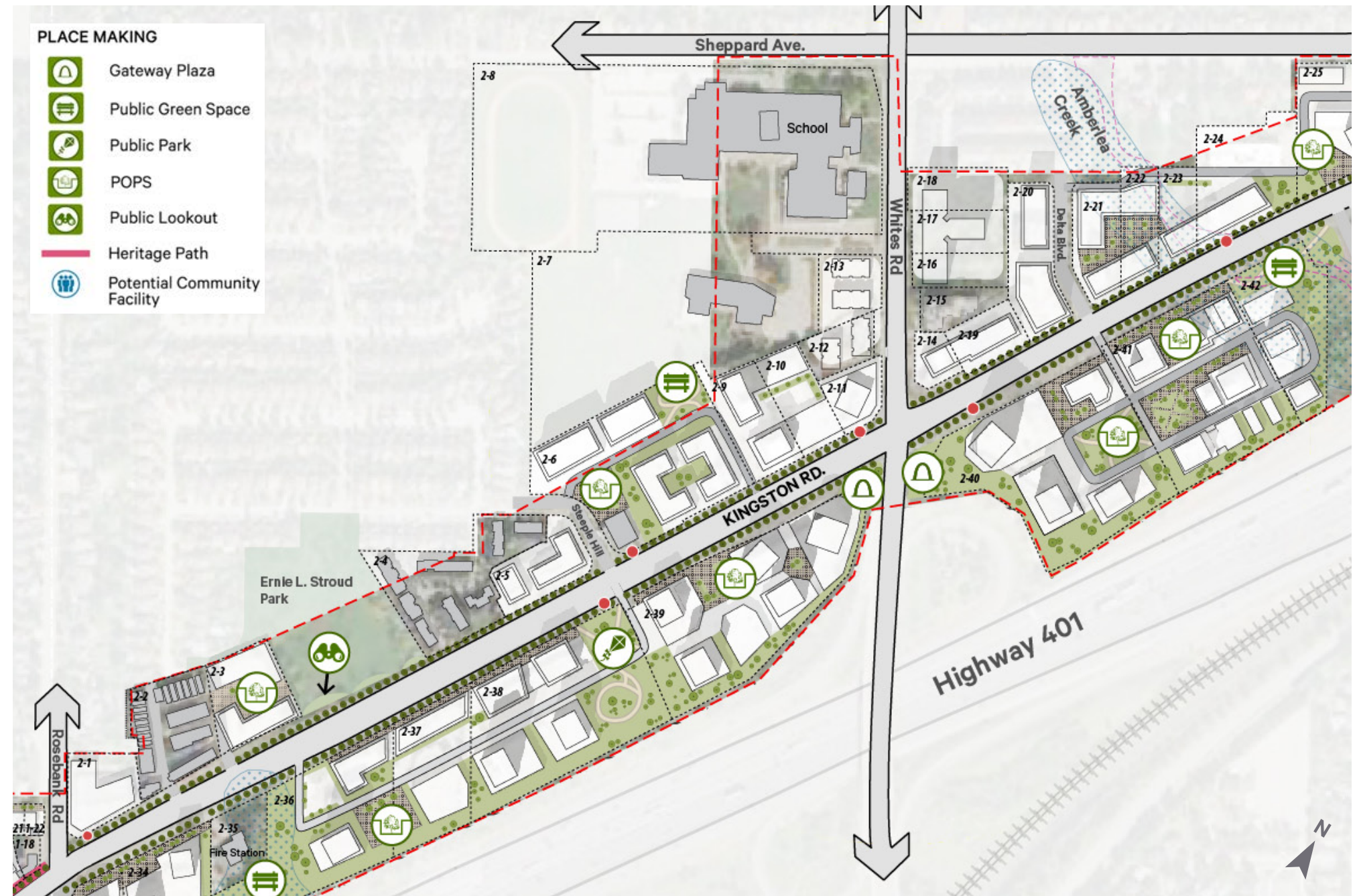


Figure 3: Whites Precinct Placemaking Plan (City of Pickering Kingston Road UDG)



**Kingston Road Corridor and Speciality Retailing Node: Draft Urban Design Guidelines 2019**

The Kingston Road Corridor and Speciality Retailing Node: Draft Urban Design Guidelines ('UDG') 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.

**3.6 Gateway Plazas:** Provide places for central gathering which can be programmed for public or community events; design should prioritize accessibility and create the impression of a cohesive public realm; integrate a number of streetscape elements to achieve high-quality design.

**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.

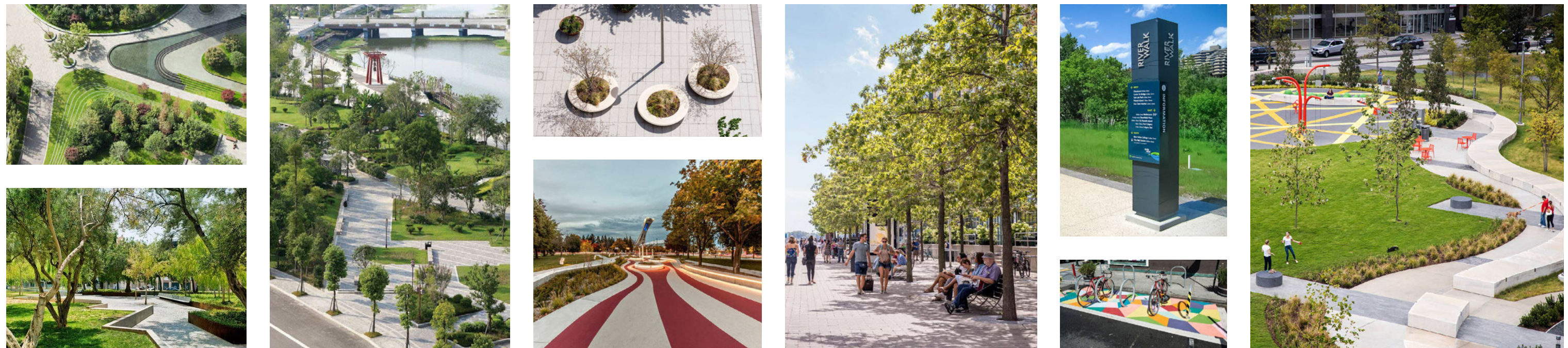


Figure 4: Precedent Images (Source: Google Images)

### City of Pickering Recreation & Parks Master Plan 2017

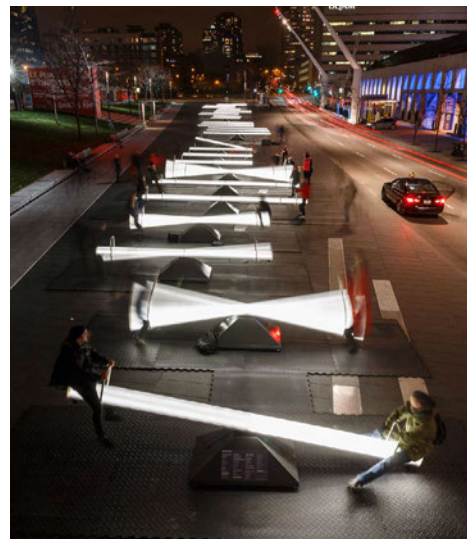
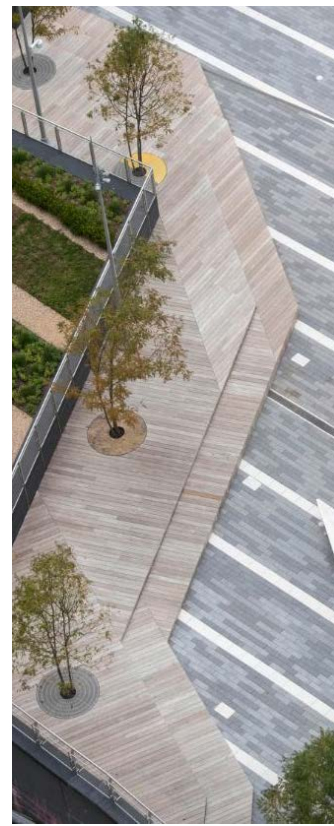
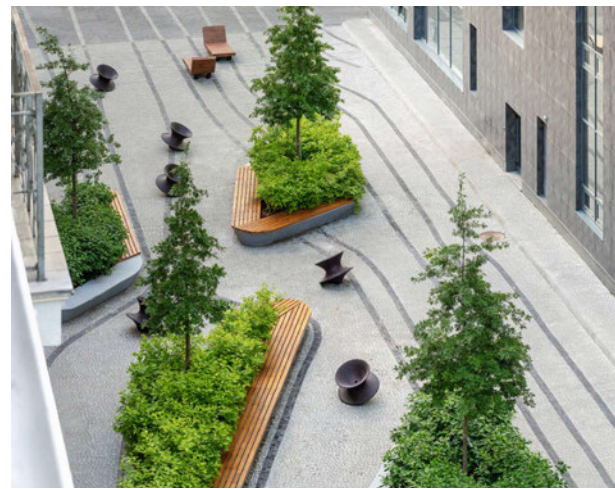
The Master Plan provides guidance on the provision of recreation and park facilities, programs and services in Pickering over the next 10 years. The Master Plan sets out that strong recreation and parks systems are essential to the health and wellbeing of the community, alongside delivering substantial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

The policies above have been considered and integrated, where suitable, into the proposed park and gateway plaza design within the site.

## 1.2 INSPIRATIONAL PRECEDENTS



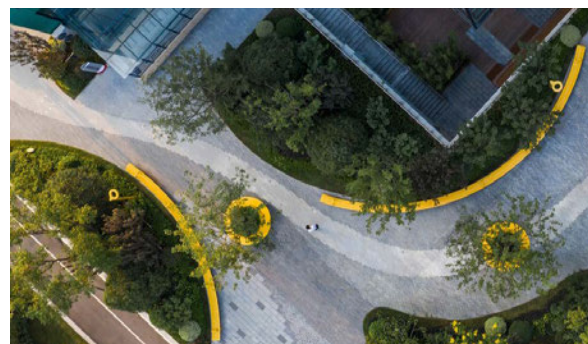
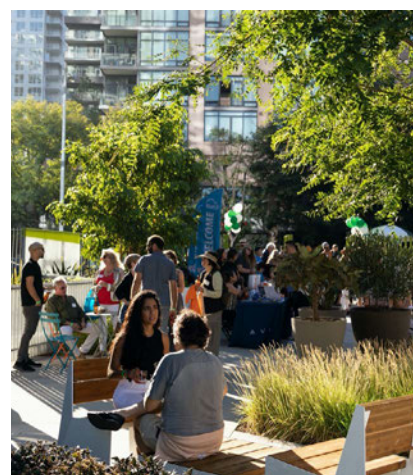
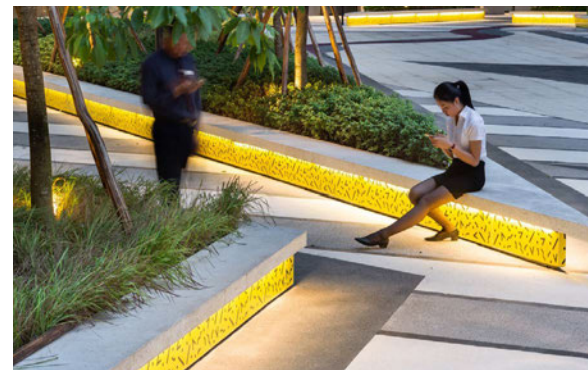
Playground & Child-Friendly Amenities

Entrance Plaza

Hard + Soft Landscaping Opportunities

Flexible Spaces

Tactile Urbanism for Year-Round Use



Use of Colour & Mixed Materials

Water Features

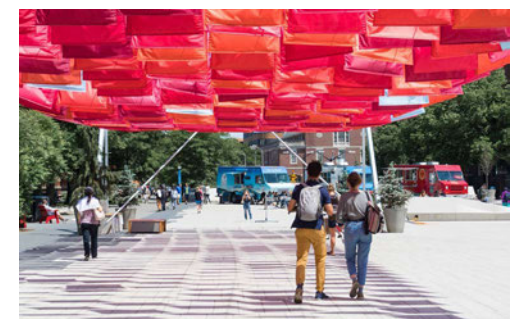


Figure 5: Park Precedents Based on Themes in City of Pickering Kingston Road Urban Design Guidelines (Source: Google Images)

# 2.0 FACILITY FIT PLANS

- 2.1 Park Context
- 2.2 Gateway Plaza
- 2.3 Community Park

The following section outlines a comprehensive design strategy for the proposed open spaces within the site, focusing on two distinct areas that offer exciting design possibilities. These areas, which are integral parts of the overall subject property, present unique opportunities for conceptual design and development.

The specific details and features of these areas are as follows:

- 1 Community Park:** Located southwest of the Kingston Road and new Steeple Hill intersection into the site, the Community Park features 3,093 m<sup>2</sup> (33,297 ft<sup>2</sup>) of area centrally located within the site to offer a range of facility and programming opportunities for residents and visitors.
- 2 Gateway Plaza:** At 543 m<sup>2</sup> (5,439 ft<sup>2</sup>), the Gateway Plaza is located on the eastern portion of the site at the intersection of Kingston Road and Whites Road and offers an opportunity to enhance the view of the site and provide facilities to support the planned bus rapid transit stop at Whites Road.

## 2.1 PARK CONTEXT

### Context Plan

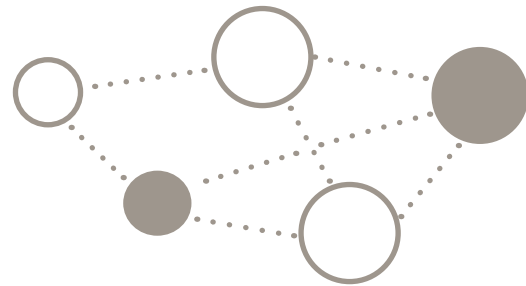
A Context Plan has been prepared to provide an overview of the proposed open spaces design in relation to the site plan. The plan illustrates the proposed open space scheme, and highlights the planned connections with the proposed internal sidewalks, both the Kingston Road and Whites Road corridors, and the multi-use path contained within the 14m rear-yard setback. The open space design will reflect the needs of the immediate context and integrate amenities to support the planned residential and commercial uses. The aim of the proposed Gateway Plaza and Community Park will be to become a vibrant, inclusive, and sustainable space that promotes community engagement, fosters a sense of belonging, and enhances the overall quality of life for residents and visitors.



Figure 6: Rendered Site Plan Prepared by Weston Consulting (Base Site Plan Prepared by Graziani + Corazza Architects)

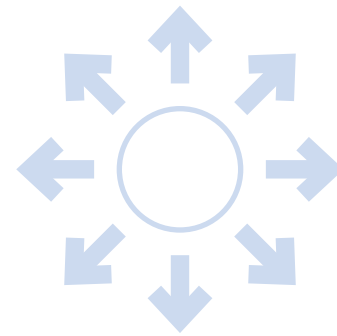
## Key & Supporting Design Principles

The following urban design principles have been incorporated into the design of both the Gateway Plaza and Community Park:



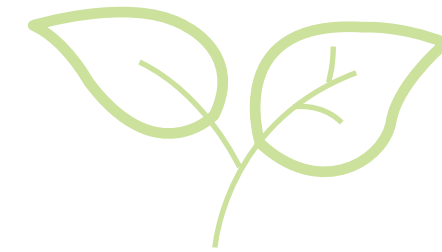
### CONNECTIVITY & ACCESSIBILITY

- Connect the planned open spaces to the broader site area and beyond through a series of central and secondary pathways.
- Enhance pedestrian permeability from the surrounding Kingston Road and Whites Road corridors to improve overall circulation.
- Support active forms of transportation by providing multi-use path connections and short-term bike parking on-site to encourage last mile trips via bike.
- Prioritize accessible design throughout the site to welcome people of all ages, abilities and backgrounds and include barrier-free entrances, wheelchair-accessible paths and inclusive play areas.
- Ensure accessibility standards are met through the following:
  - Central pathway will be a minimum of 3m-6m.
  - Secondary pathways will be a minimum of 1.5m.
  - All grade changes will comply with AODA regulations.



### MULTI-PURPOSE FUNCTIONALITY

- Integrate a variety of 'activity zones' to provide opportunities for recreation, relaxation, socializing, and cultural events for a broad range of individuals.
- Utilize flexible areas for year-round programming to maximize the use of the space and encourage social cohesion within the immediate and broader community context for visitors, worker and residents.
- Consider integrating a variety of amenities like water features, public art installations, and gathering spaces to create an engaging and vibrant environment.



### ENVIRONMENTAL SUSTAINABILITY

- Design of open spaces will integrate environmental features to minimize its impact on the surrounding ecosystem and promote ecological resilience.
- Green infrastructure, such as rain gardens, bioswales, and permeable surfaces, may be integrated into the design to manage stormwater runoff and promote groundwater recharge.
- Native plantings and landscaping can enhance biodiversity and provide habitat for local wildlife.
- Energy-efficient lighting, solar panels, and water conservation measures should be integrated into the park's infrastructure.

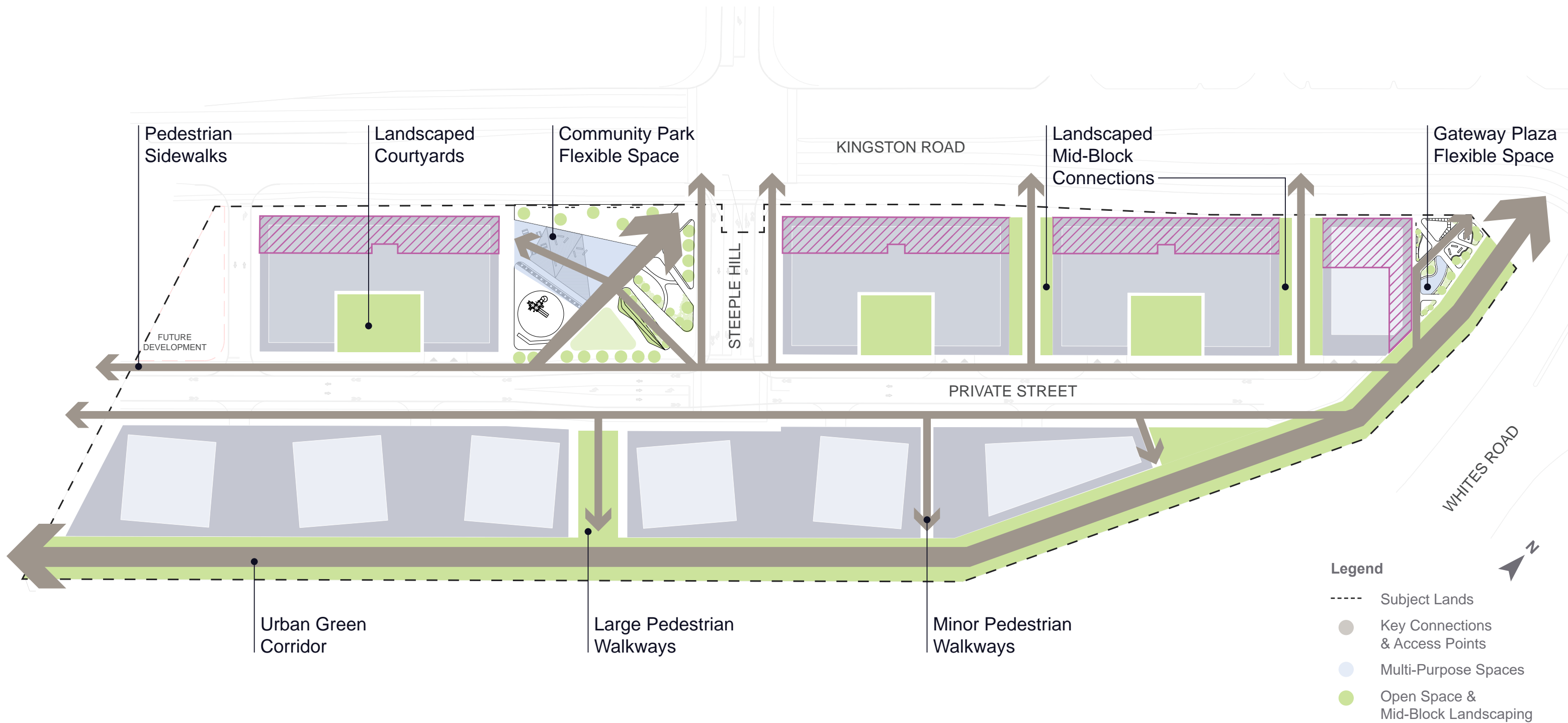


Figure 7: Key Design Principles Illustrated by Weston Consulting (Base Site Plan Prepared by Graziani + Corazza Architects)

## 2.2 GATEWAY PLAZA

The proposed gateway plaza offers a distinctive opportunity to create a visually striking open space at the northeast corner of the site, emphasizing its gateway character. With an area of approximately 500 square meters, the plaza is bounded by Kingston Road to the north, Whites Road to the northeast, a 14-meter setback from the Ministry of Transportation (MTO) and multi-use pathway (MUP) to the south, and a 24-storey mixed-use building with at-grade retail to the west.

To establish a prominent pedestrian route, a primary pathway will serve as a central 'spine' within the plaza, inviting pedestrians from the Kingston Road and Whites Road intersection into the site. A series of walkways throughout the plaza will accommodate high pedestrian traffic while maintaining key connections. The plaza entrance will offer clear sightlines onto the ground-floor retail spaces of the adjacent building, fostering an active and engaging public-private interface that spills out onto the plaza. Continuing south alongside the building, the primary pathway will connect to the MUP, providing direct pedestrian and cycling access to the rest of the site.

Secondary pathways will further enhance the plaza, dividing the space and shaping the internal amenities and facilities. These pathways will also improve connectivity to the MUP and contribute to the overall streetscape of Kingston Road. Along Kingston Road, an integrated seating area with a water feature will serve as a focal point within the gateway, enhancing the plaza's design. Additional seating options near the water feature and in the northeast corner of the plaza will support pedestrian activity, catering to residents, visitors, and commuters awaiting nearby transit.

At the heart of the plaza, a central courtyard will provide picnic areas and opportunities for year-round programming. This space will be framed by seating and tree canopies, creating a sense of enclosure and privacy within the gateway. The overall design will incorporate a mix of natural and colored materials, resulting in a unique and inviting park design.

### Community Park: Possible Features

- **Water Features:** Incorporate eye-catching water features such as fountains, reflecting pools, or interactive water elements. These features can serve as focal points and create a sense of tranquility and visual interest.
- **Ground-Floor Retail Interface:** Design the plaza to seamlessly integrate with ground-floor retail spaces. Provide inviting storefronts, outdoor seating areas, and pedestrian-friendly access points that connect the plaza to the adjacent retail areas. This encourages foot traffic, supports local businesses, and enhances the vitality of the community.
- **Flexible Space:** Create a versatile open space within the plaza that can accommodate various activities and events. This could include a central square or plaza area that can be used for farmers' markets, art exhibitions, performances, or community gatherings. The space should be designed to be adaptable, allowing for easy setup and removal of temporary structures or seating arrangements.
- **Well-Lit Pedestrian Pathways:** Ensure that the pedestrian pathways within the plaza are well-lit, using a combination of aesthetically pleasing lighting fixtures, pathway lighting, and accent lighting. This promotes safety and a sense of security, allowing residents to comfortably use the plaza during the evening hours.
- **Seating and Gathering Areas:** Provide comfortable seating options throughout the plaza, including benches, outdoor chairs, and movable furniture. Designate areas with shade structures or pergolas to provide relief from the sun. These seating and gathering areas should be strategically placed to encourage social interaction and create inviting spaces for relaxation or small group activities.
- **Landscaping and Greenery:** Integrate landscaping elements such as trees, shrubs, and flower beds into the plaza design. These elements contribute to the aesthetics of the space, provide shade, and improve air quality. Consider using native plants that require minimal maintenance and are well-suited to the local climate.
- **Public Art Installations:** Incorporate public art installations within the plaza, such as sculptures, murals, or interactive art pieces. These installations can serve as focal points, add visual interest, and create a sense of identity for the community.
- **Information and Wayfinding:** Install information kiosks, digital screens, or interactive displays within the plaza to provide visitors with information about the community, upcoming events, or points of interest. Incorporate clear wayfinding signage to guide pedestrians to key locations and amenities.
- **Outdoor Dining Spaces:** Designate areas within the plaza that can accommodate outdoor dining experiences. Install tables, chairs, and umbrellas to create an inviting atmosphere for residents and visitors to enjoy meals or socialize.
- **Sustainable Design Features:** Consider incorporating sustainable design elements into the plaza, such as rainwater harvesting systems, green roofs, or permeable paving. These features can help manage stormwater runoff, reduce heat island effects, and promote environmental sustainability.



## KEY DESIGN FEATURES

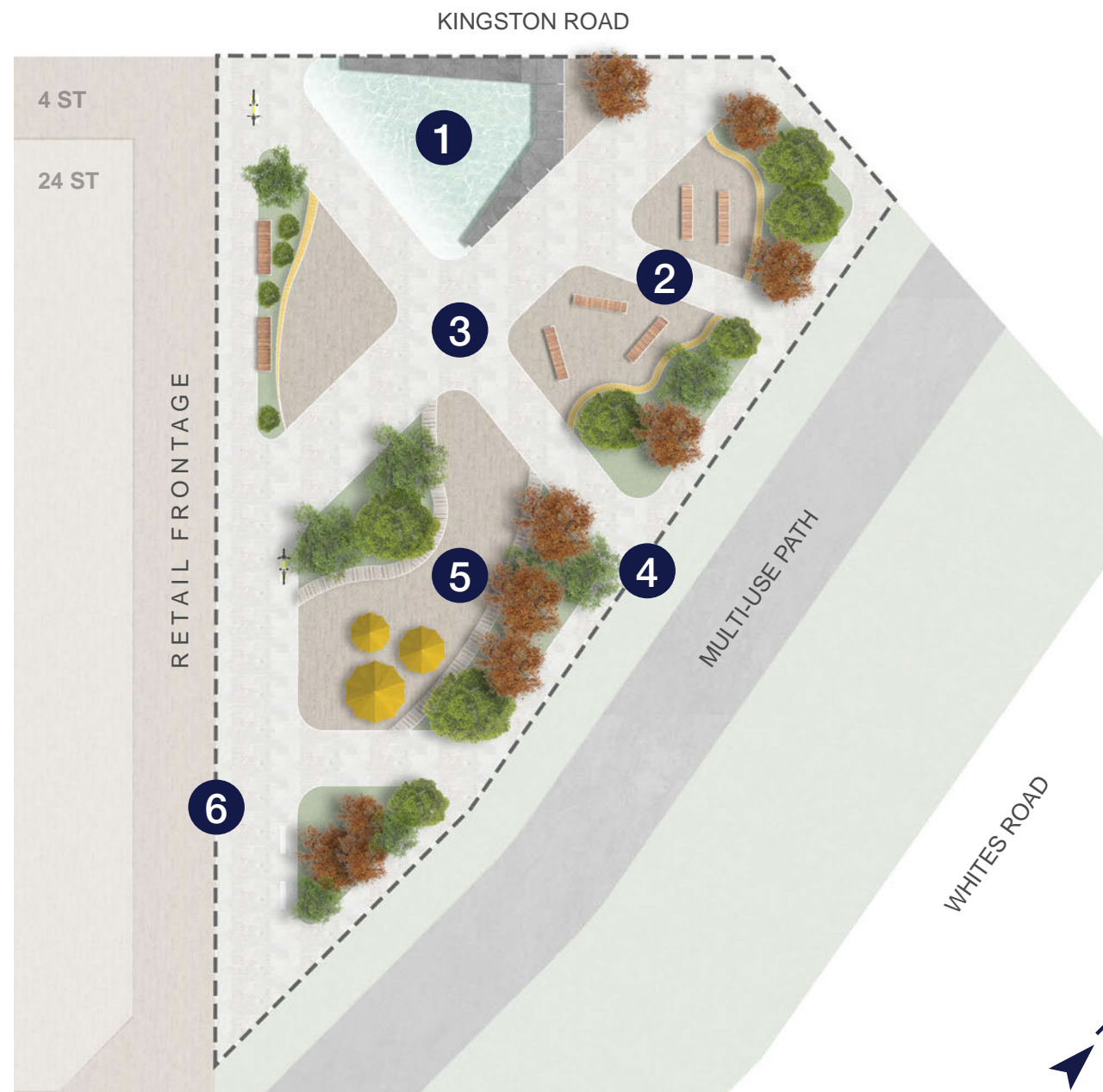


Figure 8: Conceptual Gateway Plaza Design Prepared by Weston Consulting

## 2.3 COMMUNITY PARK

The proposed 0.3-hectare park will be conveyed to the City in the future. A conceptual park design was prepared to illustrate the potential opportunities for park programming and amenities. The proposed 0.3-hectare park will play a crucial role as a central destination within the master planned community, benefiting residents, visitors, and the broader Kingston Road community. Centrally situated, the park is bordered by Kingston Road to the north, the new Steeple Hill extension to the east, a new public road to the south, and a 14-storey building to the west. With its size and prominent visibility, this park will be classified as a 'community park' and offer a wide range of facilities and programs for the neighborhood.

To create a comfortable and accessible walking environment, the park will feature well-defined walkways that also serve as distinct activity zones. These pedestrian paths will connect to the corners of the park, functioning as gateways and improving visibility from all sides. At the entrance off Kingston Road, an inviting plaza will be established, complemented by tree plantings that extend the park's greenery along the intensification corridor. The entrance will feature pixelated pavers, seamlessly integrating the streetscape along Kingston Road with the parkland areas. Opening up from the entrance plaza, a spacious central 'gathering area' will accommodate a pavilion, providing flexible space for various events and activities. The pavilion will include movable picnic areas and seating, allowing residents and visitors to adapt the space to their needs.

Located in the southwest area of the park, a dedicated playground will cater to the growing community and foster social interaction. Thoughtfully positioned seating options near the playground will promote natural surveillance and a sense of security. The southeast portion of the park will focus on landscaped amenities, encouraging urban greening and sustainable design. Within this section, a pollinator garden will offer a tranquil space for reflection while promoting local biodiversity, plant propagation, and enhancing the overall aesthetic appeal of the park.

With its permeable design, the park will serve as valuable community space, catering to the planned residential and office density within the master plan. Additionally, it will contribute to enhancing the quality of public amenities along the Kingston Road intensification corridor, elevating the overall experience for residents and visitors alike.

### Community Park: Possible Features

- **Green Spaces:** Allocate a significant portion of the park for open green spaces, providing an area for relaxation, picnics, and informal gatherings. This can include grassy areas, trees, and flower beds.
- **Playgrounds:** Designate a section of the park for playground equipment suitable for children of different age groups. Install swings, slides, climbing structures, and interactive play elements to promote physical activity and social interaction.
- **Gathering Areas:** Designate areas within the park for community gatherings and events. This could include a central plaza with seating, a stage for performances, or a covered pavilion for gatherings such as farmers' markets or outdoor concerts.
- **Dog Park:** Allocate a section of the park for a dog-friendly area, including fenced enclosures where dogs can socialize and play off-leash. Provide amenities such as water stations and waste disposal facilities.
- **Community Gardens:** Dedicate a portion of the park to community gardens, where residents can rent plots to grow their own vegetables, herbs, or flowers. This promotes a sense of community, encourages sustainable practices, and provides opportunities for gardening enthusiasts.
- **Picnic Areas:** Install picnic tables, benches, and barbecue grills in shaded areas of the park to facilitate outdoor dining and socializing. This allows families and friends to gather for meals or celebrate special occasions.
- **Art and Sculpture Installations:** Integrate public art and sculptures throughout the park to enhance its aesthetic appeal and create points of interest. These installations can be created by local artists or selected through a public art program.

## KEY DESIGN FEATURES

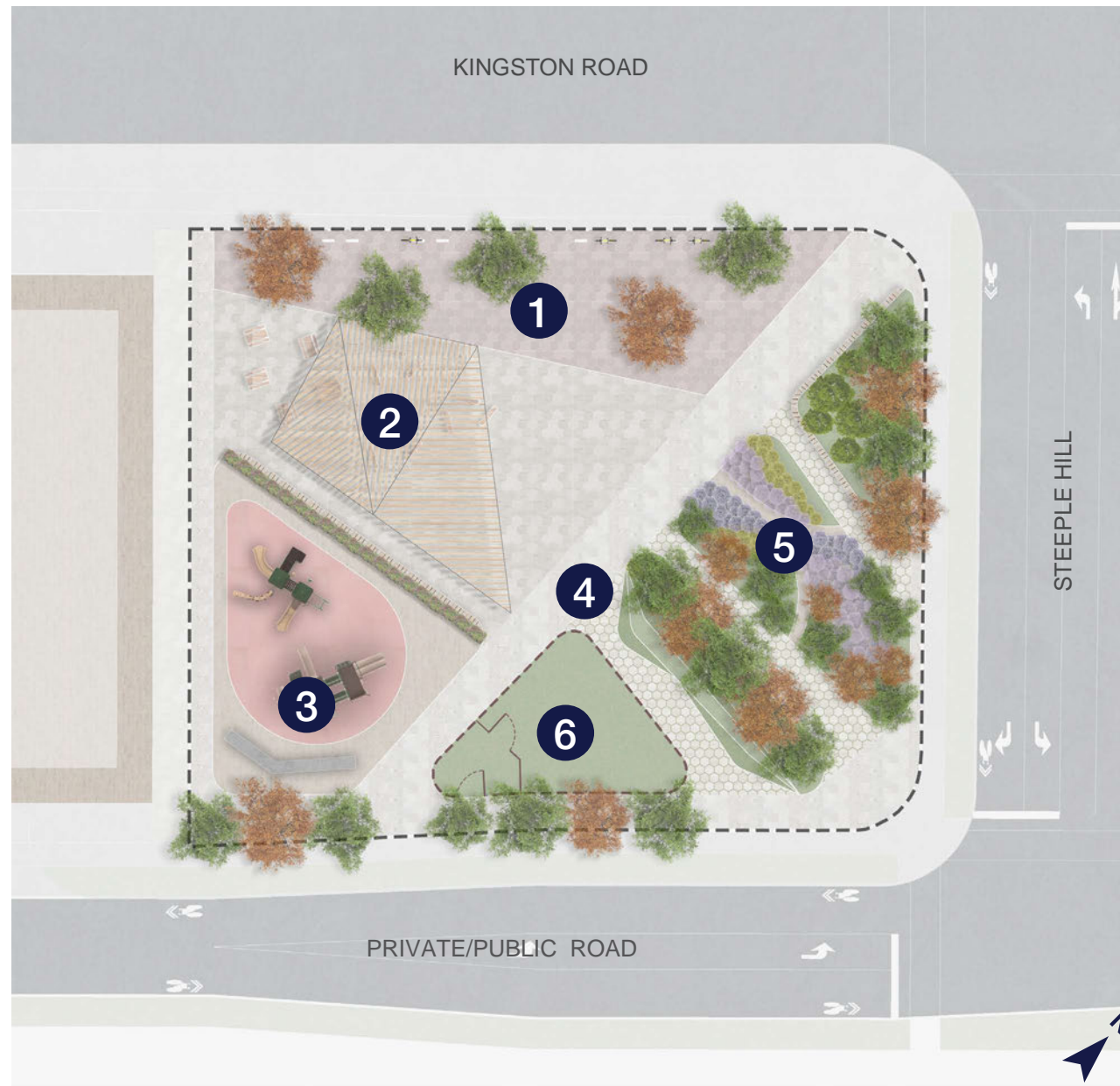
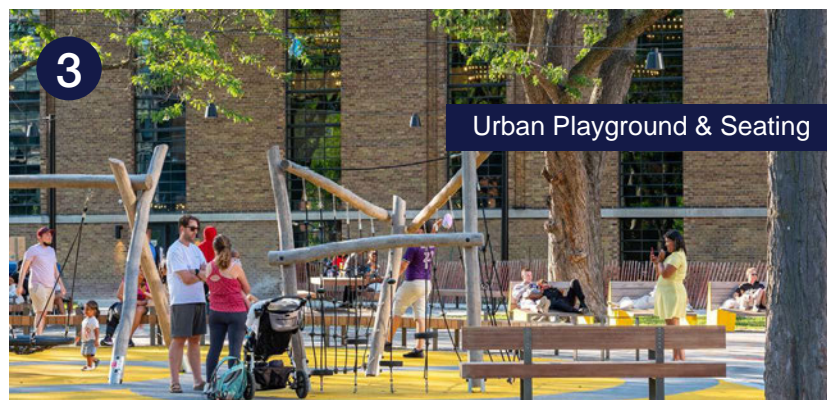
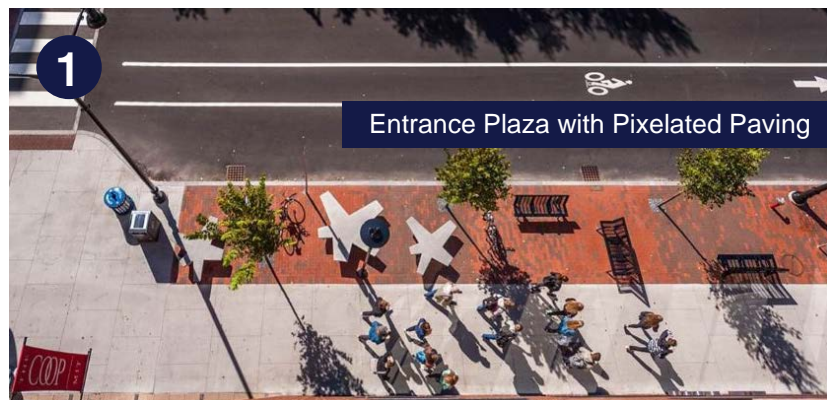


Figure 9: Conceptual Community Park Design Prepared by Weston Consulting

## 3.0 PRECEDENT SOURCES

Coexistence Garden  
Location: Kyiv, Ukraine  
Completed: 2020

Liberty Park  
Location: New York City, USA  
Completed: 2016

Place des Arts Winter Installation  
Location: Montreal, Canada  
Completed: 2015

Superblock of Sant Antoni  
Location: Barcelona, Spain  
Completed: 2019

Playground Springsiedlung  
Location: Berlin, Germany  
Completed: 2020

◀  
**Playground & Child-Friendly Amenities**  
  
Entrance Plaza

**Hard + Soft Landscaping Opportunities**  
  
Flexible Spaces ▼

⤴  
**Tactile Urbanism for Year-Round Use**

Time Valley  
Location: Shenzhen, China  
Completed: 2020

First Avenue Water Plaza  
Location: New York City, USA  
Completed: 2018

EnBW-City  
Location: Stuttgart, Germany  
Completed: 2008

South Park Commons  
Location: Los Angeles, California  
Completed: 2019

First Avenue Water Plaza  
Location: New York City, USA  
Completed: 2018

The Circles  
Location: Nanjing, China  
Completed: 2019

⤴  
**Use of Colour & Mixed Materials**  
  
Water Features ➤

Harvard Plaza  
Location: Cambridge, USA  
Completed: 2013

