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Facility Fit Plan

Resident (formerly Plaza Partners)

705 Kingston Road

City of Pickering

October 2024
File # 16136S



1. INTRODUCTION

This Facility Fit Plan (FFP) has been prepared for the proposed development site located at 705 Kingston Road, in the City of Pickering. The FFP A serves as a strategic framework for the design and utilization of park space, POPs spaces, and Podium outdoor amenity within the proposed development. It outlines key community facilities and amenities, identifies programming opportunities, and sets the foundation for how the park can best serve local needs. This initial overview guides the future landscape design process, ensuring that the space is both functional and engaging for the community. A landscape plan will be finalized at future stages of the design process.

1.1 POLICY BACKGROUND

The proposed public park, POPs, and outdoor amenity space have been designed with regard for the following policy documents and guidelines:

- Provincial Planning Statement, 2024
- Region of Durham Official Plan, 2024
- City of Pickering Official Plan, 2022



Figure 1: Site Plan

- City of Pickering Official Plan Amendment #38
- City of Pickering Kingston Road Corridor and Specialty Retailing Node Draft Urban Design Guidelines, 2019

The proposed development includes the provision of a 2,193 m² unencumbered public park at the northeast corner of the site. The public park will front onto two public roads, in accordance with the applicable policies and will be highly visible and accessible from the public realm. As per the guideline, public parks should be a minimum of 0.3 hectares. The proposed park falls short of this, as it is based on 10% of the site area (minus the MTO setback area which is undevelopable). The proposed park space is a suitable size, given the required parkland dedication for the site. Regard is had for the policies of Section 3.5 of the Draft Urban Design Guidelines, though it will be the City of Pickering that ultimately determines the programming and design of the public park space.

The multiple integrated POPs throughout the site supplements the outdoor space, and provides appropriate spill out and public gathering spaces that are smaller in scale, as compared to the park. Three POPs spaces are proposed, with one in proximity to the access point to the east, one at the northwestern corner of the site, and one fronting Kingston Road in the northern portion of the site. All of the proposed POPs have high connectivity to the public realm, are visible and accessible, and are adjacent to proposed park and commercial use spaces to complement those uses.



Figure 2- Clearly Defined Pedestrian Pathway Precedent



Figure 3- Biodiverse Plantings

Soft landscaping is also proposed for the POPs in the form of trees and various plantings, in conformity with the guidelines.

The Urban Design Guideline looks to have a gateway plaza located at the northwest corner of the development site. The POPs located in the northwest corner will serve as welcoming gateway plaza, adjacent to commercial space at grade. The space will be landscaped to enhance its connectivity to the public realm through the provision of tree plantings and decorative pavers.

The proposed landscape design for the site proposes landscaped areas within each level of parking and at grade, and within the podium level amenity areas. Green roof areas are also provided within the podium levels, to address water re-use requirements and heat island effect. The site meets the general requirement of 10% landscaped areas. Playground structures, seating, plantings, and dog runs are proposed to serve the various needs of future residents. Landscaping is provided within and around parking areas, where possible.

It is our opinion that the public park, POPs, and outdoor amenity space have been designed with appropriate regard for the guiding policy and guideline.

2. INSPIRATION PRECEDENTS



using geometry and defined planting to maximize open space availability



variety of amenity facilities



integrated planting and seating opportunities



pathways defining green spaces

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

3.1: URBAN PARK



Junior Playground



Biodiverse Planting



Senior Playground



Open Lawn



Seating Areas



3.1 PRINCIPLES OF DESIGN

The following key urban design principles guide the facility fit plan, ensuring an inclusive, accessible, and dynamic environment that meets the diverse needs of all age groups, families, individuals, visitors, workers, residents, and the general public.

1. Accessibility

- The facility fit plan is designed with universal accessibility in mind, following AODA (Accessibility for Ontarians with Disabilities Act) regulations to promote barrier-free movement throughout the public park.
- All sidewalks are a minimum of 2.1 meters wide, while park pathways maintain a minimum width of 2.5 meters, allowing ample space for safe and easy access for everyone, including those with mobility aids.
- Entrances, pathways, and amenities are strategically placed and designed to ensure ease of access for all users, with smooth transitions and clearly marked routes to support the needs of all individuals and families.



Figure 6: Park Key Map Location

Figure 5: Park Plan- Please note that all figures are approximate and subject to change

2. Circulation

- The circulation strategy within the park is designed to enhance connectivity and ease of movement throughout, with pathways that seamlessly link key areas and programming zones.
- Pathways are intentionally wide and unobstructed, guiding visitors through the park while encouraging leisurely movement for all ages and abilities.
- Bicycle and pedestrian routes are distinctly separated to minimize conflict, ensuring safety and comfort for users of all types.

3. Wayfinding

- Wayfinding elements are integrated into the facility fit plan to create an intuitive navigational experience for all users.
- A clear and consistent lighting plan is implemented for safety, directionality, and visibility, emphasizing key landscape features, programming areas, and park entries while ensuring dark-sky compliance to reduce unnecessary light pollution.
- The entrance of the park features a prominent gateway, visually defining the main access point and enhancing the sense of arrival for visitors.

4. Planting Strategy

- The planting strategy prioritizes indigenous, low-maintenance, and biodiverse plant species that support local ecology and require minimal upkeep.
- Buffer planting is incorporated along the park's perimeter to create a natural boundary, reducing noise and providing a visual separation from adjacent areas.
- Pollinator gardens are strategically located along the park's edge to attract and sustain local pollinator species, promoting biodiversity within the park.

- Plantings also play a key role in defining programming zones, providing subtle separations between areas for play, relaxation, and social gathering.

5. Programming

- The programming within the park is diverse and inclusive, catering to a wide range of users, including children, adults, and seniors. Spaces are designed to support both active and passive recreation, with facilities for junior and senior play, picnic areas, sheltered seating, and open lawn areas for informal gatherings.
- Key amenities, including washrooms, seating, and shaded picnic areas, ensure a comfortable and convenient experience for all visitors.
- The design supports flexibility in programming, allowing the park to adapt to changing community needs while maintaining spaces that are universally appealing and accessible.

This principles-driven approach to urban design fosters an inclusive, accessible, and sustainable environment, where both public and natural spaces thrive in harmony for all users.

Public Park Description

The public park, situated at the heart of the proposed development, serves as a vibrant focal point that enhances the character and accessibility of the entire scheme. Thoughtfully designed to welcome residents, workers, and the public, the park offers a diverse array of facilities catering to various needs and interests. With a generous open lawn space for unstructured activities, ample seating areas for relaxation, and play facilities suitable for all ages, the park is an inviting space for community interaction.

The landscape incorporates a perimeter of native tree plantings, creating a natural buffer from adjacent roads and buildings while promoting local biodiversity through native species. Paving throughout the park is strategically arranged to support wayfinding, improve safety, and ensure accessibility, with wide 2.5-meter paths facilitating smooth

circulation. A welcoming gateway at the main entrance enhances connectivity, making the park highly permeable and easy to navigate. Additionally, seating near play areas supports both active and passive engagement, while informal play opportunities and clear connections encourage exploration and engagement for users of all ages.

Park: Possible Features

- Junior Play Areas
- Senior Play Areas
- Assortment of biodiverse planting
- Public Art
- Gateway
- Picnic Shelters/Pavilions
- Seating Areas for residents, workers and visitors
- Open Lawn
- Tree Planting to provide shelter, shade and buffer from road
- Permeable paving
- Multi-use path
- Lighting

3.2 POPs Spaces



Seating Areas



Landscape Mounds



Planters



Open Lawn



Sculpture



3.1 PRINCIPLES OF DESIGN

Privately Owned Public Spaces (POPs) play a vital role in creating welcoming, accessible, and versatile environments that contribute to urban vibrancy. The design of these spaces is guided by a series of principles focused on inclusivity, accessibility, aesthetics, and functionality, ensuring they serve as effective community spaces that foster interaction, relaxation, and engagement with the cityscape.

1. Accessibility

- Prioritized barrier-free access, integrating pathways from public sidewalks that are at least 2.1 meters wide to accommodate various mobility needs. Accessibility standards, including AODA compliance, are maintained, ensuring that sidewalk slopes and widths are optimized for universal use.

2. Public Art

- Public art installations and sculptural components are thoughtfully integrated to create unique and engaging focal points. These features serve as visual anchors, enhancing the cultural identity of the space while inviting interaction and fostering a sense of place.

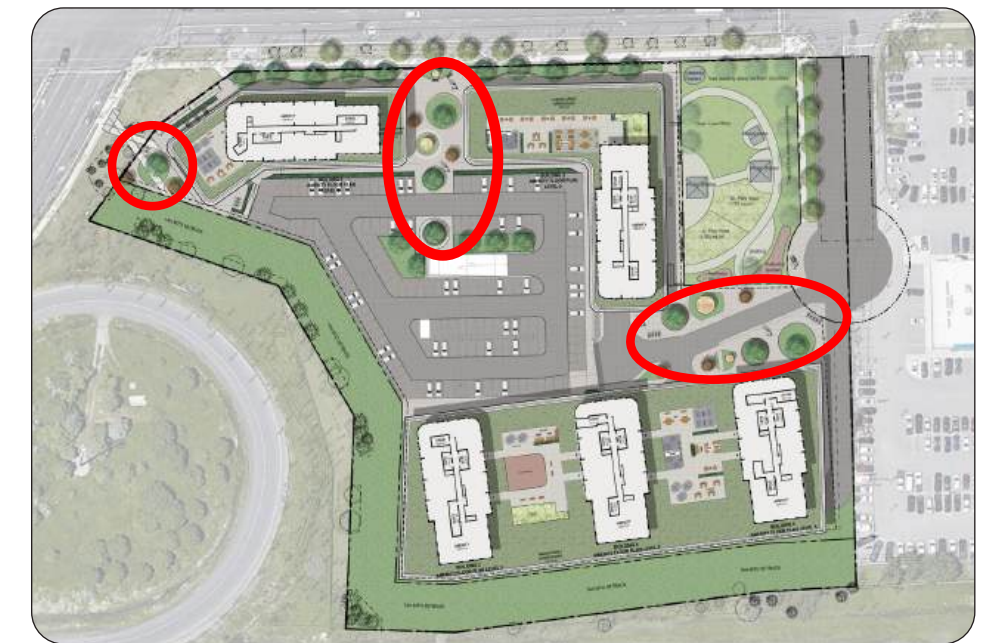


Figure 8: POPs SpacesMap Location

Figure 7: POPs Spaces Plans - please note plans are not to scale

3. Proposed Planting

- Canopy trees, native planting, and shaded areas provide relief from the urban environment and enhance the ecological value of the space. Native plantings are prioritized to support local biodiversity, while shaded seating options create comfortable spaces for visitors to pause and relax.

4. Flexible Seating and Gathering Spaces

- Seating arrangements are varied and designed to accommodate different user needs, including playful seating elements for informal use. Gathering spaces and open lawns provide flexible areas for community events, relaxation, and social interaction.

5. Integrated Wayfinding

- Clear wayfinding elements guide users intuitively toward and within POPS, using lighting, paving patterns, and directional signage to ensure easy navigation. Building and POPS entrances are clearly defined to create seamless transitions from adjacent streets and sidewalks.

6. Multifunctional Edges and Retail Spill-Out

- Designed retail spill-out areas and seating, creating active interfaces with adjoining businesses. These spaces enhance street-level interaction and offer opportunities for retail and dining establishments to engage with the public realm. Residential entrances are defined by landscape proposals including planters, seating and bicycle parking.

POPs Description

The site features three distinct Privately Owned Public Spaces (POPS), each strategically located to enhance accessibility and interaction with the surrounding environment. The first POPS is directly accessible from Kingston Road, forming a welcoming entrance that invites the public into the space. The second POPS occupies a central position within the development, acting as a vibrant focal point, while the third POPS is situated at the southern tip, adjacent to a new road and sidewalk along the property's eastern edge, connecting seamlessly to the public park.

The design of these spaces embraces bold geometry, creating a striking gateway effect that enhances their visual appeal and identity. Architectural canopies and shading are incorporated to establish distinct, comfortable areas within each POPS. The geometry further divides each space into intimate zones, supporting a variety of uses and atmospheres. Retail spill-out zones feature adaptable seating arrangements, while integrated seat walls and planter edges add both seating and form to the landscape. Mounded planters introduce subtle topographic variation, creating inviting, secluded pockets within the space and adding depth to the overall design.

POPs: Possible Features

- Playful and movable seating
- Gathering Areas
- Open Lawns/Picnic Areas
- Public Art and Sculpture
- Retail and Dining Spill Out Areas
- Bicycle Parking
- Water Features
- Playful/Recreational Elements
- Outdoor Performance Space
- Pop Up/Market Space
- Digital Installations
- Outdoor Work Space
- Pet-friendly Zones
- Health and Wellness Programming
- Sustainable/Eco-diverse Design Features

3.3: Podium Outdoor Amenity

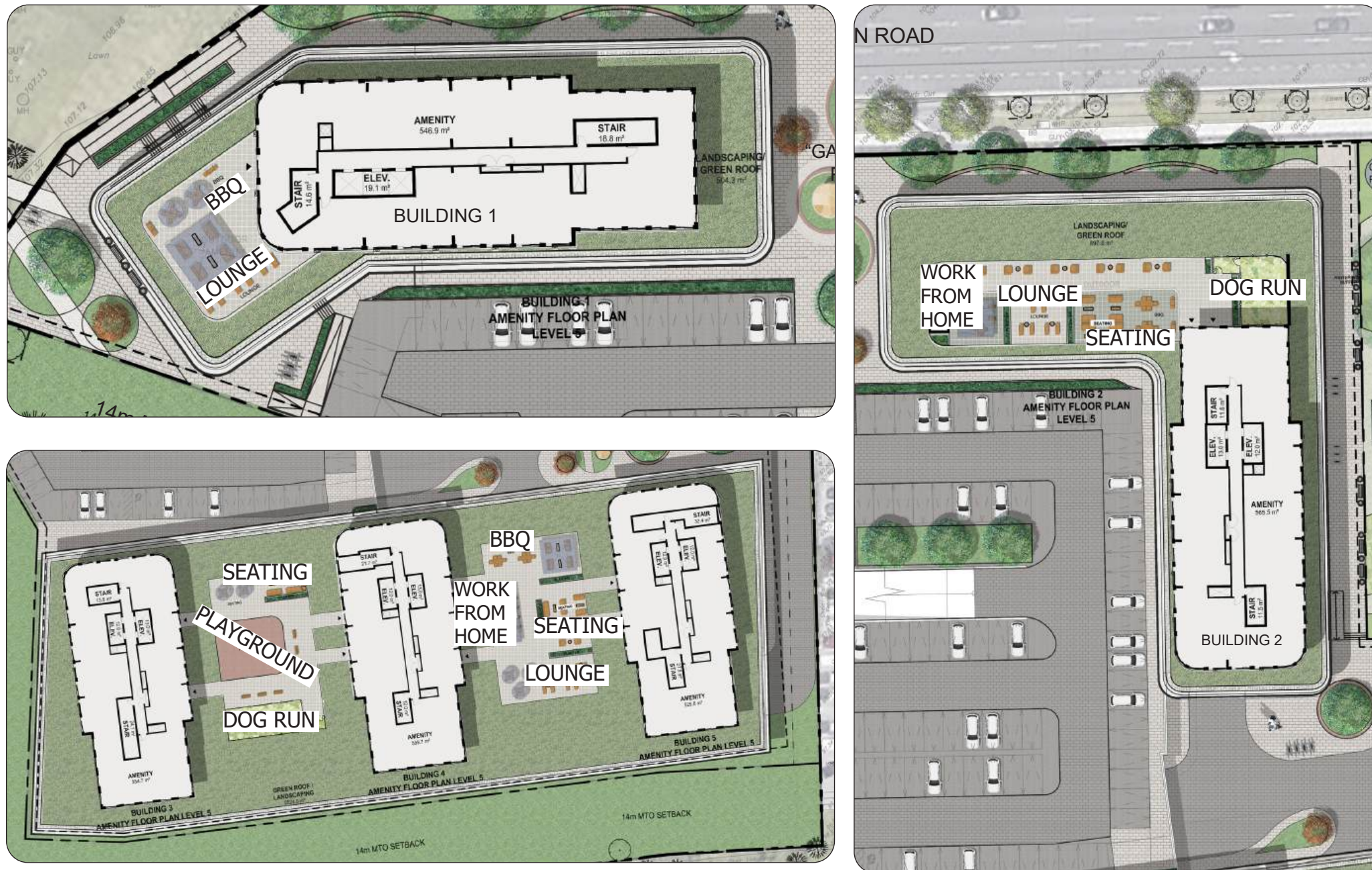


Figure 9: Podium Amenity Outdoor Spaces

Barbeque



Dog run



Childrens Play

Childrens Play



Lounge Areas



Pergolas



3.1 PRINCIPLES OF DESIGN

The podium-level outdoor amenity space is thoughtfully designed to align with key principles of urban design, creating a vibrant and functional retreat that caters to residents' diverse needs and fosters a sense of community. The design emphasizes flexibility, accessibility, and engagement with the natural environment through a variety of programming options.

1. Lounge

- Soft lounge seating and movable furniture offer residents a comfortable, adaptable setting for relaxation and socialization. These spaces are designed to accommodate both individual retreat and group gatherings, encouraging community interaction in a relaxed, outdoor environment.

2. Dining

- With designated eating areas and BBQ stations, the podium provides residents with ample opportunities for outdoor dining and entertaining. Pergolas and sheltered areas offer shade and weather protection, allowing these spaces to be enjoyed in various seasons and weather conditions.

3. Childrens Play

- A dedicated play area for children features safe, engaging play structures designed to stimulate imagination and physical activity. The placement and design of this space provide parents with convenient, nearby seating to supervise while enjoying the outdoor ambiance.

4. Dog Relief

- A dog relief area with pet-friendly landscaping creates a convenient space for residents with pets. Sited away from food prep and lounge areas where possible.

5. Sunbathing/Lounging

- Lounge chairs and sun-tanning areas offer a place for relaxation and recreation.

6. Green Roof

- Surrounding the amenity areas, an expansive green roof features biodiverse, native plant species that contribute to the ecological health of the urban landscape. These green roof areas are carefully designed to support local biodiversity, improve air quality, and offer residents a serene, natural setting. The use of native and drought-tolerant species reduces maintenance and conserves water, reinforcing the development's commitment to sustainability.

Podium Outdoor Amenity Possible Features

- Lounge and Social Seating
- Outdoor Dining and BBQ
- Children's Play
- Dog Relief
- Fire Pit
- Gym Spill Out
- Outdoor Work Space
- Green Roof
- Community Garden
- Quiet/Study Zones
- Outdoor Movie Screening
- Beverage Station
- Outdoor Games
- Beekeeping
- Zen Garden

Podium Amenity Description

The podium-level outdoor amenity spaces serve as welcoming, versatile areas for all residents, designed to cater to the diverse needs of working professionals, families, and individuals alike. With four distinct amenity zones distributed across the development, each area offers similar programming to ensure equitable access and enjoyment for all residents. These amenity spaces feature a mix of lounge seating, dining and BBQ zones, children's play areas, and pet relief stations, creating dynamic options for relaxation, socializing, and recreation. Surrounding each amenity zone, expansive green roofs with native, biodiverse plantings add a lush natural backdrop, enhancing the urban environment and providing a peaceful setting that prioritizes sustainability and well-being.



Figure 10: Podium Amenity Map Location



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