



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Facility Fit Plan

**1095 Kingston Road Ltd.
C/O Resident**

1095 Kingston Road

City of Pickering

March 2025
File # 16136U



1. INTRODUCTION

This Facility Fit Plan (FFP) has been prepared for the proposed development site located at 1095 Kingston Road, in the City of Pickering. The FFP A serves as a strategic framework for the design and utilization of public open spaces including the multi-use path, POPs space, Gateway plaza and Podium outdoor amenity within the proposed development. It outlines key community facilities and amenities, identifies programming opportunities, and sets the foundation for how public open spaces 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 POPS (Privately Owned Publicly Accessible Spaces), gateway plaza, multi-use path, and amenity spaces have been thoughtfully designed in alignment with the following policy documents and guidelines:

- Provincial Planning Statement, 2024
- Region of Durham Official Plan, 2024

- City of Pickering Official Plan, 2022
- City of Pickering Kingston Road Corridor and Speciality Retailing Node Draft Urban Design Guidelines, 2019

The development includes two publicly accessible spaces. The first, located in the southern portion of the site adjacent to the multi-use path, spans 1,054 square meters, meeting the City’s requirement for minimum POPS size. The second, a 368-square-meter gateway plaza, is positioned at the northeast corner of the site. In total, the project provides 1,422 square meters of publicly accessible space.

A 6-meter-wide multi-use path extends from the northwest to the southeast corner of the site, enhancing connectivity to the east. Additional private outdoor amenity spaces are distributed throughout the development, including multiple podium-level terraces. Soft landscaping elements, such as planting beds and trees, are strategically placed along the site frontage, between podium volumes, and within the regional servicing easement. Green roof areas within the podium levels contribute to water reuse initiatives and mitigate the heat island effect.

A variety of resident-focused amenities are incorporated, including playground structures, seating areas, plantings, and dog runs. Landscaping is also integrated within and around parking areas where feasible, supporting the requirement for 10% landscaped space.

The City’s Urban Design Guidelines specify that a POPS be located at the northeast corner of the site. While this gateway plaza is smaller than the POPS adjacent to the multi-use path, it fulfills the intent of a public, programmed space, providing a key interface between the development and the surrounding public realm—particularly the future BRT stop on Kingston Road. This POPS will front both Kingston Road and Dixie Road, serving as a welcoming entry point to the site.

Additionally, the southern POPS will front the public multi-use path and the Dixie Road cul-de-sac, ensuring high visibility and accessibility from the public realm.

In our opinion, the proposed POPS, multi-use path, and amenity spaces have been designed with careful consideration of the applicable policies and guidelines, ensuring a well-integrated and functional public realm.



Figure 1: Site Plan

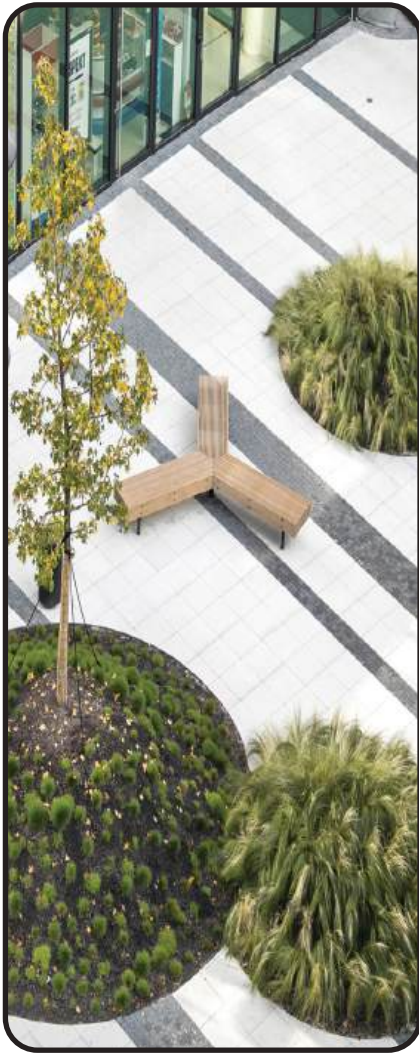


Figure 2: Clearly Defined Pedestrian Pathway Precedent



Figure 3: Biodiverse Plantings

2. INSPIRATION PRECEDENTS



blending geometry and playfulness to create enticing public spaces



variety of amenity facilities



integrated planting and seating opportunities



wayfinding urban elements

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

3.1: Multi-Use Path



Multi-modal Transportation



Canopy Trees



Wayfinding Elements - Paving, Signage, Lighting



Paving Pattern/ Wayfinding



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 space
- The multi-use path allows for are a minimum of 3 meters width, allowing ample space for safe and easy access for everyone, including those with mobility aids.
- Pathways and surrounding amenities are strategically placed and designed to ensure ease of access for all users, with smooth transitions and clearly marked signage and routes to support the needs of all



Figure 6: Multi-Use Path Map Location

Figure 5: Multi-Use Path

2. Circulation

- The multi-use path serves as a critical link between two major roads and creates a cohesive and accessible network of public spaces
- Path is wide enough to support multimodal transportation with comfort
- Bicycle and pedestrian routes are made distinct with pavement markings to make clear path of travel 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 location of key landscape features, programming areas, and POPs entries while ensuring dark-sky compliance to reduce unnecessary light pollution.
- The entrance of the path 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 native species that support local ecology and require minimal upkeep.
- Buffer planting is incorporated along the MTO perimeter to add to the natural boundary, reducing noise and providing a visual separation from adjacent areas and roads.
- Canopy trees for shade

5. Programming

- Supports diverse programming opportunities such as walking clubs, cycling events, fitness stations, and educational signage, fostering active and social engagement.

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.

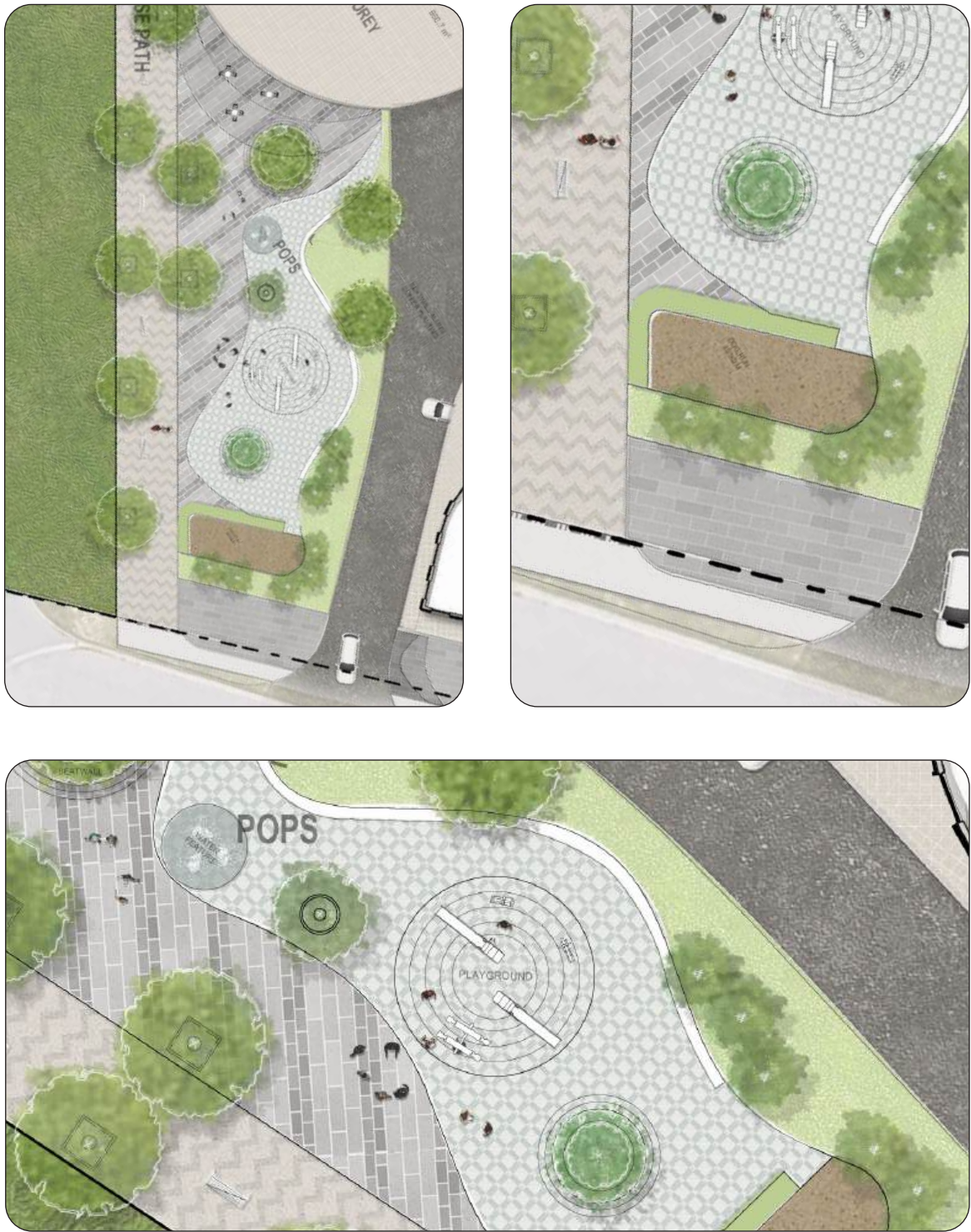
Multi-use Path Description

The proposed multi-use path will define the southwestern edges of the development, serving as a key connector that links surrounding public roads, adjacent spaces, and internal public open areas. Designed to enhance both movement and place-making, the path will feature generous width and ample space to support a range of users and activities. The proposed POPs space defining the southern node of the proposed development that fronts the multi-use path will be highlighted in the path with playful landscape features such as distinctive paving, integrated lighting, custom benches, and engaging signage. Native large-canopy trees will provide shade, comfort, and ecological value, while maintaining visual permeability to promote safety and sightlines. Thoughtful wayfinding elements will further guide visitors throughout the development, ensuring an intuitive and enjoyable experience for all users.

Multi-use Path: Possible Features

- Biodiverse planting
- Public Art
- Seating
- Tree Planting to provide shade and buffer from roads
- Permeable/playful paving
- Lighting
- Signage
- Bicycle amenities

3.2 POPs Space



Plaza



Planted Edges



Playful Seating



Childrens Play



Amenities



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. 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.



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

Figure 8: POPs Spaces Map Location

3. Flexible Seating

- Seating arrangements are designed to accommodate different user needs, including playful seating elements for informal use.

4. 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.

5. Dog Relief

- A dog relief area with pet-friendly landscaping creates a convenient space for residents with pets.

6. Children’s 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.

POPs: Possible Features

- Playful and movable seating
- Gathering Areas
- Public Art
- 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

POPs Description

The site features a network of public open spaces, with a proposed Privately Owned Public Spaces (POPS) located at the southwestern edge of the Site.

The proposed Privately Owned Public Space (POPS) is directly accessible from the Multi-use path that defines its western boundary. Bordered by Dixie Road to the south, the space will feature bold geometric design elements that introduce a sense of playfulness while clearly defining areas for various uses and programming. Native and bio-diverse planting along the site’s edges will enhance ecological value and provide a natural buffer. Adaptable seating options, including integrated seat walls, planters, and flexible furnishings, will offer comfort and social opportunities for visitors. The space will also support indoor-outdoor connections with designated spill-out areas for adjacent indoor amenities. Playful features such as mounded planters, vibrant children’s play elements, and a fenced dog area will further enrich the space, ensuring it meets the needs of diverse users and fosters year-round community engagement.

3.3: Gateway Plaza

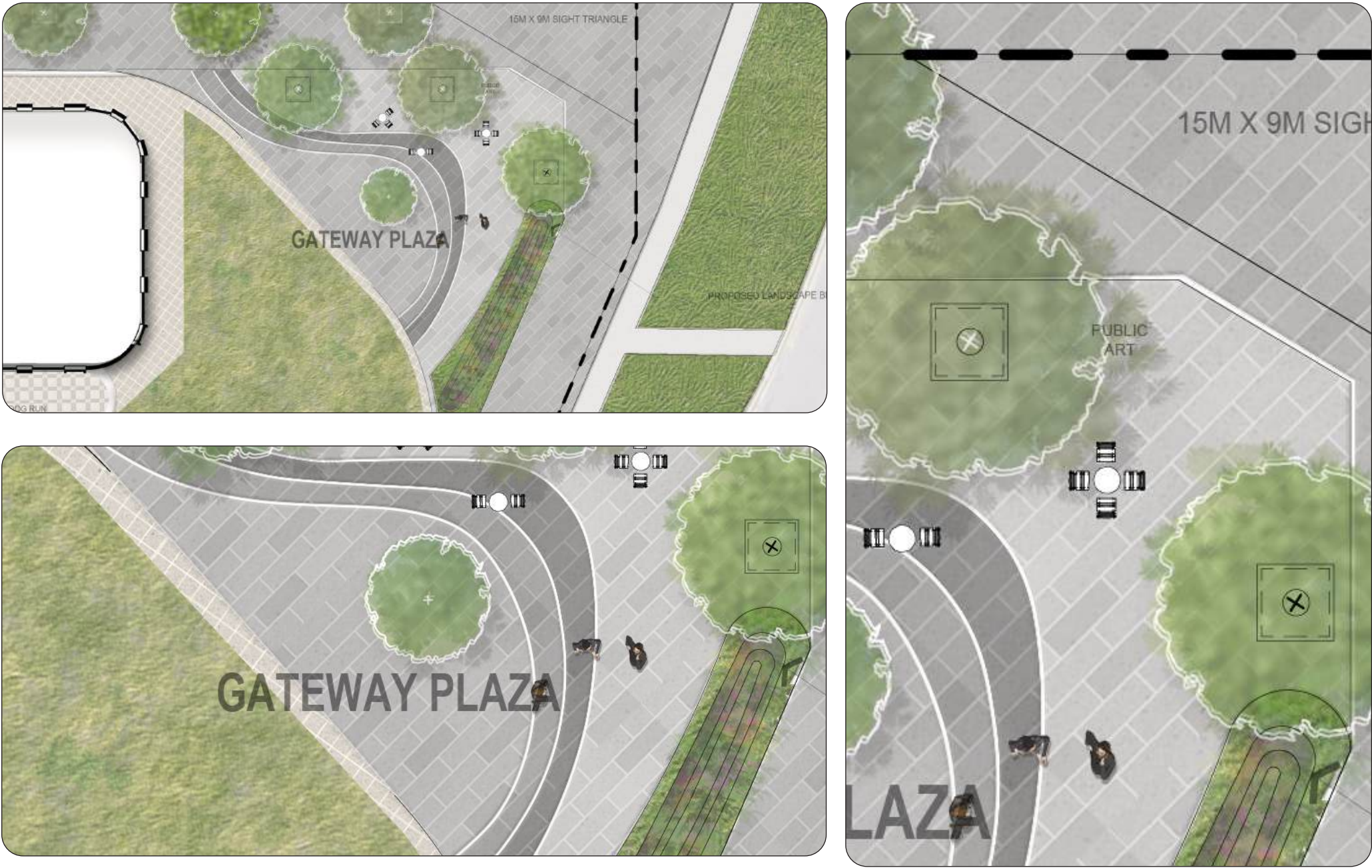


Figure 9: Gateway Plaza

Feature Seating



Public Art



Landscape Berm



Tree Grate



3.1 PRINCIPLES OF DESIGN

1. Distinctive Paving/Wayfinding Elements

- Clear wayfinding elements guide users intuitively toward and within the Plaza, using lighting, paving patterns, public art and directional signage to ensure easy navigation.

2. Flexible and Diverse Seating

- A mix of seating options—including benches, seat walls, and movable bistro chairs—enhances comfort, accessibility, and social interaction, allowing users to choose how and where they sit based on their needs and preferences

3. Lighting

- Strategically placed lighting for safety, wayfinding and highlighting landscape features

4. Public Art

- To define as a gateway location and node for gathering
- Engage local artists

Gateway Plaza Description

The proposed gateway plaza on the northeastern edge of the site will serve as a welcoming entrance and key focal point. Featuring distinctive paving, seating, and planting, the plaza will create a memorable first impression while offering a comfortable space for gathering and relaxation. Its strategic location will enhance connectivity, inviting visitors into the site and providing a vibrant public realm experience.

Gateway Plaza Possible Features

- Flexible and diverse seating
- Public Art
- Landscape Planting
- Native and biodiverse planting
- Trees for shade and wind protection
- Meadow planting/landscape berm
- Playful planters and seating
- Wayfinding elements
- Distinctive paving
- Gathering spaces
- Movable furniture
- Bicycle infrastructure



Figure 10: Gateway Plaza Map Location

3.3: Upper Amenity Area

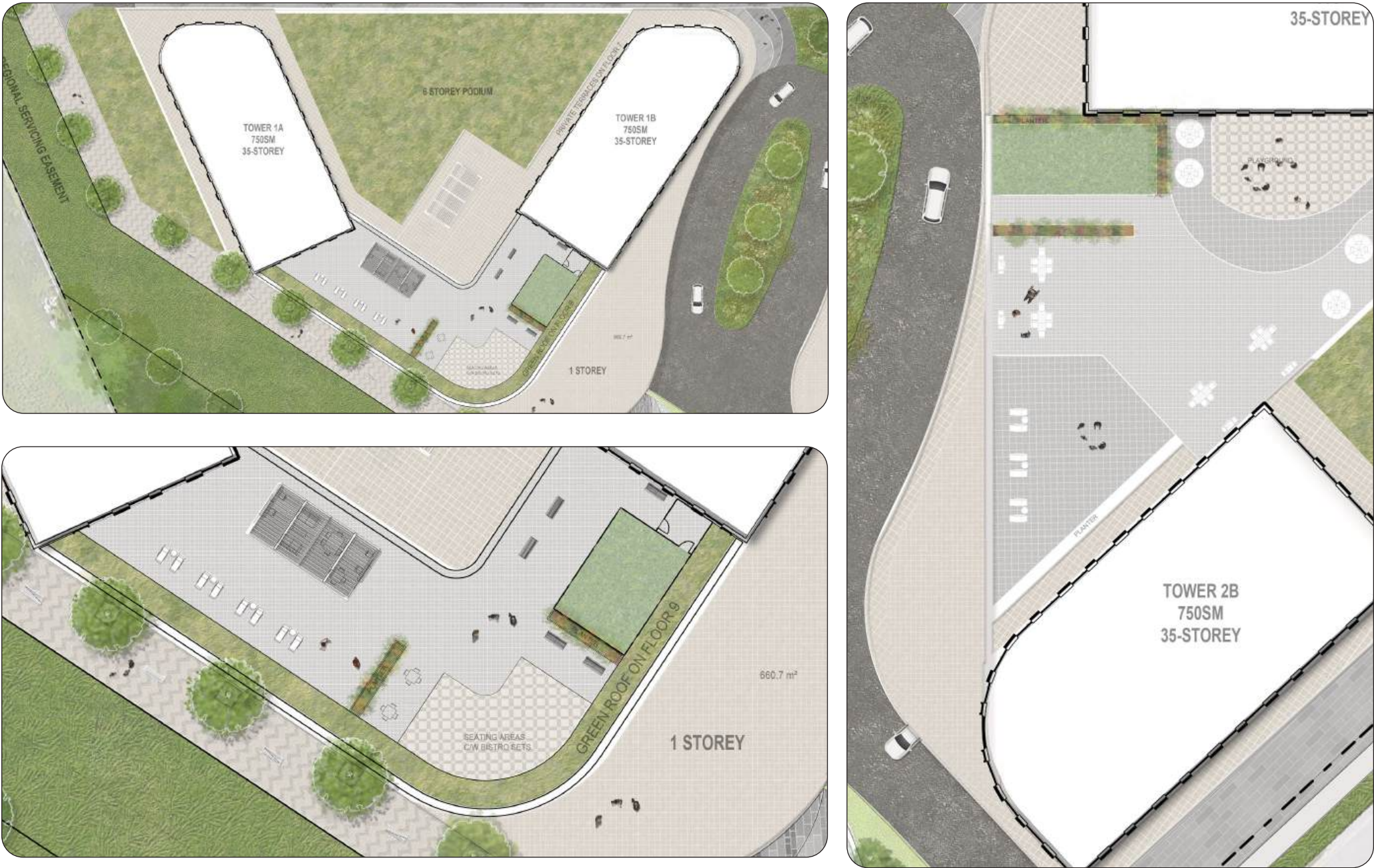


Figure 11: Upper Amenity Outdoor Spaces and Green Roof

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.



Figure 12: Upper Amenity and Green Roof Map Location

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 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.

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



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