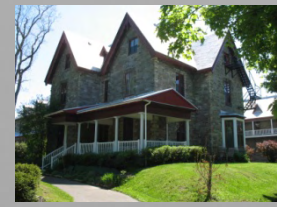


**PUBLIC MEETING**  
**Planning and Design Guidelines**  
**114 Richmond Road**

**FEBRUARY 1<sup>ST</sup>, 2010**



# AGENDA

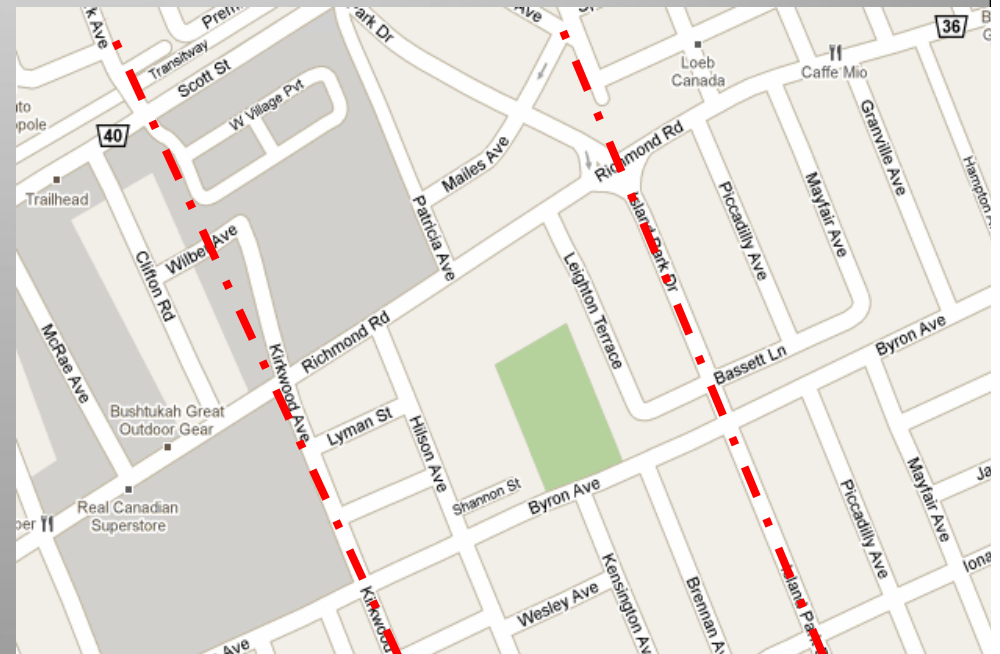
- Introduction and Recap of Previous Meetings
- Presentation of Planning and Design Guidelines
- Next Steps

# AERIAL PHOTO



# EXISTING CONDITION

FROM ISLAND PARK DR. TO KIRKWOOD AVE.



# EXISTING CONDITION

FROM ISLAND PARK DR. TO KIRKWOOD AVE.



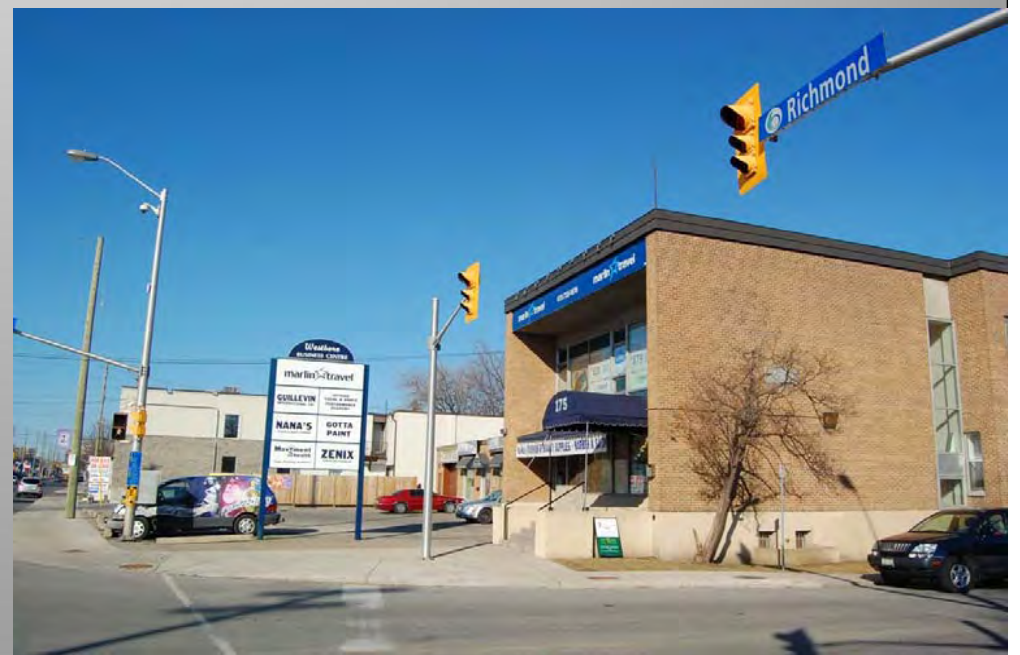
# EXISTING CONDITION

FROM ISLAND PARK DR. TO KIRKWOOD AVE.



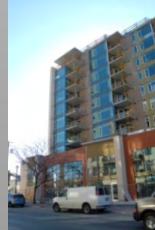
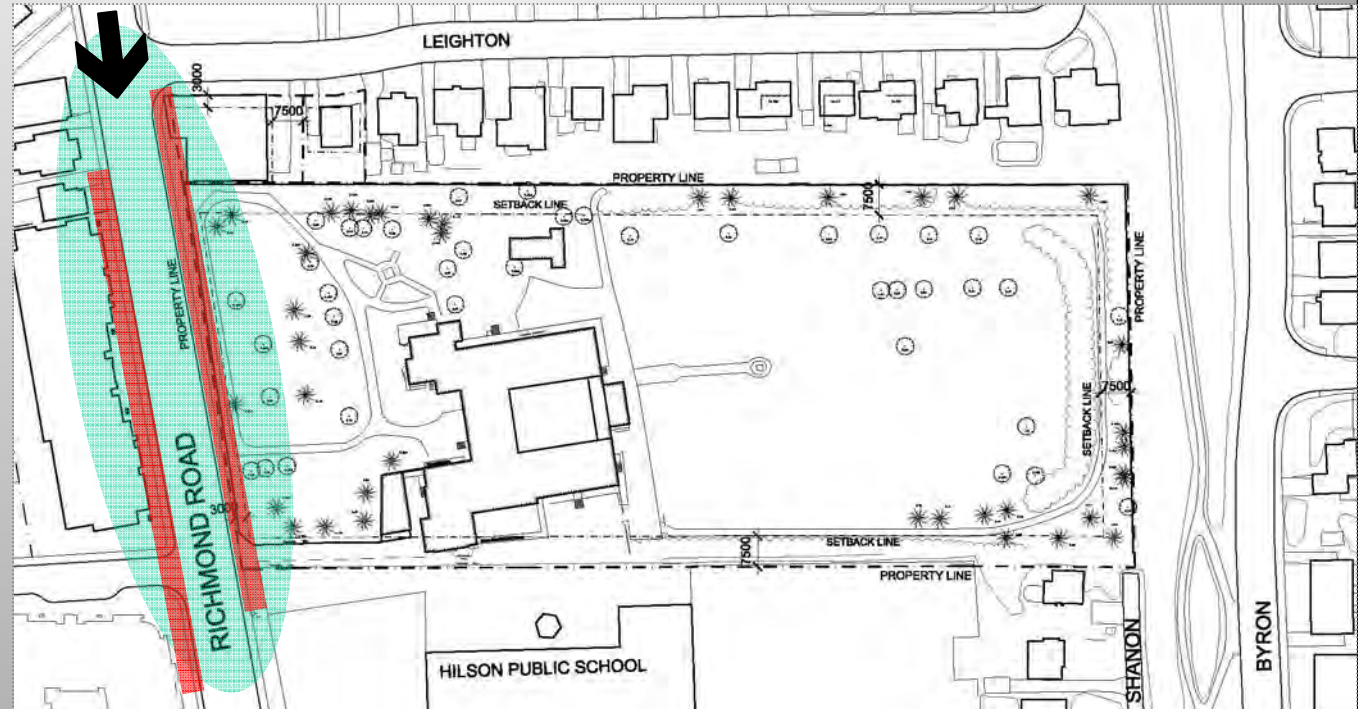
# EXISTING CONDITION

FROM ISLAND PARK DR. TO KIRKWOOD AVE.



# TRANSFORMING RICHMOND ROAD

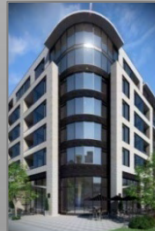
- Restore urban fabric along Richmond Road
- Create strong urban edge condition
- Create community focus/gateway





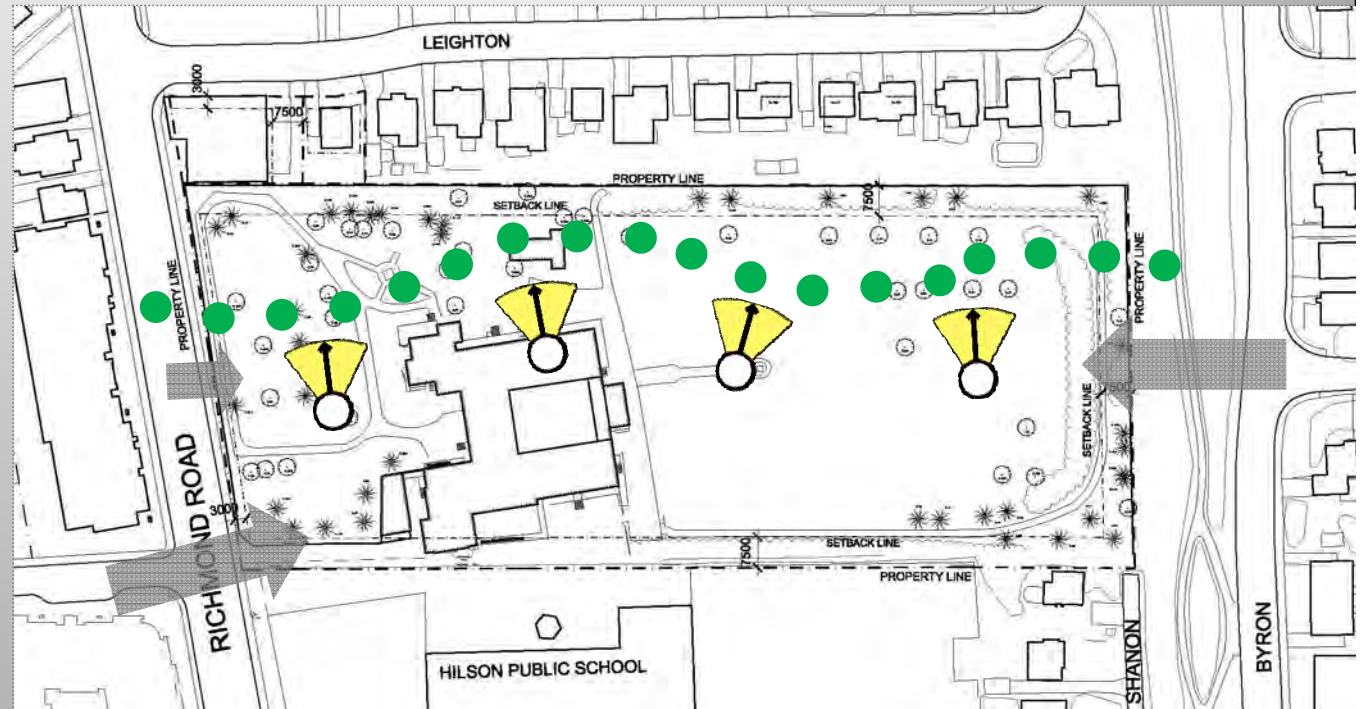
# TRANSFORMING RICHMOND ROAD

- Accommodate mix of uses/activities
- Create attractive urban plaza
- Avoid monolithic wall of buildings
- Support strong and healthy future business community



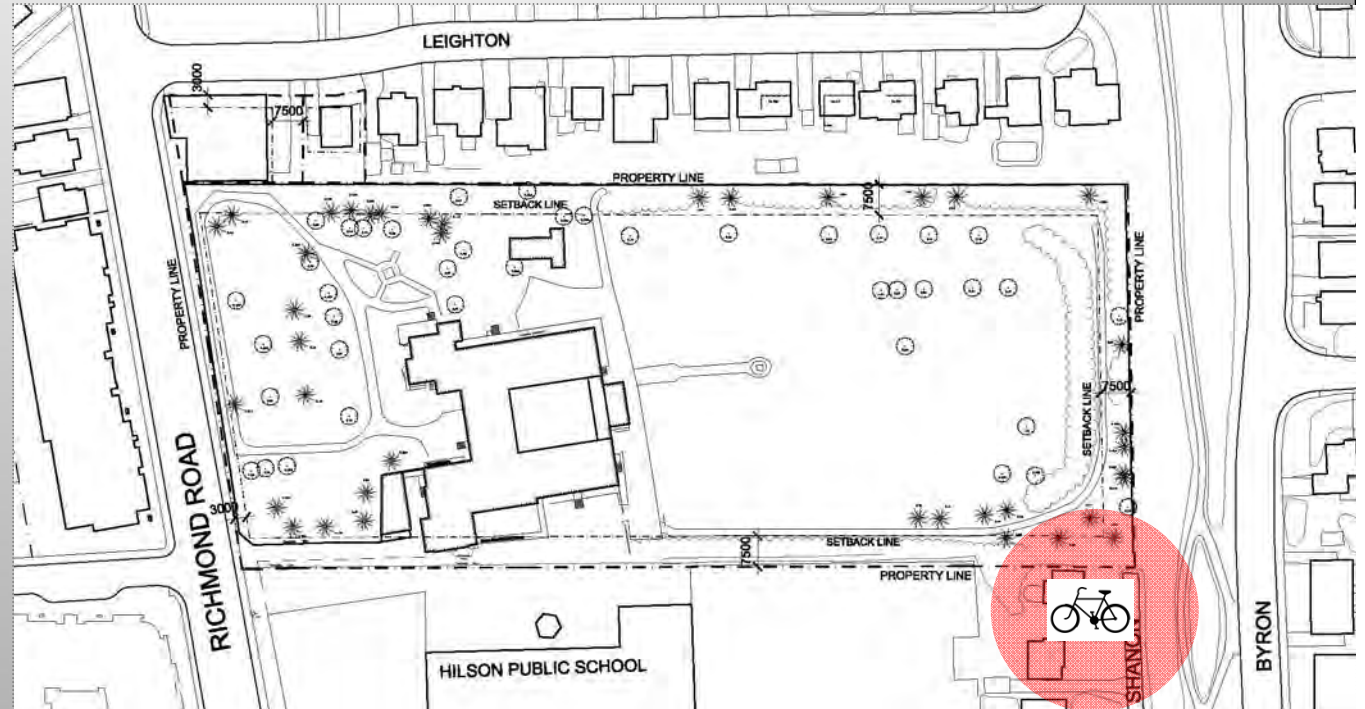
# PROMOTING PEDESTRIAN/ CYCLE MOVEMENT

- Create a safe and attractive pedestrian/ cycle- friendly plan
- Provide access from Richmond Road and Byron Avenue
- Allow pedestrians/ cyclists to safely cross the site (eyes on street)



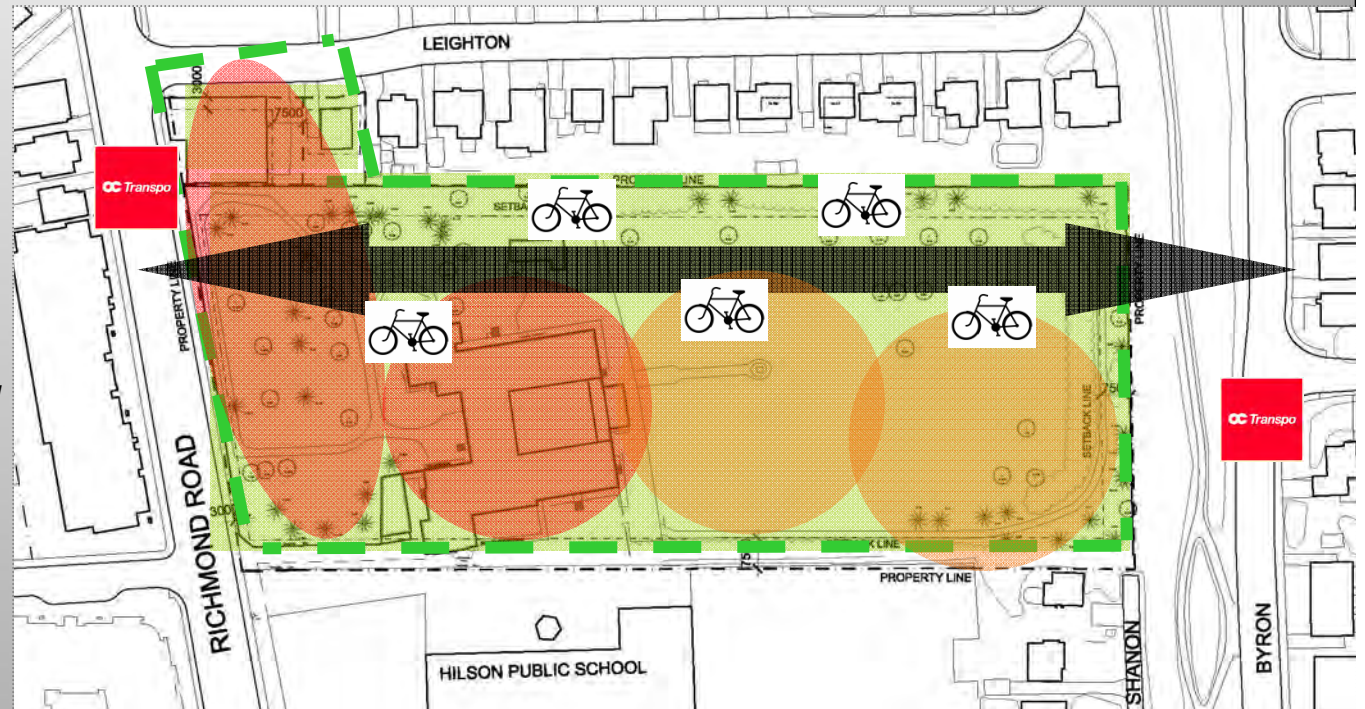
# PROTECTING FUNCTION AND CHARACTER OF SHANNON STREET

- Protect existing character of Shannon Street
- Improve its attractiveness for pedestrian/cycle movements



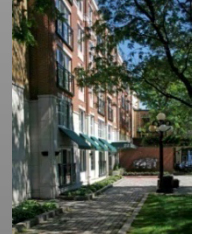
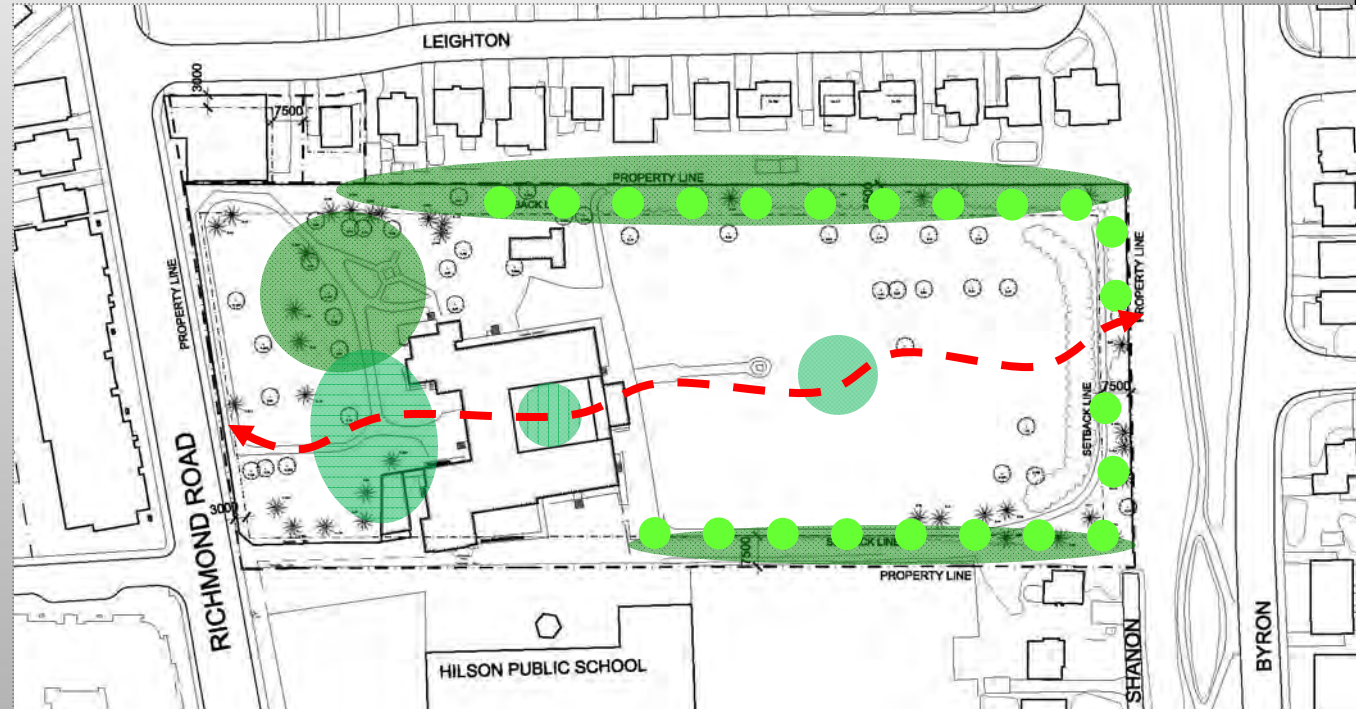
# PROMOTING SUSTAINABLE DEVELOPMENT

- Embrace “green” principles
- Create compact, mixed-use community
- Meet needs of pedestrians, cyclists and transit users as a priority
- Design less auto dependent development



# RESPECTING NATURAL DIVERSITY OF SITE

- Maintain green perimeter and respect valued vegetation to extent possible
- Protect important gardens associated with heritage
- Re-instate vegetation lost to redevelopment (no net loss)
- Provide green relief and courtyards



# PROVIDING CHOICE IN LIFESTYLES

- Accommodate a range of housing types and choices:

First time purchasers

Empty nesters

Seniors condo's (owned)

Retirement residences

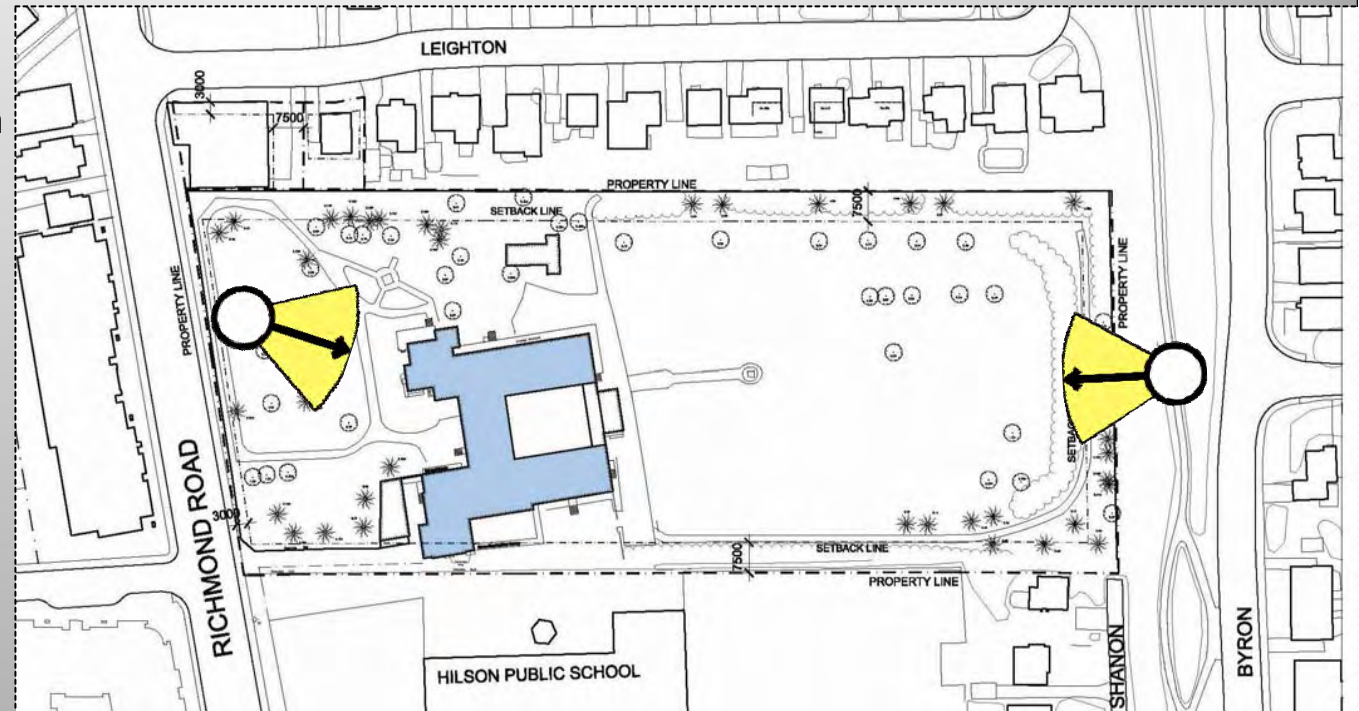
Assisted living

- Meets needs of all age groups and lifestyles



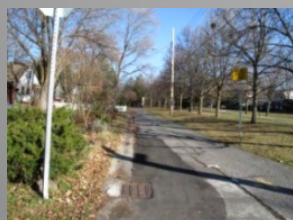
# CELEBRATING HERITAGE

- Make heritage preservation central focus of project
- Allow visitors to discover heritage feature
- Ensure successful adaptive re-use of convent
- Meet objectives for heritage preservation (ex. restore exterior of original house and porch, preserve heritage landscape)



# RESPECTING CHARACTER OF EXISTING COMMUNITY

- Balance intensification and compatibility
- Integrate a development that is respectful of neighbourhood character
- Minimize undue adverse impacts of intensification





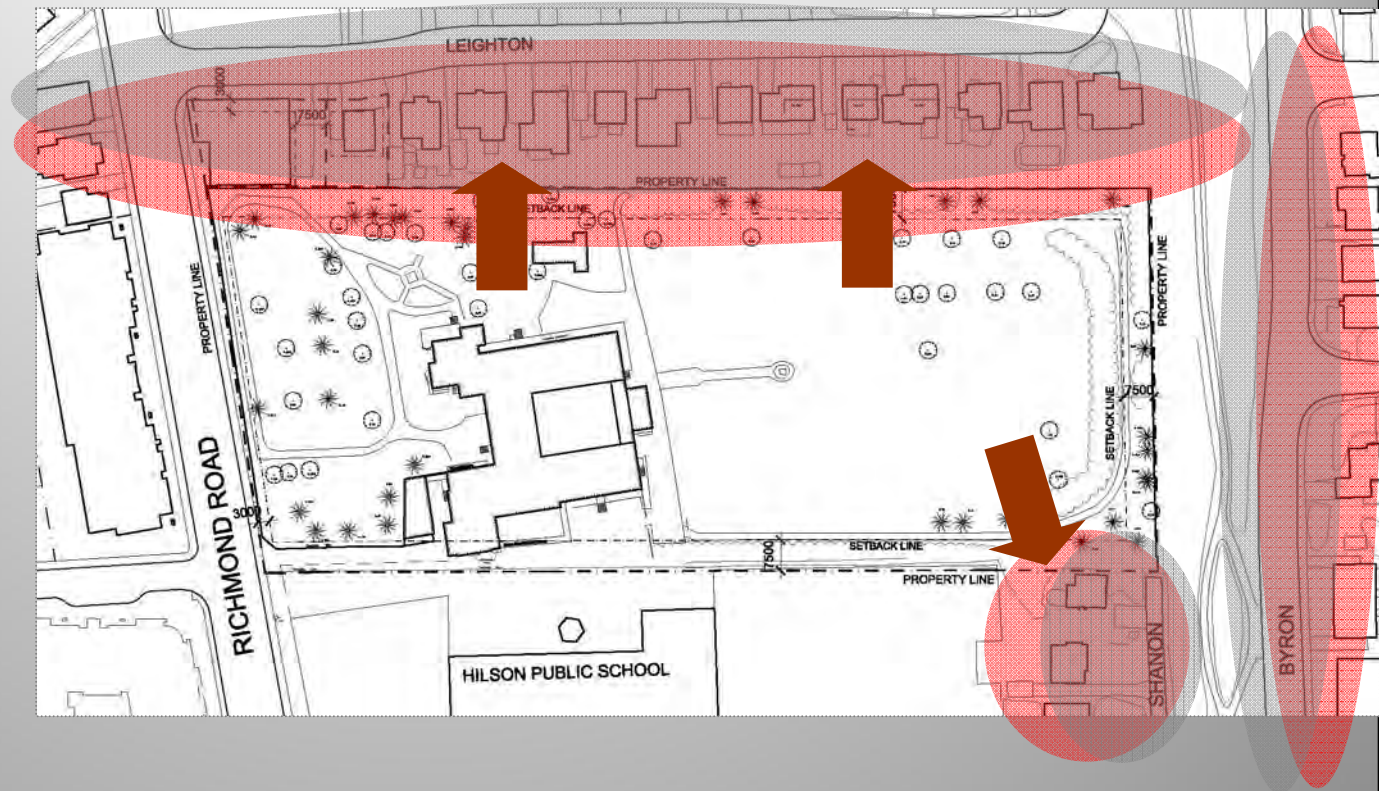
# ACHIEVING APPROPRIATE TRANSITION

- Achieve transition using landscape buffers, setbacks and design
- Orient lower profile buildings adjacent to existing low-rise areas
- Orient higher profile buildings away from low-rise buildings
- Focus highest profile along western perimeter of site



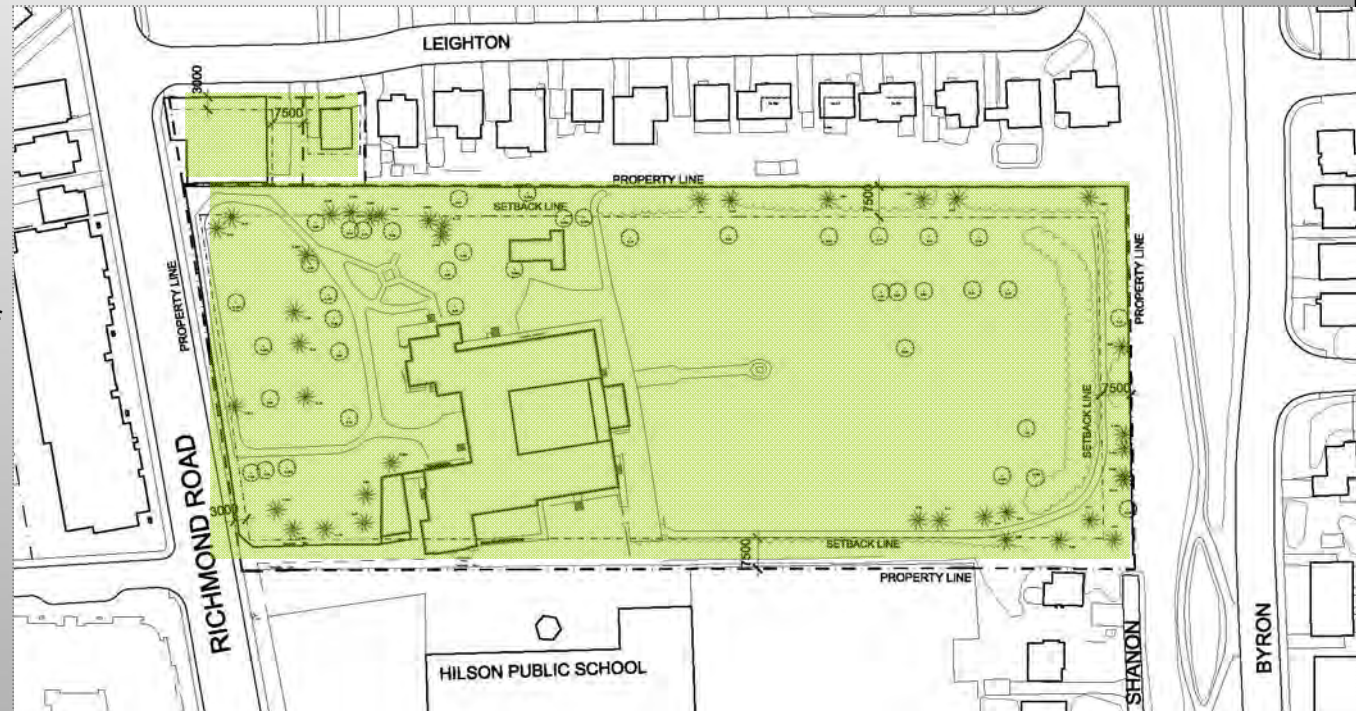
# ACHIEVING APPROPRIATE TRANSITION

- Minimize sun shadow impacts
- Minimize overlook and visual impact



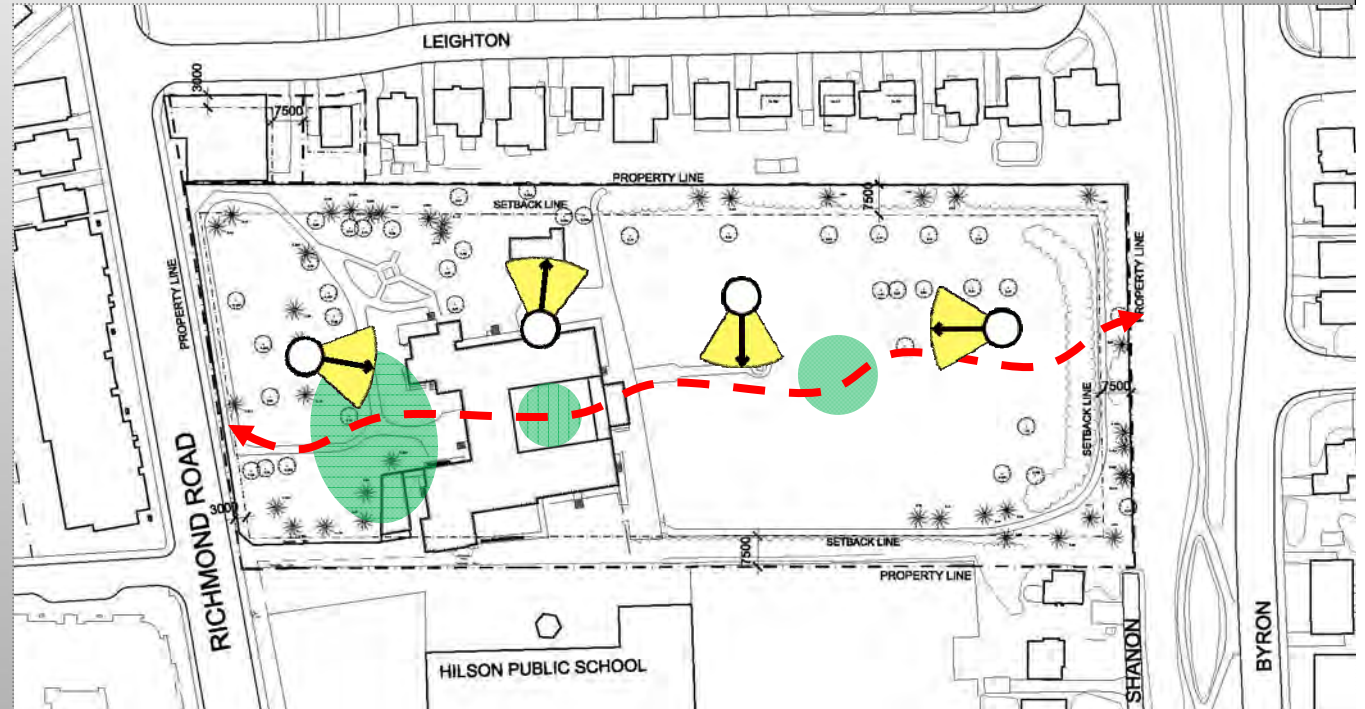
# REDUCING IMPACT OF PARKING

- Accommodate majority of parking underground



# CREATING A SAFE AND SECURE ENVIRONMENT

- Orient new development to put “eyes” on pathways and public areas
- Transform private space to semi-public space



# NEXT STEPS

1. Thursday, March 4<sup>th</sup>, 2010  
7.00 p.m.- 9.00 p.m.  
Meeting with Broader Community  
Date and Location to be Determined

**AGENDA:**

- UPDATE ON PROCESS TO DATE
- PRESENT AND DISCUSS PROPOSED DESIGN

2. Mid-March 2010  
Submission of Planning Applications