



**P
M**

Landscape
Architects

MOUNT DENNIS BIA STREETSCAPE MASTERPLAN

DRAFT



Landscape
Architects

PMA

Projects

About Us

Current

Contact

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Our Team

Firm Profile

Our Team

Awards

Principals Design Staff

Principals



James Melvin
Principal



Fung Lee
Principal



Leslie Morton
Principal



Terence Lee
Senior Landscape
Architect



Danielle Charlton
Landscape Architect

Design Staff



Heather Cullen
Landscape Architect



Jasmeen Bains
Landscape Designer



Dylan Cassidy
Landscape Designer



Kris Cagadas
Landscape Designer



James Brolly
Landscape Designer

Ecological Related Projects



Toronto Botanical Garden



Cairns Family Health and Bioscience Research Complex



Downsview Park, Reforestation and Site Works



O'Connor Park



Colonel Sam Smith Skating Trail

Social



Joseph Brant Hospital



McMichael Canadian Art Collection



Ronald McDonald House



University Courtyards



Health Care

Play



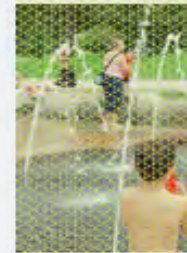
Ramsden Park



Queen's Diamond Jubilee Park



Audley Recreation Centre



Waterplay Environment



Sibelius Square

Urban Realm



The Doctors Parkette



Branksome Hall



Dundas West Streetscape



Bloor Street Transformation



Niagara Parks School of Horticulture

Strategies



Michael Garron Hospital



Etobicoke Civic Centre Competition



Grand Avenue Park



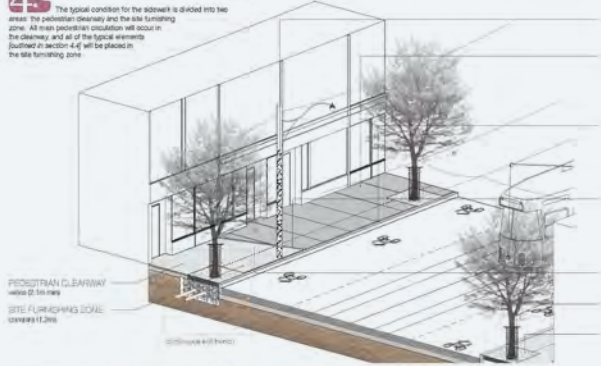
Downsview Park Master Plan (Tree City Plan)



Design Competitions

QUEEN WEST BIA STREETSCAPE STUDY AND MASTER PLAN

4.3 TYPICAL SIDEWALK CONDITION



36 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN



37

4.4.3 SEATING

Seating is key element in distinguishing the identity of the Queen St. West BIA. There are three (3) typologies for seating elements placed in the place zone condition and three (3) typologies for seating elements placed in the place zone condition.

The concept for the family of seating is under the umbrella title of 'Upcycling Seating'. Upcycling is a process that combines the collection, reuse of, and the creation aspect of up-cycling with the key aspect of permeability, to finally engineer a practical method of turning waste into new and useful objects.

- 1) Find and recognize the waste object that is available in large quantities
- 2) Develop the product design that is practical, long-lasting and aesthetic
- 3) Collect the waste object to be re-manufactured
- 4) Use low-impact, ecologically responsible manufacturing processes



62 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN

4.4.1 BIKE PARKING

A bike rack design should be created or selected to become the standard for Queen St. West. The bike rack does not necessarily have to be a custom design, an industrial site furniture manufacturer provide for a wide array of bike rack designs. offered in a multitude of colours. Alternatively the standard could also be a

custom design, or take on a sculptural form, in partnership with design students or local artists. Regardless, the design will integrate colour, and be of a fun modern 'look' aesthetic that is consistent with the Queen St. West urban design intent.

Flexible, functional and colourful are key elements to be of 'Cyclable' design. Currently being explored is the 'Fold-Fit' bike rack. This will be added to the existing number of bike racks on the street, and eventually phase out the City of Toronto metal bike racks.



63

- POLE COVER
DECORATIVE WRAP TO COMPLEMENT BIA BRANDING
- SIDEWALK
(TYPE 1 - Contributing
UNIT PAVED OR SPECIALLY CAST-IN-PLACE CONCRETE
- TRENCH DRAIN (75mm wide)
(various options)
SPECIALTY CONCRETE OR CORTEN STEEL
- HERITAGE BANDING (100mm wide)
(various options)
SPECIALTY CONCRETE OR CORTEN STEEL OR UNIT PAVING
- SIDEWALK
(TYPE 2 - Non-contributing
UNIT PAVED OR SPECIALLY CAST-IN-PLACE CONCRETE
- TREE GUARD
CUSTOM TREE GUARD TO COMPLEMENT SITE FURNISHINGS
- TREE GUARDPOST TREATMENT (1.0m x 1.0m)
(various options)
AFRICH RESIN OR CORTEN STEEL OR UNIT PAVING

4.4 PAVING TREATMENT AND HERITAGE RECOGNITION

Heritage can be defined as buildings or groups of buildings that are deemed to have historic value due to its significant historical and cultural or its architectural or engineering interest or quality.

Heritage Commission District Plan, August 2008



Heritage architecture and the landmarks that contribute to Queen St. West's identity are some of the key elements used to guide the streetscape design.

To reference heritage buildings at the streetscape level, the streetscape master plan proposes to distinguish the Contributing from Non-Contributing heritage buildings (as determined by the inventory in section 2.1.1, of the Heritage Conservation District Plan presented in August 2008) and bring the heritage character of the built form to the ground plane. The idea was to suggest a shared narrative that tells the story and connects heritage buildings.

These areas will be distinguished by two types of complementary paving materials. The guidelines for the paving types are as follows:

- high quality durable, accessible paving material that is attractive and easy to maintain
- selection of two types of paving that are complementary yet distinguishable enough to delineate the Non-Contributing and Contributing buildings, the two paving types are separated by a curb consisting of a raised curb and another material.

• sustainable design measures (including recycled, reflective, or permeable paving) could be considered

The strategy for the sidewalk design references the Contributing heritage buildings from both sides of the street with an accent band set on axis with their respective property lines.

The surface material in front of the Contributing buildings could potentially reference the brick that used to cover the streets of Toronto, or simply be a poured concrete sidewalk with a special finish and colour. Ultimately, the goal is to bring a heritage focus and permeability to the street as the surface material transitions to another paving type in front of the Non-Contributing buildings. The paving types are separated by a curb which also band that complements or references the main trench and tree guards that will be the standard along the portion of Queen St. West.

34 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN

4.4.4 SIGNAGE, POSTERBOARDS AND INSTALLATIONS

The task signage and poster elements will be placed in the place zone and permeable condition - where there is a collection of objects, a long-term design concept in key element in distinguishing the identity of the Queen St. West BIA. This concept for these would be to replace the existing City sign poles.

The concept for the family of task signage, signage and poster elements will be under the umbrella title of 'Upcycling Signage'.

The prime material palette for the set of furnishings is upcycled wood, downcycled oxygen tanks and repurposed aluminum tanks. They will be treated as required to enhance maintenance and provide a durable, comfortable finish.

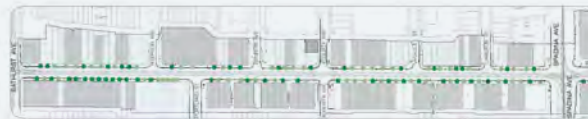
* Concept design as prepared by Fugitive Glow



64

4.4.2 TREES

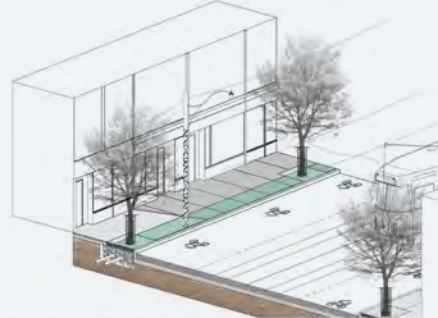
The streetscape master plan proposes an ambitious programme of street tree planting, pruning and surface water management, which, if implemented, will provide a substantial greening of Queen St. West. With this, the passive irrigation system for trees in paved areas provides self-sustainability with less reliance on maintenance and resource expenditures, and ultimately improved growing conditions for larger healthier street trees.



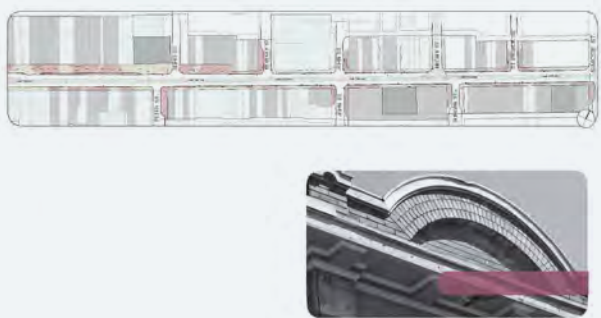
60 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN

4.2 SITE FURNISHING ZONE

The site furnishings will become the prime means of communicating Queen St. West BIA's urban design brand. To connect it to the BIA's branding, the family of furnishings will apply one or more of the logo's colours into each piece of furniture. The aesthetic will be fun, modern, a bit edgy, colourful and always warm and inviting. Much like the current Queen St. West character.



38 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN



35

4.4.5 LIGHTING AND UTILITIES

Lighting will play a prominent role in the look and feel of Queen St. West BIA to enhance the visibility at night and will be particularly important during the long winter months when days are shorter and there are critical seasonal events.

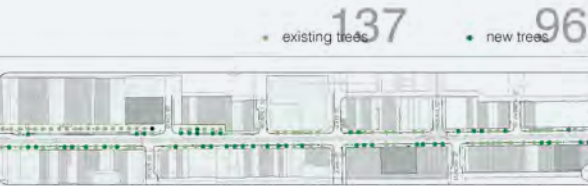


One of the most powerful features in an attractive streetscape is lighting. Currently Queen St. West has an abundance of lighting provided by the high-mast pole lights divided at the road in combination additional lighting, consideration should be given to completing ambient lighting from existing streetlights and signage, existing street lighting and light from the vehicular traffic. Furthermore, the BIA should actively pursue the idea of when (if ever) the overhead light poles will be buried prior to implementation of what could be costly infrastructure costs towards electrical conduit and/or new electrical lines. New infrastructure should be considered to enhance potential programming, such as a renovated Postmedia Corner & Fashion or Fashion Week (see visualization). Solar lighting options should be considered as well.

The streetscape guidelines for lighting and utilities are as follows:

- use lighting and feature in shared locations - i.e. integrated into site furnishings, paving, gateways, public art, signage or as part of seasonal decoration or illumination of heritage architecture and trees, lighting poles - i.e. every street light, gateway and permeable location if electrical and lighting need to be integrated
- provide a 120V electrical receptacle at every tree to accommodate seasonal lighting, and a 200V receptacle for power for seasonal events and technology hubs, such as when the Lower Plaza and permeable locations
- provide 160V infrastructure at regular intervals in the Lower Plaza and at every permeable location

54 | QUEEN STREET WEST BIA STREETSCAPE MASTER PLAN



The tree planting approach is as follows:

- the existing mature tree planting along Queen St. West profile be maintained through the addition of new high-canopy trees located within the 1.5-metre-wide tree pit zone (maintaining the 2-metre minimum clearance of the adjacent sidewalk) building properly over where possible to enhance distribution to signage
- add tree planting in many open spaces as possible where adequate soil-volume permits, such as the proposed permeable or permeable areas (see discussion in Section 4.7 Pavement and Permeability)
- plant a variety of species and promote monoculture planting, to avoid disease and promote ecological diversity

There are numerous constraints to desired tree placement locations throughout the length of Queen St. West. These include, but are not limited to: location of existing trees to be retained, existing and proposed underground utilities, forms, signage and sidewalk clearances (see City of Toronto, Urban Design Streetscape Manual, Toronto Street Trees, Guide to Street Planting Options). The ultimate feasibility of the proposed tree locations will be determined during detailed design stages.

BEST PRACTICES

Following the City of Toronto's mandate of increasing the urban tree canopy as described in the Queen Tree Canopy & Postcard of Toronto's Urban Forest document put together by the City of Toronto's Urban Forestry Department, the planting of significant numbers of new street trees has come to be considered a requirement in enhancing the urban environment. The BIA should make every effort to add permeability or funding in the implementation stages of tree planting as well as maintenance considerations for the future.

Approx 96 new trees could be added in the streetscape to give a consistent tree canopy along Queen St. West.

61

COLLEGE PROMENADE BIA - STREETScape AND PARKETTE IMPLEMENTATION



DUNDAS WEST BIA - STREETScape AND PARKETTE IMPLEMENTATION



STREETSCAPE MASTER PLAN

STREETSCAPE MASTER PLAN

BIA streetscape master plans help identify a short, medium and long-term vision for streetscape improvements that can be implemented with support from the BIA Capital Cost-Share Program and other funding sources. Capital Plans provide a framework for the goals and aspirations of the BIA and a reference for City Divisions and Agencies when other works are planned for the area.

1 / ATTRACT LOCAL COMMUNITY

2 / ATTRACT VISITORS

3 / CREATE FOR THE FUTURE

1 / ATTRACT LOCAL COMMUNITY

- **create sense of comfort**
- **create sense of place**

2 / ATTRACT VISITORS

- **create interest**
- **enhance identity**

3 / CREATE FOR THE FUTURE

- **integrate resilience and sustainability**

- 1 / Provide opportunities to engage and linger
create a bold and cohesive identity and brand**
- 2 / Create/encourage unique events/arts/reasons
to come**
- 3 / Celebrate history**
- 4 / Anticipate future development**
- 5 / Establish guidelines for future**

**1 / SHORT-TERM ACTIVATION
(1 year)**

**2 / MID-TERM INTERVENTIONS
(1-3 years)**

**3 / LONG-TERM GOALS
(5-10 years, beyond)**

1 / KIT OF PARTS

- short, mid and long term

2 / PLAN FOR IMPLEMENTATION

- short, mid and long term

3 / DESIGN GUIDELINES

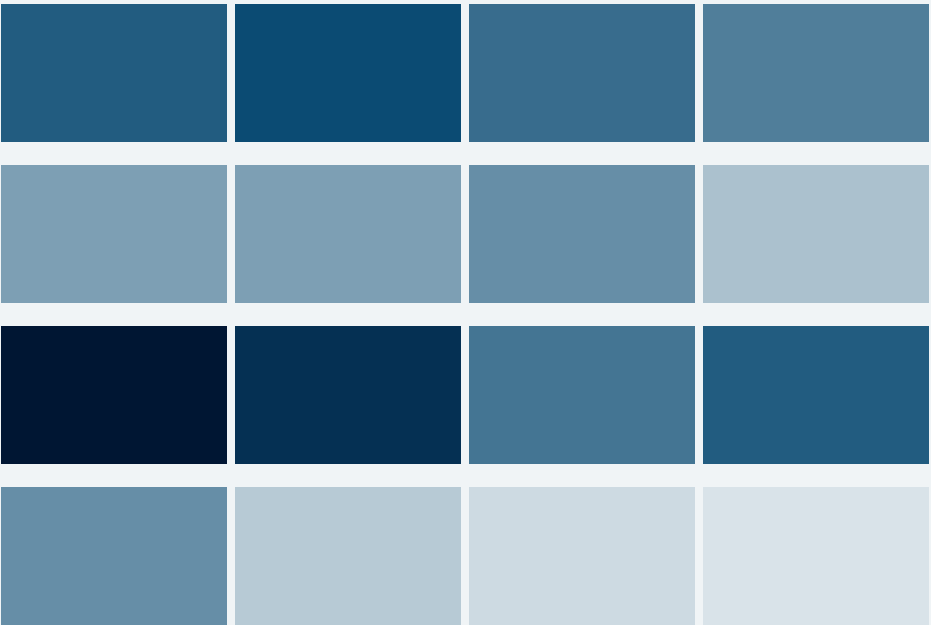
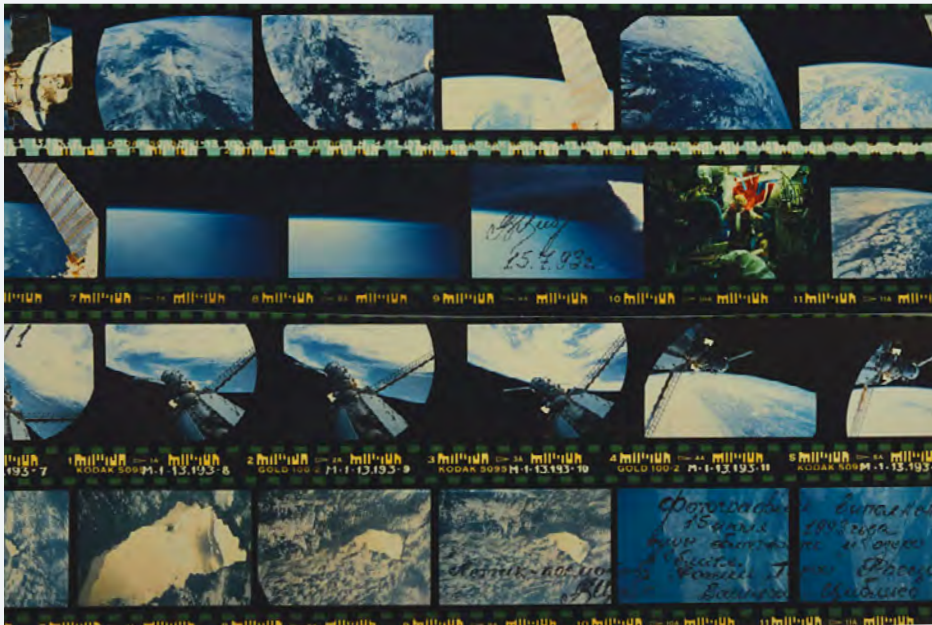
- long term

1 / AGGREGATION OF PARTS

EXISTING BRANDING
AND IDENTITY
(Nyctophilia)



HISTORICAL IDENTITY
(Kodak Film)

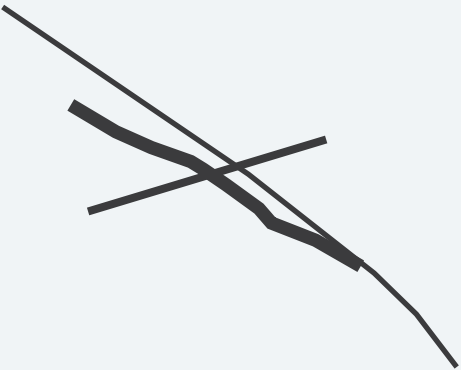


2 / SKEWED LINES

EXISTING BRANDING
AND IDENTITY
(Nyctophilia)



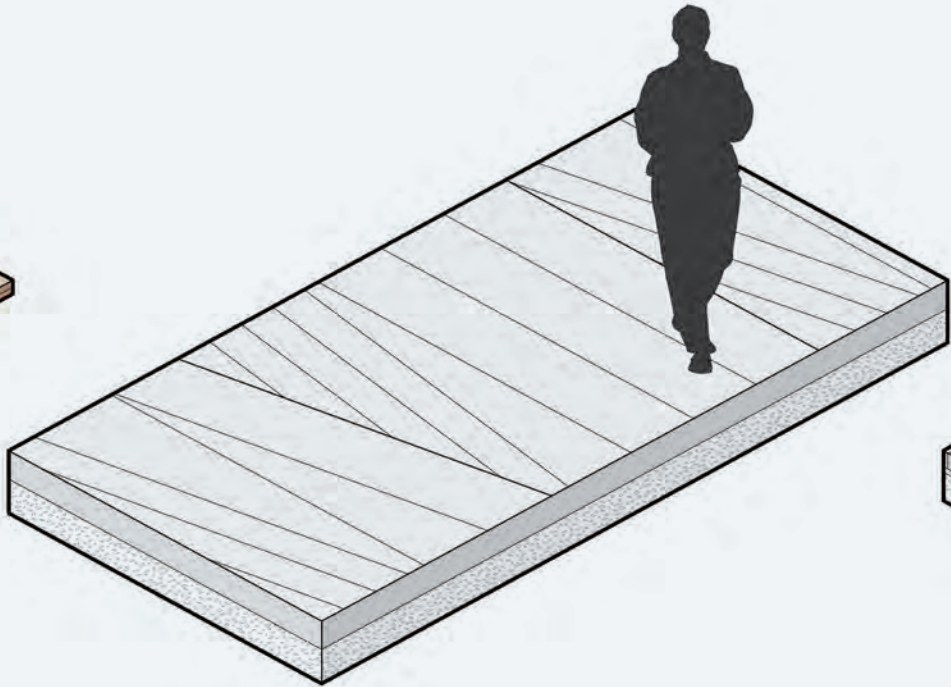
URBAN FORM
(Weston Road)



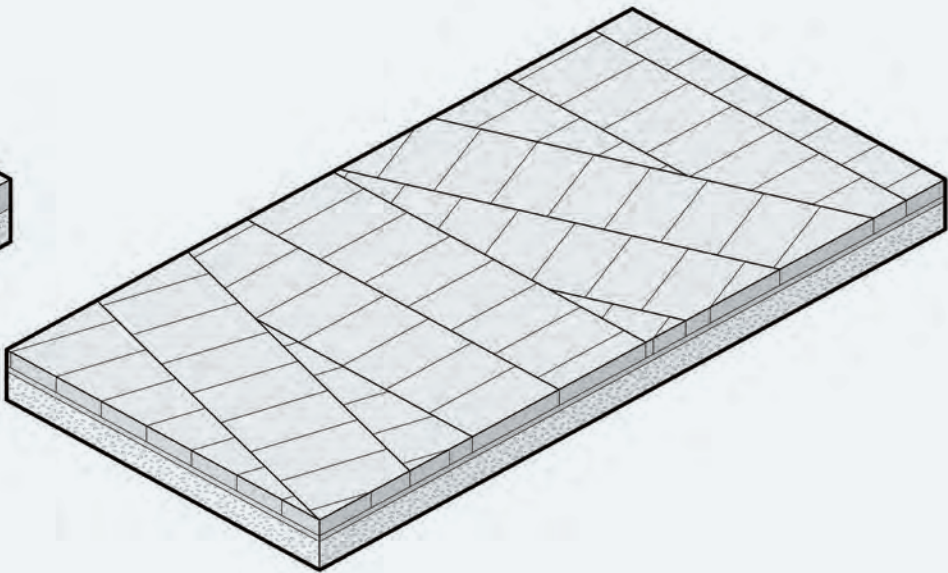
1 / SPECIALTY PAVING



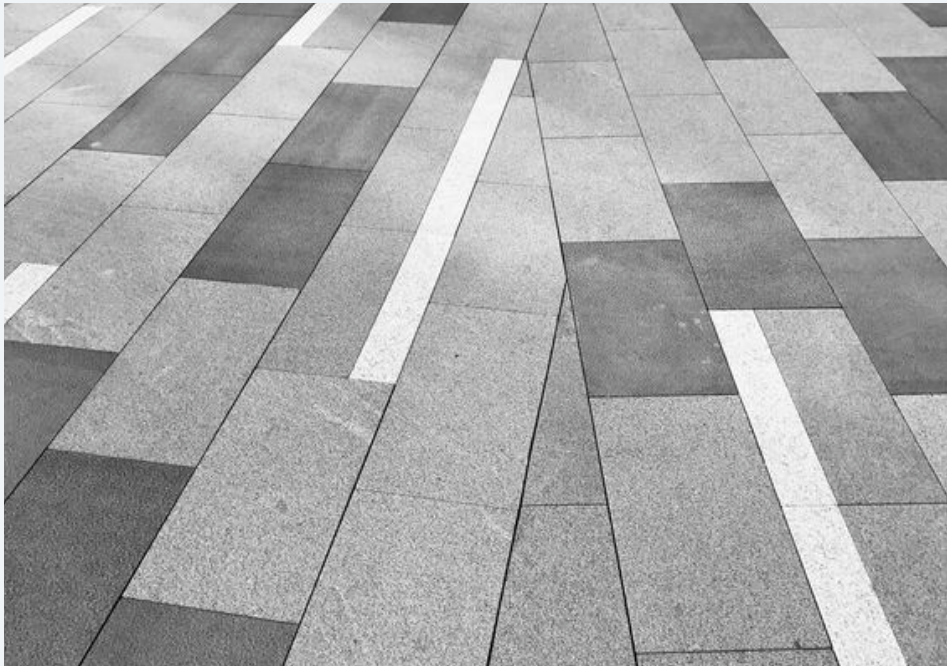
Wood Decking



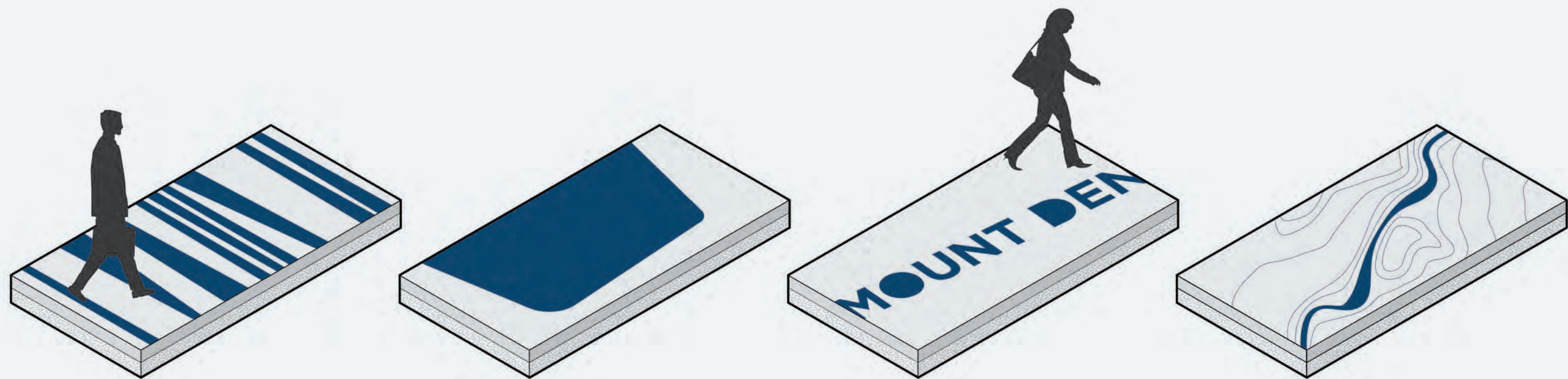
Sawcut Concrete



Pavers



2 / STREETBOND - ground-painting



Patterning

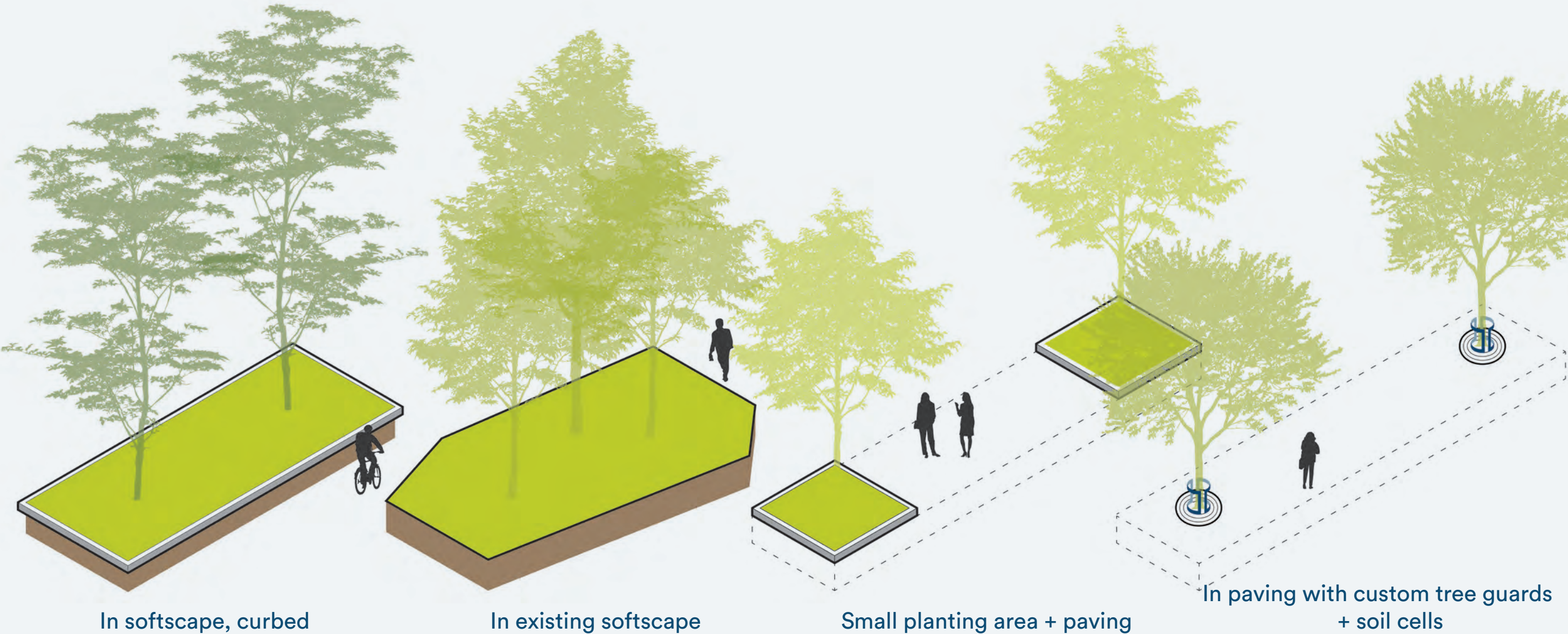
Area Demarcations

Lettering

Heritage Interpretation



3 / TREES



3 / TREES

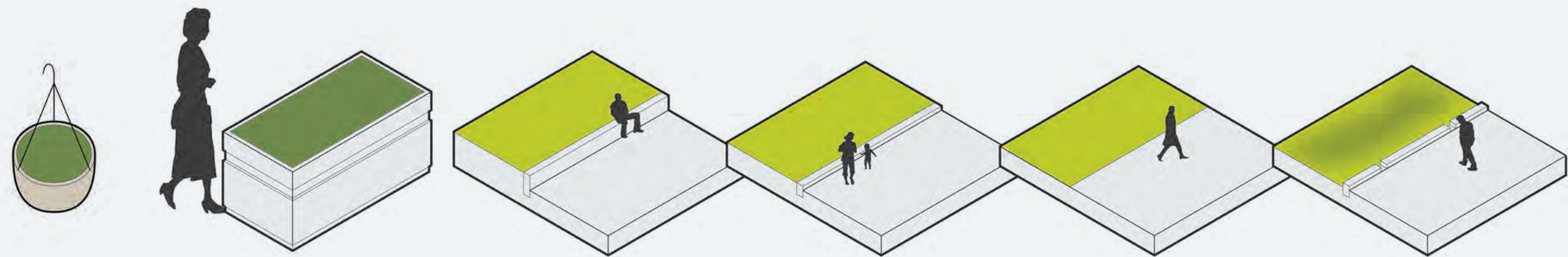


In planting beds, curbed

Small planting area + soil cells

In paving with custom tree guards

4 / SHRUB AND PERENNIAL PLANTING



Seasonal baskets

Existing planters

Raised planting area

Curbed planting area

Planting area

Stormwater management



Seasonal planting



Community gardens

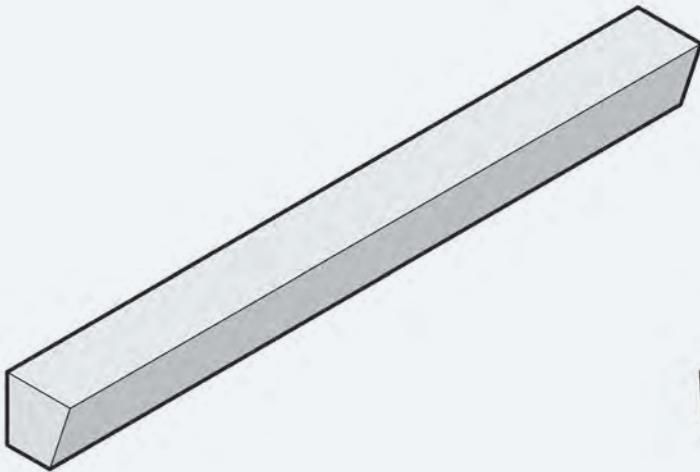


Simple planting typologies

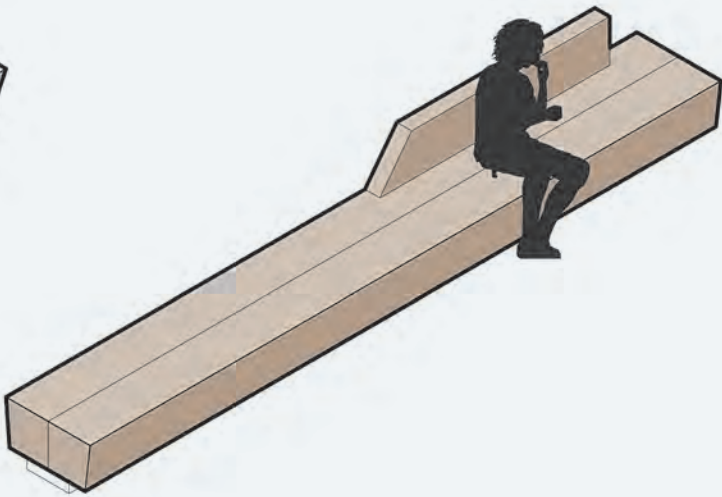


Stormwater management

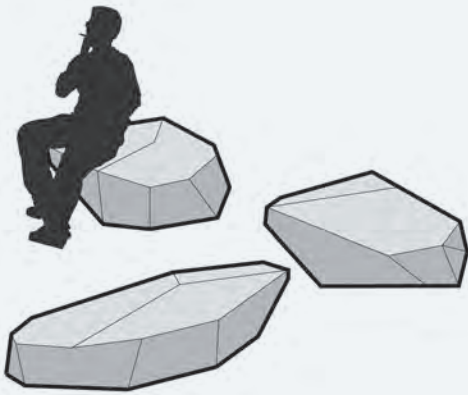
5 / SEATING



Seatwall



Timber benches



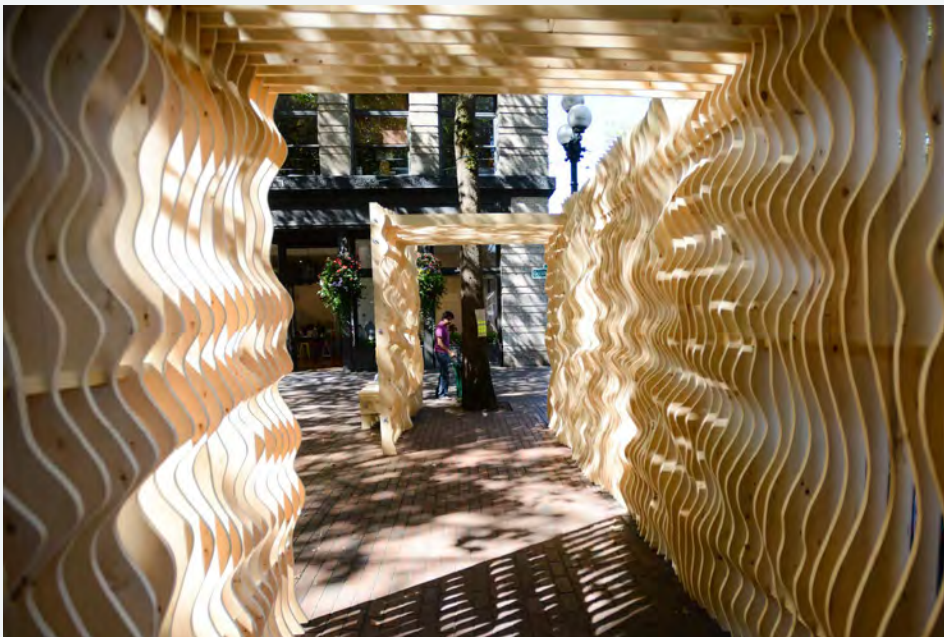
Informal armourstone



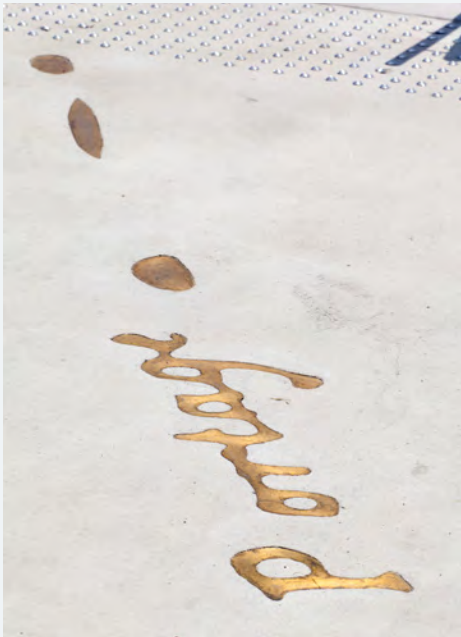
Mixed benches



6 / ART - TEMPORARY INSTALLATIONS



6 / ART - PERMANENT



COLOUR - EXISTING MOUNT DENNIS BIA



COLOUR - HERITAGE HIGHLIGHT



COLOUR - HERITAGE HIGHLIGHT



STREETSCAPE MASTER PLAN



IMPLEMENTATION - WESTON ROAD STREETScape SAMPLE



IMPLEMENTATION - OXFORD DRIVE PARKETTE



IMPLEMENTATION - RAY AVENUE PARKETTE



IMPLEMENTATION - EGLINTON AND WESTON GATEWAY

