



FACILITATION GUIDE:

LAND-USE PANORAMA

CREATE A VISUAL PANORAMIC IMAGE OF ZONING USES

Activity Type: Understand

Participant Audience: Residents

Objectives

Cities designate or “zone” each building for a specific type of use. The purpose of a land use panorama is to give a more experiential illustration of different zoning uses. Couple the resulting panoramas with a traditional land-use map to create a fuller picture. When you stand in a particular spot what land/building uses are you surrounded by?

Using the Tool

Materials needed

1. Camera or smartphone
2. Photoshop or similar software

Facilitation Process

1. Take a camera or a phone and stand in one spot in the neighbourhood.
2. Start to take pictures of the surrounding built form, pivoting to take a panorama (360 degrees).
3. Record the spot on a map and in which direction you pivoted.
4. Use Photoshop or a similar technology to stitch the photos together into a panorama.
5. Refer to municipal planning documents to figure out the land use zoning for each building, and colour in the buildings based on their zoning.



Tip: Choose a few different areas of the neighbourhood to complete this activity.



Tip: Make sure someone on your team has access to Photoshop, and has the required skills to stitch together the panorama and colour the buildings.



Tip: Some smartphones have a panorama feature, which may reduce the amount of photo stitching needed.



Sample Materials

1. Landuse panorama of the Thorncliffe Park and Flemingdon Park neighbourhood in Toronto (via TCAT)

Physical and Social Characteristics

Thorncliffe Flemingdon
Neighborhood Zoning

Zoning

- CH - Commercial Residential
- EI - Employment Industrial
- F2B - Former Zoning By Law
- O - Open Space
- OR - Open Residential
- RA - Residential Apartments
- RB - Residential Detached
- RM - Residential Medium Density
- RT - Residential Townhouse
- U - Utility

Source: Official Plan, City of Toronto Source: Community mapping team

Land Use

Thorncliffe and Flemingdon were developed in the 1960's following urban planning ideals that promoted distinctly separated land uses. The romance of the automobile was in full swing and the assumption that everyone would own a car in these neighbourhoods was prevalent.

The illustrations on the left show us that land uses are clustered, first in a map view and second from photos taken by members of our community mapping team. When uses are clustered like this it takes a long time to walk from place to place, favouring automobile or transit users.

Flemingdon Park and Thorncliffe Park are important areas because they were the first of their type to be built in Toronto, of which approximately 1000 were built in the 20 years following (ERA Architects 2008). Understanding the public realm in these communities could thus be useful for many other communities in the GTA. Recent research into these neighbourhoods has shown that restrictive land use planning is one of the biggest challenges to creating more vibrant public spaces. Through concerted efforts new mixed use zoning guidelines come into effect in the summer of 2015, allowing for new uses to be mixed into residential areas.

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Active Neighbourhoods Canada • Thorncliffe Park & Flemingdon Park



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