



TORONTO WATERFRONT
REVITALIZATION CORPORATION

West Don Lands Precinct Planning
Summary of Public Forum #1

December 02, 2003



This report was prepared by Lura Consulting. It presents the key discussion points and outcomes from the December 02, 2003 workshop for the West Don Lands Precinct Planning process and is subject to review by meeting participants. If you have any questions or comments regarding the report, please contact either:

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West Don Lands Precinct Planning Public Forum #1

December 2, 2003, 7:00 - 9:30 p.m.

Bambu by the Lake,
Queen's Quay, Toronto

1.0 ABOUT PUBLIC FORUM #1

This workshop was the first of three public forums to be held by the Toronto Waterfront Revitalization Corporation (TWRC) during the West Don Lands Precinct Planning process. This workshop was designed to:

- Introduce the West Don Lands precinct planning process and the planning team;
- Set the context for the West Don Lands precinct plan and the linkages with other processes, plans and agencies; and
- Share ideas on opportunities and issues for the future of the West Don Lands.



Bambu by the Lake, Queen's Quay, Toronto



Eastern edge of the West Don Lands precinct looking west toward Downtown Toronto

The West Don Lands planning team consists of:

- Urban Design Associates (UDA) with Joe Lobko Architect Inc. (Urban Design Services)
- Du Toit Allsopp Hillier (Parks and Public Space Design Services)
- GHK International (Urban Planning Services)
- LEA Consulting (Transportation Planning Services)
- Earth Tech Canada (Municipal Services)



Approximately 98 people, representing 52 organizations, signed in as workshop participants (the complete list of participants who signed in is attached as Appendix A).

Prior to the working session, participants had the opportunity to browse displays on the precinct planning process and past studies of the West Don Lands area. At the beginning of the public forum, participants were also asked to vote on the question:

West Donlands or West Don Lands:
Is “DON-LANDS” one word or two?

In a vote of 46-30, **West Don Lands** was the preferred spelling of the precinct name. The official spelling of the precinct name is now “West Don Lands”.

THE RESULTS

West Donlands	West Don Lands
√√√√√√√√√√	√√√√√√√√√√
√√√√√√√√√√	√√√√√√√√√√
√√√√√√√√√√	√√√√√√√√√√
	√√√√√√√√√√
	√√√√√√
30	46

Other Suggestions:

- Corktown Ataratiri
- King’s Park West DonLands

2.0 INTRODUCTION TO WEST DON LANDS PRECINCT PLANNING

John Campbell, President and CEO of the TWRC, welcomed participants to the start of the West Don Lands precinct planning process. He thanked the City of Toronto's Waterfront Secretariat for their ongoing participation as partners in the waterfront planning process. John also announced that the second West Don Lands public forum is planned for mid-February, 2004.

Nicole Swerhun, of *Lura* Consulting and project facilitator, reviewed the agenda for the forum, which was to think about the strengths and weaknesses of both the West Don Lands area, and some of the previous work done in the precinct.



Home of a West Don Lands icon - the Canary Restaurant
(Front & Cherry Sts.)

The primary ambition of planning on the Toronto waterfront is to create a sustainable urban development that is an example to the world.



West Don Lands process coordinator, Joe Berridge of Urban Strategies Inc., delivered an introduction to precinct planning. Joe reported that precinct planning puts order to, and a framework around, the revitalization of the West Don Lands precinct. The process for planning the precinct involves three key stages:

- Assessment of strengths, weaknesses and opportunities (Public Forum #1 - Dec. 2, 2003)
- Discussion of design alternatives (Public Forum #2 - Feb. 2004)
- Presentation of recommended alternative (Public Forum #3 - Mar./Apr. 2004)

At the end of the process, the plans for the West Don Lands and the East Bayfront precincts will be jointly presented to Toronto City Council for approval (June 2004).

3.0 IMPRESSIONS FROM THE PRECINCT PLANNING TEAM

Ray Gindroz, Paul Ostergaard and the Urban Design Associates (UDA) team highlighted some of their approaches to community planning using examples from Baltimore, Cincinnati, and Asheville, North Carolina. The team demonstrated techniques, such as animated video, that help the community visualize what the precinct will be like when built. Throughout their presentation, UDA emphasized the importance of local stakeholder involvement in creating a successful plan for the West Don Lands.



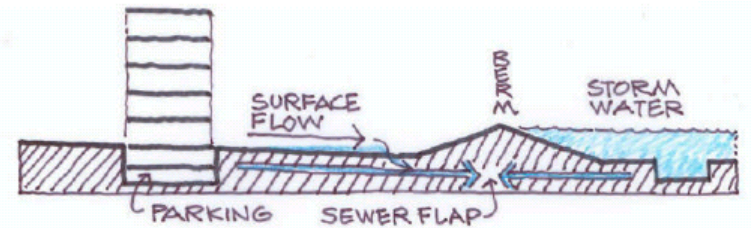
Image used by UDA to demonstrate how density is distributed across a planning area.



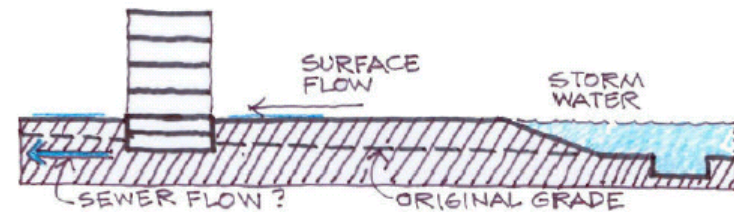
Road connections through the West Don Lands Area

Drawing on their work on Cherry Beach in the Port Lands, as well as observations of the West Don Lands and its surroundings, the UDA team shared some of their first impressions of the precinct and its potential. The team recognized the strong history of the area and the road pattern that has been generally retained over time. They also noted that the West Don Lands has strong connections to downtown area, but is lacking connections northward to neighbouring communities southward to the East Bayfront.

Roger Du Toit, of Du Toit Allsopp Hillier, shared some perspectives from the parks and opens space consultant team. He highlighted ideas that might be applied to the West Don Lands, such as: urban river restoration projects, park systems that are centered on an “organizing spine”, and neighbourhood streets as an integral part the open space system. Roger noted a couple options for addressing one of the key challenges in the area, which is flooding from the Don River.



1:300 YEAR FLOOD CONTROL



ALTERNATIVE GRADING

Early ideas for managing storm water along the Don



Joe Lobko, also with the design team, presented images of some of the existing historic architecture in the West Don Lands. Buildings such as the Canary Restaurant, Dominion Foundry and the Inglenook School are significant features of the area.

To set the stage for the working session, Joe Lobko presented designs from earlier work done in the West Don Lands. He highlighted some of the common elements and key design variables that will be considered in the precinct plan.

The common elements include:

- Mixed-use and mixed-income
- Extension of scale of the City and neighbourhoods
- Sustainable development
- School and community facilities
- Critical mass of 5,000 - 7,000 units
- Design based on blocks and streets
- A neighbourhood rather than a destination
- Employment opportunities
- Significant open space connecting to the Don River



1990 Ataratiri Plan

Key variables include:

- Flood control mechanisms
- Alignment of primary streets
- Street and block pattern
- Pattern of open space
- Transit alignment
- Treatment of existing buildings
- Scale and texture of development
- Mixed-use ratio (Commercial: Residential)
- Location of schools and community facilities

Copies of the presentations are available on the TWRC website at www.towaterfront.ca.

4.0 THE WORKING SESSION - HIGHLIGHTS OF THE FEEDBACK

Following the presentations, participants used a series of base maps and maps of earlier plans done for West Don Lands to consider three focus questions:

1. What are the area's existing strengths? What do you consider to be weaknesses in the area?
2. What elements of previous plans for the West Don Lands area would you like to see part of the area's new precinct plan? What elements would you like to see changed?
3. What are your dreams and vision for the area? If anything could happen here, what would you like to see?



Map of elements to keep and change from previous work in the West Don Lands, as identified by one of the participant groups



As a group, each table identified strengths (with green dots) and weaknesses (with red dots) on base maps and previous plans for the West Don Lands.

This section presents an overview of feedback received from participants at the workshop. The comments came from table discussions (as captured in the table reports and workbooks) and individual feedback. For a complete list of comments, please see

Focus Question #1: What are the area's existing strengths? What do you consider to be weaknesses in the area?

Public forum participants identified many strength areas on which to build the West Don Lands Precinct Plan. Many people highlighted the inventory of historic buildings and proximity to downtown, St. Lawrence neighbourhood, and the Don River, as key strengths of the precinct. One of the most commonly identified weaknesses was the barrier created by highways, ramps, underpasses, roads and railways.

Strengths

- Historic buildings/sites (Distillery, Canary Restaurant, 1st Parliament Site, Inglenook School, etc.)
- Proximity to Don River and associated views
- Streets: Front St., Cherry St (runs to water), Bayview Ave. (good north/south route)
- Distillery District (draw for the community)
- Godderham Worts Neighbourhood
- Connections and views to downtown
- Adjacency to St. Lawrence area and the Esplanade
- St. Lawrence Market
- Proximity to waterfront
- Unique old bridge across Don River at Front
- Transit connections
- Ripe for redevelopment

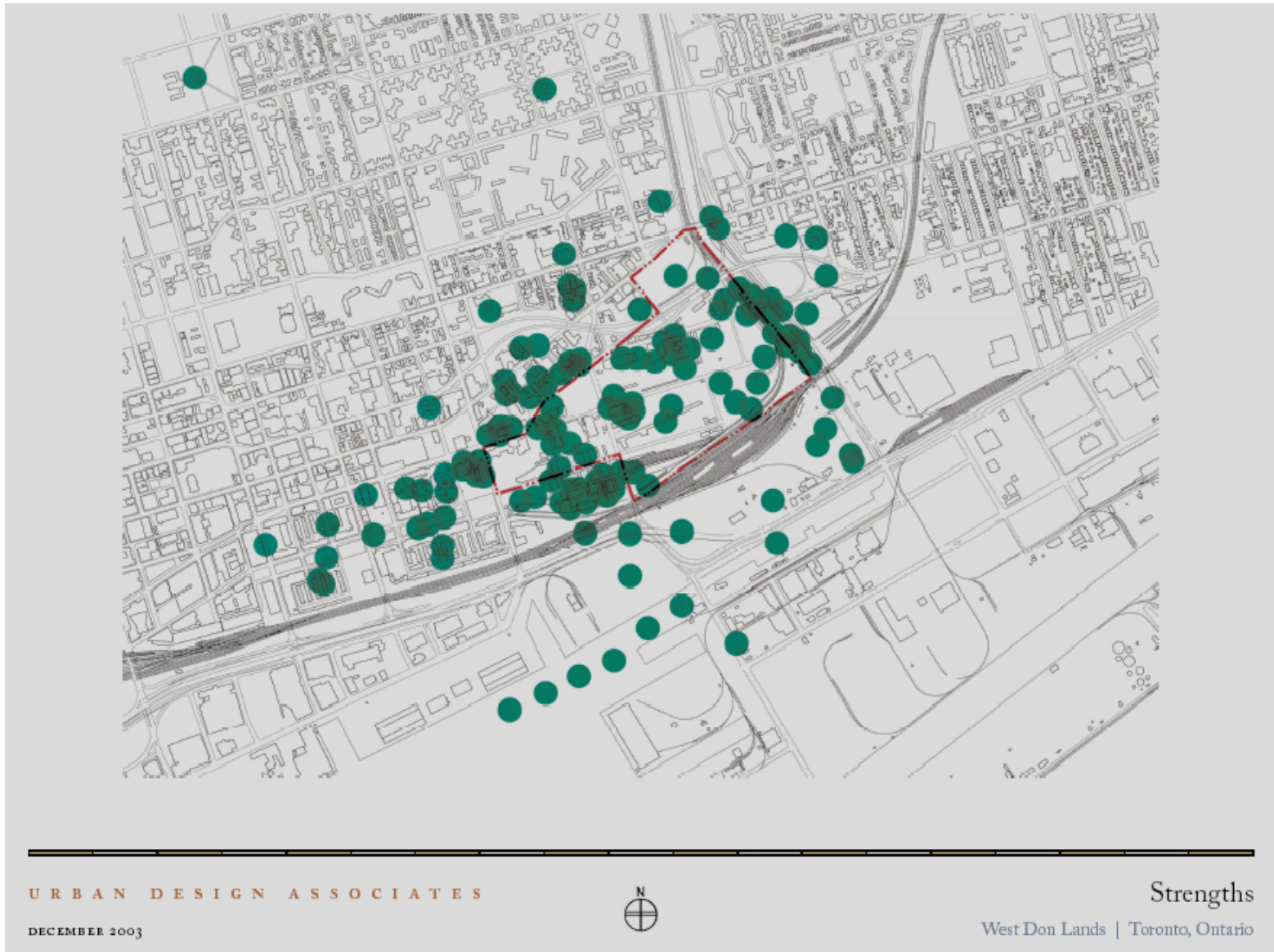
Weaknesses

- Railway lines north of Lakeshore
- Negative impact of roads
- Flood zone problems
- Desolation and wasted land
- Isolation from the rest of the city - lack of connection to waterfront and other neighbourhoods
- Ugly/dangerous roads, ramps and underpasses
- Unnatural Condition of the Don River and Don estuary
- Unappealing uses such as car dealerships
- Isolation of Regent Park
- Difficult access for pedestrians and bikes - lack of sidewalks
- Lack of parks and community services

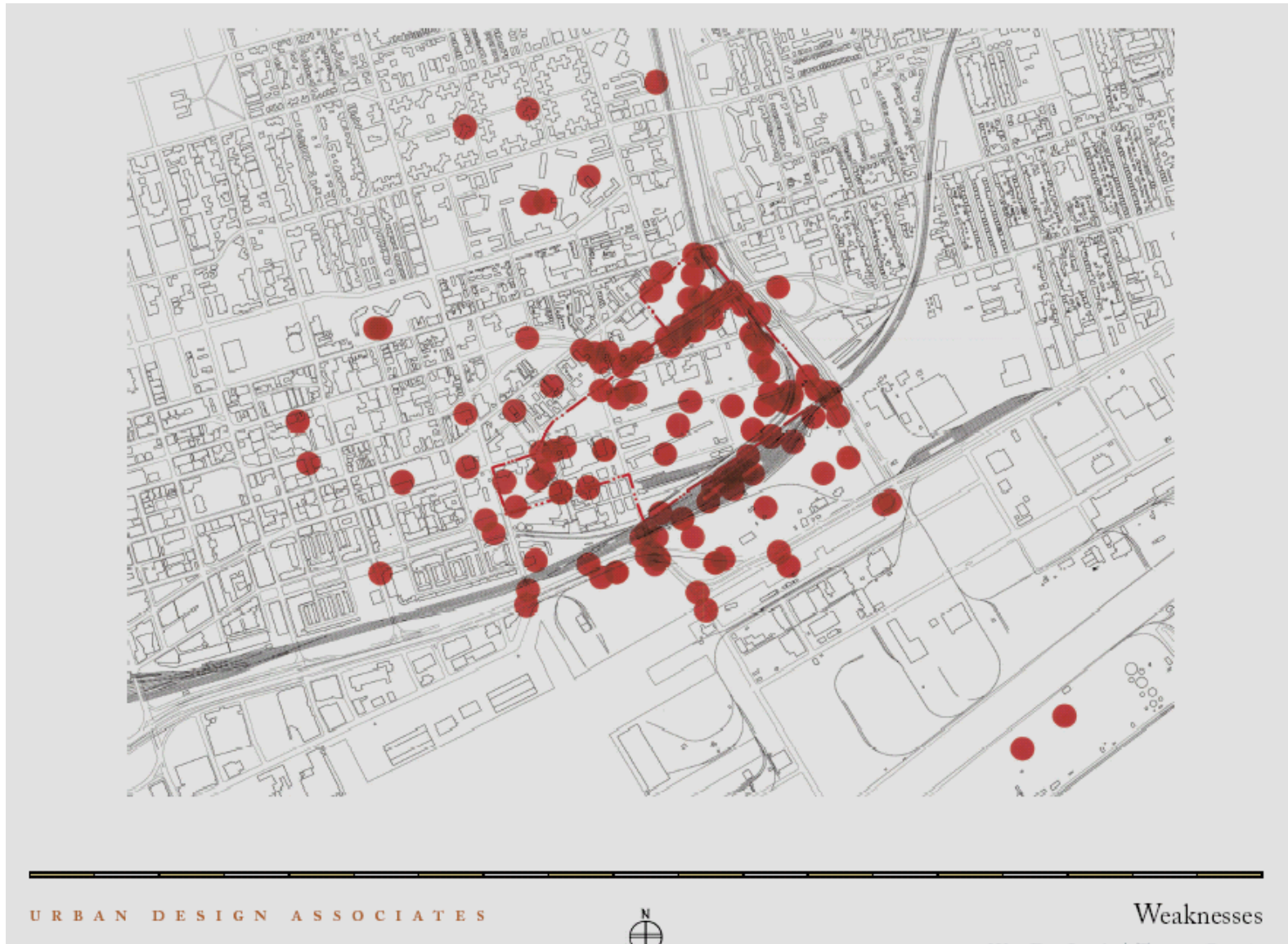


The Distillery District - a key strength of the West Don Lands cited by participants.

West Don Lands Strengths



West Don Lands Weaknesses



Focus Question #2: What elements of previous plans for the West Don Lands area would you like to see part of the area's new precinct plan? What elements would you like to see changed?

For the second focus question, participants examined previous plans created for the West Don Lands area and identified elements to bring forward into the precinct plan. Some of the elements frequently favoured by participants included: a fine grain of development, incorporation of schools and community services, central linear park and the focus on greenspace.

Elements to KEEP

Land Use

- Residential focus with a mix of unit types (for families, singles, and range of incomes)
- Mix of uses including employment
- Bias toward residential uses
- Inclusion of school (as in Media Village)
- Retain historic buildings (maybe some not all)

Height, Density and Scale

- Lower buildings toward Corktown, higher toward railway embankment
- Small-scale street pattern
- Fine grain of development (as in Residential Concept)
- Predominantly finer grain, but would not object to the occasional high-rise
- Scale and width of Media Village, large, grand and interesting
- Lower scale, low-rise development near parks and water

Green Space & Environment

- Central linear park/greenspace
- Realignment of Bayview away from the Don
- End Bayview at Eastern (not at Front or Mill)
- Naturalization of Don River, mouth and river edge
- Focus of greenspace at the edges and in the centre (as in Media village and Residential designs)
- Plans for berm along the Don and soil clean up
- Park at Cherry & Front makes a good focal point (as in Mixed design)

Transit and Roads

- New transit connections through the area
- Mixed grid pattern (as in Mixed design)
- Dramatic terminus of Front Street and better road connections (as in Ataritiri design)
- East/west vistas created by Media Village design
- Pedestrian and road connections to the rest of the City
 - Like connections to Riverdale in Media Village design

The second part of focus question number two asked that participants identify elements that they would like to see changed in the earlier plans for the West Don Lands. Commonly suggested changes included: reducing high density of development (as shown in the 1999 Media Village Design), realignment of the Bayview Extension so that it terminates on Eastern Avenue, and reconfiguring the Adelaide-Richmond ramp. Many participants also suggested additions to the designs, such as connections over the railway lands.

Elements to CHANGE

- Like the green, central promenade, but not the number of high buildings needed to support it (as in Media Village design)
- Large buildings around Richmond, Adelaide and McCord (as in Ataratiri design)
- Consider eliminating the Richmond-Adelaide ramps
- Bayview Extension configuration in Ataratiri Plan
- Block sizes in Ataratiri design
- Size or scale of blocks and size and massing of buildings in Media Village design
- Connections to the Don River
- Uniformity in all plans - elevations and heights are too similar
- Do not like the Media Village design
- Man-made ponds and lakes
- Courtyards - connect open space to the street
- Proximity of buildings to railway in Media Village design
- Roads going through the development that lead to, or from, the Parkway

Elements to ADD

- Connection across the tracks, connect to park areas on the other side
- Skating ponds or canals
- More variety to the grid pattern to make it more interesting
- Features that reduce light pollution
- Green space of varying scales, linear park doesn't meet St. Lawrence needs, need large space like Trinity-Bellwoods
- More small open spaces, in lieu of large parks
- Meandering river
- Underground parking
- Preservation of more old buildings

Focus Question #3: What are your dreams and vision for the area? If anything could happen here, what would you like to see?

- Self-sustaining, vibrant, mixed use community reflecting historical significance of the area and more natural Don River
- “Fine grain” development with lots of variety
- Community woven into the fabric of the rest of the City
- Affordable, friendly place for families with children and seniors, housing options for a variety of incomes
- Extensive “Green Network” of greenspace, park space, and trails
- Well-designed: reinforcing the historical significance of the region, integrating beautiful new architecture and incorporating environmentally-sound design and technology
- Commercial services to meet everyday needs
- Vibrant centre (s) (King/Parliament Sts., Front/ Cherry Sts.)
- Accessible and re-naturalized Don River alongside a fabulous park
- Redesigned/restructured roads and ramps: Eastern Ave., Cherry Streets, Adelaide and Richmond ramps
- Multiple transit options throughout the area - Parliament, King and perhaps a subway or LRT
- Very pedestrian and bicycle friendly with connections to area destinations (e.g. community facilities, greenspaces, Distillery District, First Parliament Site, Don River, waterfront, St. Lawrence Neighbourhood etc.)
- Integrated community services/facilities (e.g. schools, day care, community centres, recreation facilities)
- Connections to other parts of the City: north, south, east, west, over railway tracks
- Protected/enhanced views to downtown, The Don and the waterfront
- Well-designed creative parking solutions - underground, on the periphery, well designed



The edge of the Don River and the Richmond Street ramp- two areas where many forum participants have visions of change

BONUS QUESTION: What are Toronto's Best Places?

At the end of the meeting, participants spent a couple of minutes brainstorming some of the BEST PLACES around Toronto. A sampling of identified favorite spots is included below:

- Village of Yorkville Park
- The Esplanade
- Draper Street
- Cabbagetown and Riverdale Park
- Dominion Brewery, Little Trinity Church
- Bloor and Brunswick Streets
- Queen West
- Silos
- Foot of Bathurst
- BCE Place
- TD Centre
- Harbourfront
- Berkeley Street opposite the theater
- Tannenbaum Theater
- Distillery District
- Areas without hydro poles
- Bellevue Square Park in Kensington
- Grange Park
- Toronto Islands
- Ledbury Park
- John Street
- Baldwin Street
- R.C. Harris Treatment plant - vista and lawn
- Bloor West Village
- Flatiron - St. Lawrence
- Music Garden
- Berezy park
- Mt. Pleasant Cemetery
- St. James Park
- Palace Street School
- Ontario College of Art
- Sackville Park Community Garden
- Clarence Square
- Kensington Market
- Brewery Lofts (Regent Park at its north side)
- King James (King and Jarvis)
- Quadrangle project on King
Lombard Co-op
- The Beaches
- Riverdale/Withrow Park
- Spadina Avenue
- Bright Street
- Cabbagetown
- Palmerston Avenue
(Between College and Bloor)
- The Annex
- Chinatown

5.0 NEXT STEPS

John Campbell thanked participants for their enthusiasm, commitment and feedback. He noted that the event is just the first of three workshops on the West Don Lands. Advice from this and future workshops, as well as ongoing stakeholder consultations and the consulting team's independent work, will be used to refine the concepts for the West Don Lands precinct plan. A second workshop will be held in February 2003 to discuss and give feedback on the refined concepts.

More information on current events and the status of Waterfront projects is available on TWRC's Web site, www.towaterfront.ca.

APPENDIX A: LIST OF PARTICIPANTS

The following is a list of participants who signed in at the workshop:

Organization, Participant

10 Yonge Street Res Association- Lo, Jady	Loop Media- King, Jan	Coates, Reg
CB Richard Ellis- Pukonen, Erkki	Lyon Consulting- Lyon, Barry	Comstock, Sharon
Ciamante Development Corp- Cooper, Ian	NBLC- Koyak, Adrian	Goring, Derek
Cimco Refrigeration- Hubert, Kevin	OHSF- Slater, David	Hanna, David
Cinespace Film Studio- Mirkos, Jim	OMCR- Daton, D	Hartt, Shirley
Citizens for the Old Town- Myers, Rollo	Ontario Power Generation- McLeod, Gillian	Havor, Stig
City of Toronto- Sutton, Greg	Seacor Environmental- Spice, Ian	Howarth, Elmar
City of Toronto- Iamónico-Dagg, Christine	Showline Ltd- Lukas, Peter	Hume, Anne
City of Toronto- O'Hara, David	Sierra Club- Taylor, Rod	Hume, George
Concord Adex- Jakovcic, Peter	Societe Historique de Toronto- Baranger, Corinne	Huska, Terry
Corktown Residents and Business Assn.- Marsh, Alan	SRE- Mudry, Patrick	Jassem, Elizabeth
Corktown Residents and Business Assn.- Genova, Bill	St. Lawrence Neighbourhood Association- Yaron, Ronny	Jensie, Andrew
Corktown Residents and Business Assn.- Hutchinson, Christine	Stratify Institute- Chieh, Lillian	Laidley, Jennifer
Councillor Pam McConnell's Office- Webb, Blake	Sutton Group Association- Huska, Wacter Task Force to Bring Back the Don-Dirks, Tija	Larson, Anne
Dillon Consultants- Puopolo, J.	TEDCO- Lu, Hon	Little, Patricia
Don Council- Cross, Don	TFBD- Bertie, Bryan	Parke, Allan
EA Consulting- Brown, Andrew	Toronto Bay Initiative- Chyla, Marie	Raven, Catherine
Enoch Turner Schoolhouse- Salvatori, Fibenzop	TRCA- Heuchert, Steve	Simon, Vicky
Environment and Economy Coalition- Rosenberg, Michael	TTC- Chonalke, W.	Smith, Peter
Envision Hough- Leinster, David	University of Toronto- Fox, Mike	Tau, Lawrence
Friends of the Lower Don- Jarmicka, Ewa	University of Toronto- Seethram, Dawn	Tesolin, Peter
Godderham Worts Neighbourhood Assn.- Baskersic, Nada	University of Toronto- Yang, Raymond	Vatcher, Allan
Godderham Worts Neighbourhood Assn.- Beddoes, Julie	University of Toronto- Ginder, Raymond	Vitale, Mary
Godderham Worts Neighbourhood Assn.- Parti, Yvonne	University of Toronto- Gilmour, Brent	Young, Paul
GSI- Hollo, Bill	University of Toronto- Tesolin, Lori	Yuric, Joan
Harbourfront Canoe & Kayak Centre- Corrigan, Dave	Urban Designer- Souly, Gaston	
Harbourfront Canoe & Kayak Centre- McKinley, Judy	VRS- Sorochinsky, Tija	
IBI Group- Kovalevic, Nerio	West Don Lands Committee- Hoffman, Kate	
IBI Group- Mighton, Deanne	West Don Lands Committee- Klening, Jon	
LaFarge- Huska, Wayne	West Don Lands Committee- Wilkey, Cynthia	
Let's Build- Cappe, Lorne	Westwood Sailing Club- Noel, Dave	
Line Architects- Azar, Loghman	York University- Kabir, Hena	

Toronto Waterfront Revitalization Corporation

John Campbell, Toronto Waterfront Revitalization Corporation
Edward Dato, Toronto Waterfront Revitalization Corporation
Gabriella Skubincan, Toronto Waterfront Revitalization Corporation
Erin Walker, Toronto Waterfront Revitalization Corporation
Bruce Bodden, Marshall Macklin Monaghan
Joe Berridge, Urban Strategies Inc.
Pino Di Mascio, Urban Strategies Inc.
Steven Fong, Kirkland Partnership
Michael Kirkland, Kirkland Partnership

West Don Lands Consultant Team

Michelle Camargo, Urban Design Associates
Andrew Dresdner, Urban Design Associates
Ray Gindroz, Urban Design Associates
Tiffany Haile, Urban Design Associates
Paul Ostergaard, Urban Design Associates
Joe Lobko, Joe Lobko Architects
Roger Du Toit, Du Toit Allsopp Hillier
John Hillier, Du Toit Allsopp Hillier
Ruth Hora, Du Toit Allsopp Hillier
Ian Dobrindt, Earth Tech Inc.
Werner Wichman, Earth Tech Inc.
John Gladki, GHK International
Angela Gibson, LEA Consulting
Dave Saunders, LEA Consulting

Facilitator's Office

Dave Dilks, Lura Consulting
Jesse Goetz-Gadon, Lura Consulting
Laurie Payne, Lura Consulting
Nicole Swerhun, Lura Consulting
Jeff Evenson

APPENDIX B: DETAILED FEEDBACK AND ADVICE

This section presents the detailed of feedback received from participants at the workshop. The comments came from table discussions (as captured in the workbooks and the table reports), individual workbooks and post-event feedback. The information is organized according to the forum’s three focus questions.

Focus Question #1: What are the area’s existing strengths? What do you consider to be weaknesses in the area?

Table #	Strengths	Weaknesses
1	<ul style="list-style-type: none"> • Historic buildings (Distillery, Canary and Inglenook School) • Don River • Cherry St (runs to water) • Bayview (good north/south route) • Parkland south of Mill St. • New River Street community assets • First Parliament Site • Distillery District (arts & entertainment draw for the community) 	<ul style="list-style-type: none"> • Railway lines north of Lakeshore • Richmond/Eastern ramp • Bayview and rail line flood zone • Slowdown of GO train to navigate the curve • Regent Park (current condition)
3	<ul style="list-style-type: none"> • Godderham Worts Neighbourhood • Potential for views or re-naturalized mouth of the Don • Potential for rail marshalling yard • Views to downtown along Mill and Front • Gateway at Eastern and Front • Canary Restaurant • Eastern Ave. Warehouses • Proximity to the Don • Nearby heritage sites (Godderham Worts, First Parliament, Sackville/Blackburn Site) 	<ul style="list-style-type: none"> • Infinity Dealership proposed (if just a typical dealership) • Chrysler dealership compound • Railroad swoop blocking views from the ground • Richmond/ Adelaide flyover • Desolation
7	<ul style="list-style-type: none"> • Distillery • The Esplanade (scale, greenspace, continuity) • Old buildings: Canary, 51 Division, Berkeley Castle, Opera Co. 	<ul style="list-style-type: none"> • Gardiner Expressway • Ugly, dangerous underpass at Parliament and Cherry • River in bondage

Table #	Strengths	Weaknesses
7 continued	<ul style="list-style-type: none"> • First Parliament site • Regent Park redevelopment • Enoch Turner Schoolhouse and Little Trinity Church • Bike trail • St. Lawrence Market • Bright Street 	<ul style="list-style-type: none"> • Staples big box • Car dealerships, car rental uses • Ramps at Richmond and Adelaide, one way streets • Wastelands • Existing Regent Park • Signs on Gardiner and Parliament
9	<ul style="list-style-type: none"> • First Parliament • Distillery - successful destination • Proximity to downtown and waterfront • Don River - as a natural attraction • Existing heritage buildings (to reinforce the area's character) • Adjacency to St. Lawrence and other successful communities 	<ul style="list-style-type: none"> • Rail yards - as barriers • Richmond Street ramp • Connections to the Don River • Gardiner Expressway • Bayview Extension
10	<ul style="list-style-type: none"> • Godderham Worts restoration • Building facades (might be worth keeping?) • King Street neighbourhood, worth enhancing • New police station 	<ul style="list-style-type: none"> • Pathetic riverside • Spaghetti junction over the river - fast traffic • Isolation from the rest of the city • Regent Park and its access to the City • Gardiner and Don Valley ramps overshadow the area • Estuary of the Don River • Muddled access to the Portlands relative to heavy traffic
11	<ul style="list-style-type: none"> • Retain some of the existing buildings and perhaps alter some others 	<ul style="list-style-type: none"> • No consensus on height (some say 8 storeys, others say point towers) • Reconsider renaturalization of the Don and Commissioners to include southern swath of green, and possibly the Don, through the Portlands
Other Comments	<ul style="list-style-type: none"> • Don River • History - Existing buildings (Canary Restaurant, Inglebrook School) • Vitality of Distillery District • View down Trinity St. • Proximity to downtown and the Don River • Good transit • Old bridge across Don River at Front • Ripe for redevelopment 	<ul style="list-style-type: none"> • Railway yard, ramps, underpasses are barriers - scary and dark • Lakeshore intersections are hard for pedestrians and bikes to cross • Ugly and desolate • No parks, No community gardens • Eastern has too many ramps, pedestrian connections to other streets are too difficult - poor sidewalks along Eastern • Rename Eastern avenue to Eastern Ave and Old Eastern Ave (west of river)

Focus Question #2: What elements of previous plans for the West Don Lands area would you like to see part of the area’s new precinct plan? What elements would you like to see changed?

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
1	<ul style="list-style-type: none"> • Ataratiri -focus on residential • Residential Bias/ Latest Thinking: Close to Crombie Park style • Media: There is a school 	<ul style="list-style-type: none"> • Media Village: School is isolated, do not gain parkland at the expense of higher buildings
2	<ul style="list-style-type: none"> • Mixed use, employment in the area is crucial • Transit within the area (not just on the periphery) is important • GO Station at railway marshalling yards • Mix building types (to suit families, singles) • Keep low rise in areas that are currently low • Incorporate greenspace within the built up areas 	<ul style="list-style-type: none"> • Don’t have a park along the railway yards • Make a better connection between the St. Lawrence Neighbourhood and the West Don Lands • Link North-South transit to East-West, Link between the East Bayfront LRT and King Street Car
3	<ul style="list-style-type: none"> • Realign Bayview away from the Don • Green edge to the Don • Media Village - Like central greenspace/spine connecting to Front St. • Lower buildings toward Corktown, higher toward railway embankment • Linkages to Riverdale - pedestrian and bike • Strong linkages into the surrounding City • Develop to the scale of older areas to the north 	<ul style="list-style-type: none"> • Media Village- like the green, central promenade, but not the number of high buildings needed to support it • Ataratiri - large buildings around Richmond and Adelaide and McCord are the wrong scale • Consider eliminating the Bayview-Adelaide ramps
5	<ul style="list-style-type: none"> • Greenspace of Media Village • Greenspace of Residential Bias • Grid pattern of Residential Bias (better links to Corktown) 	<ul style="list-style-type: none"> • Bayview turnback in Ataratiri Plan

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
7	<ul style="list-style-type: none"> • View connections from Canary to Inglenook • Bayview Extension should end on Eastern • Small-scale street pattern • School and community centre • Greenspace especially on the river • Retention of historic buildings • Berm plan and soil clean up • Mixed use - lots of low-cost housing • Meandering natural river 	<ul style="list-style-type: none"> • Liked corridor park in Media Village - If there is an east-west corridor park, it should have the scale of Crombie Park
8	<ul style="list-style-type: none"> • Like Ataratiri plan except connection from Bayview (N) to downtown and port from Media Village Plan is better • Keep some buildings - preserve buildings on Eastern • Bayview should be a gateway from North into downtown • Preserve the Canary Restaurant • Integrate with the Distillery • Small open spaces in lieu of large parks 	<ul style="list-style-type: none"> • 2 buildings at Trinity & Mill, do not relate to area's character • Limit buildings to 15 floors • Do not avoid working with the connection to the tracks, connect to park areas on the other side • Add connection to the river • Residential block sizes in Ataritiri Plan • Include Distillery in the plans
9	<ul style="list-style-type: none"> • Smaller grain urban fabric • Commercial centre • Urban green edge • Mixed grid pattern (in Mixed design) • Linear green park and connection to the Don River • Bike lanes 	<ul style="list-style-type: none"> • Media Village - don't like size or scale of blocks • Media Village - do not like size and massing of buildings • High rise developments
10	<ul style="list-style-type: none"> • Utilize the existing buildings near where people live and work (Residential Bias - 1999) • Bayview connecting to Eastern (Ataratiri 1990) • Improvement of Don Lands • Finer grain to buildings (1999 Residential Bias) 	<ul style="list-style-type: none"> • Connections from the community to naturalized lands at mouth of the Don (1999) • Add more variety to the grid pattern to make it more interesting

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
11	<ul style="list-style-type: none"> • Preservation of the first parliament site • Tie in with Provincial Park initiatives • Linear green extension from Parliament to Don the most popular feature • Make the effort to protect every existing building 	<ul style="list-style-type: none"> • Dispersion of Parks (i.e. Commissioners Park)
12		<ul style="list-style-type: none"> • Uniformity - too many elevations and heights look alike (all plans) • Light pollution is overwhelming in the St. Lawrence Neighbourhood - see Sedona Arizona and the International Dark Sky Association • Don Valley and Gardiner Expressway users only use the area as a throughway
13	<ul style="list-style-type: none"> • Mixed use • Naturalization of the water's edge • Include skating ponds or canals • Green at edges and in centre • Retain historic buildings 	<ul style="list-style-type: none"> • Small units not large buildings • Lower density • Varied heights • Remove Richmond overpass
14	<ul style="list-style-type: none"> • New transit • New parkland and greenspace • Developing a mixed commercial/residential community • New and improved connections to the Lake and the Don River • Lower scale, low rise development near parks and water 	<ul style="list-style-type: none"> • Media Village approach is undesirable • No high rise development

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
16	<ul style="list-style-type: none"> • River closer to the west side of the rail and residential area • Skew toward residential use • Dramatic terminus of Front Street and better connection of roads in Ataritiri Plan • Original plans of Muddy York restored as historic district and cultural corridor • Fine grain, small buildings, not mega-buildings • Affordable housing for families and people of all ages • Add connection from Crombie Park to First Parliament to Don River 	<ul style="list-style-type: none"> • Green space of varying scales, linear park doesn't meet St. Lawrence needs (need Belleview Square in Kensington or Trinity Bellwoods) • Get rid of man-made ponds and lakes • Add vegetation in the river and lake (bio-digestion model) to eliminate pollutants • Preserve more old buildings • Remove courtyards - connect open space to the street • Bring in "Soak Away" (subterranean) drainage to reduce runoff
17	<ul style="list-style-type: none"> • More north-south connections (using berms and rail crossings) • Need relationship to the waterfront • Major tourist attraction • Connect to the river • Sustainability, profitability, jobs • Normal part of the City neighbourhoods • Something that brings people in • EXCITEMENT SOON 	<ul style="list-style-type: none"> • No dead end streets
18	<ul style="list-style-type: none"> • Take all the green space and make a giant park like central park - let the condo's and businesses build up around it, make it a park destination 	<ul style="list-style-type: none"> • Community feeling, low rise, cozy, good mix of uses - like the Beaches
?	<ul style="list-style-type: none"> • Street orientation should match Corktown and St. Lawrence • Move traffic off Bayview, use underpass at King and Queen 	
?	<ul style="list-style-type: none"> • Like vista of media village (east/west), view of CN tower • Link old city and new • Connect to rail system, move Bayview connection North or South • Media Village - Enjoyed the scale and width, large and grand and interesting • Reduce cars/parking - provide satellite parking • Build at a density to support TTC/transit • Like centre swath of green, but need subsidiary connections - a network system in between buildings and courtyards 	<ul style="list-style-type: none"> • Media Village- Density for Olympics, may not be appropriate now

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
Other Comments	<ul style="list-style-type: none"> • Small scale street patterns • School and community centre • Greenspace especially near river • Make East-West Park narrower (like Esplanade) • Retain historic buildings • Berm plan and contaminant remediation 	
Other Comments	<ul style="list-style-type: none"> • Mixed land use and income- Keep affordable housing as much as possible • Reconnect North-South Streets • "J-Park" on the Berm, green edge along the Don • Retain historical buildings • Central Park like Crombie Park (not as long as on the 1990 plan) with connections to First Parliament Site 	<ul style="list-style-type: none"> • Don't connect Bayview Ave. to Mill St., it should end on Eastern or Front Sts. • Retain more old buildings • Orient the buildings to look north (high at railway, low at Eastern Ave.) • Don't connect Esplanade to Mill St.
Other Comments	<ul style="list-style-type: none"> • Park corridor from through First Parliament to Don River • Some larger parks to allow separation from the road • Connections with South Riverdale improved in Media Village • Affordable housing • Varied heights up to approximately 10 storeys • Recreate standardized street grid at smallish scale • Mixed use, 24-hour community 	<ul style="list-style-type: none"> • Friendly perimeter that welcomes outsiders • Eliminate /improve Richmond-Adelaide overpass that disconnect • Meandering river
Other Comments	<ul style="list-style-type: none"> • Like Media Village Plan - large green spaces that are needed on the waterfront and downtown Toronto 	<ul style="list-style-type: none"> • Media Village - buildings too close to rail (nobody would choose to work or live there), need more trees to reduce noise
Other Comments	<ul style="list-style-type: none"> • 1999 Mixed Use - Park at cherry south of front makes a good focal point for the neighbourhood - Mixed use is important • Naturalization of Don River Mouth 	<ul style="list-style-type: none"> • Roads going through the development that lead to or from the Parkway
Other Comments	<ul style="list-style-type: none"> • Fine grain buildings • Ataratiri has good road connections • Residential and small business 	<ul style="list-style-type: none"> • Most buildings should be four storeys • Flood plan - a culvert may not be enough, remove some of the sidetracks in the rail yard and possibly lower the tracks (remove berm) for part of the length
Other Comments	<ul style="list-style-type: none"> • Original plan for Ataratiri had the terminus of Front Street in a dramatic beaux arts fashion • Original design of "Muddy York" historic district cultural corridor 	

Table #	Elements to Keep from Previous Plans	Elements to Change from Previous Plans
Other Comments	<ul style="list-style-type: none"> • Like parkland at the east end adjacent to the Don River (Ataratiri plan and 1999 Residential)- serves as an extension of the naturalized mouth of the Don River, provides residents with better view of River • Like the parkland along the south edge adjacent to the rail yards (as per Ataratiri and 1999 Residential) • Like park running through the centre of the West Don Lands (1999 Media Village) - links with the Esplanade and views of downtown • Like buildings to be predominantly finer grain (townhouses), but would not object to the occasional highrise • A pond or ponds at the east end of the central park - could be used for canoeing and skating • Central park should be well landscaped with shade trees, paths etc. but should have centres of activity (basketball, softball diamonds) • Retain historical buildings including the factory buildings (larger old buildings could be converted into local shopping areas and schools) • Residential streets running north and south of the central park to provide parking, but design them for an intimate feel (small blvds. between the cars, sidewalks, shade trees, design fronts of townhouses so they are conducive to sitting out front) • Streets should be for resident activities and kids playing - resident cars should be underground • Make main construction material brick (to fit with historic buildings) • Consider cobblestone for side streets • Make King/ Parliament intersection a major historical site • Have a path that winds through the central park to link with King/Parliament site and Distillery (think of the yellow brick road in the Wizard of Oz- residents could be encouraged to follow the yellow brick road as they walk from their homes in West Don Lands to the historical site at King/Parliament and on to the Distillery district) 	<ul style="list-style-type: none"> • Keep major outside traffic (i.e. from Bayview Extension) from running through the area- direct traffic around the southern perimeter - could Bayview run along the embankment adjacent to the rail marshalling yards and tunnel underneath the rail lines to Lakeshore? • No barriers (i.e. buildings between the Distillery District and any park that is located along the south side of West Don Lands • Since it is a historical area, would not like to see the buildings to be modern in design-should have a historical look • Would not like to see all of the residences to be the same design or the same height • Would not like to see the Richmond/ Adelaide ramps remain as a barrier through the area • Would not like to see a homogeneous population mix-(would like to see a wide variety of family types of various income levels) • No overhead wires anywhere in the district • Eliminate the barrier of Richmond/ Adelaide ramps-if these roads must stay - can they be buried?

Focus Question #3: What are your dreams and vision for the area? If anything could happen here, what would you like to see?

Table #	Visions and Dreams for the Area
1	<ul style="list-style-type: none"> • Replicate Crombie Park in this area
2	<ul style="list-style-type: none"> • Take advantage of the rich heritage of the area- buildings, stories, etc. for the benefit of area residents, workers and visitors • Parliament Street developed as a handsome, vital street • McCord Concrete site - employment area or a secondary campus for one of the universities
3	<ul style="list-style-type: none"> • Accessible and renaturalized Don River alongside a fabulous park • West Don Lands reintegrated into neighbouring City so that it feels like it was never missing/lost • Vibrant, mixed use • Heritage, natural and cultural, is linked through design • Adelaide and Richmond ramps are gone and lands they occupy are re-integrated
5	<ul style="list-style-type: none"> • More parking particularly for Distillery District visitors • Adelaide and Richmond St ramps - redo them to improve the look • Extend improvements to neighbourhood that abut West Don Lands such as lighting, greening - they are entry points to the West Don Lands • Transit to the area is essential • Bayview extension should not funnel through the area, connect it to Richmond/Adelaide • Landmark needed to announce gateway to the Distillery, Cherry and Eastern • Open railway bridge across the Don River
6	<ul style="list-style-type: none"> • Provide a connection between the Parliament site to Don River and Distillery • Pedestrian connection to East Bayfront through Distillery and Trinity Street • Self-sustaining vibrant, mixed use community reflecting historical significance of the area and more natural Don River • Community access to the Don River, trail linkages, community acknowledges River presence, dignity restored to the river, naturalized floodplain as much as possible, wildlife using the River

Table #	Visions and Dreams for the Area
7	<ul style="list-style-type: none"> • Recreational facilities to serve neighbouring areas • Lots of families off City housing waiting list • Recognition of historic uses of the site, original lakeshore, and natural features • Beautiful architecture - especially for community buildings and school • Bring back walls and garden trust • Cars banished - lots of local small conveniences, parking on the periphery • Parliament streetcar connects to LRT and Harbourfront • Community gardens/greenhouses • Greenroofs and solar panels, composters
9	<ul style="list-style-type: none"> • Mixed use (stores) street level, apartments, above store uses (not more than 4 storeys), commercial/ residential - Fine grain • Medium density (not high density)- Low rise/mid-rise • Fronting onto Don River • Cover railway, build grade up • Integrated heritage • Self-sustained community - energy, passive solar design, green roofs • Linear green connection to the Don River • Commercial and community podium • Underground parking all over • 4 transit connectivity: Modern transit, bombardier low rise street cars and trains, LRT, connections to existing neighbourhoods/ streets • Connections to Cherry Street
10	<ul style="list-style-type: none"> • An area of the City that uses and maximizes the river - a mixed use area
11	<ul style="list-style-type: none"> • View corridor to downtown (as in Media Village concept) • Transit - new/ innovative approaches (ultralight system, loops to bayfront and Portlands) • Balance transit with parking requirements • Green network into central green spine
13	<ul style="list-style-type: none"> • Skating to go somewhere • Remove hydro poles
14	<ul style="list-style-type: none"> • An attractive natural area for walking and cycling • Better access to the Don river (which will hopefully be cleaner), where people can walk and canoe • Become an example of environmental clean up and renewal, involve engineering and planning students

Table #	Visions and Dreams for the Area
16	<ul style="list-style-type: none"> • More use of traffic circles to create areas of unique aesthetics • Prioritize affordable housing for families over low buildings, Toronto has a pattern of height on main roads • Mostly four storey buildings (can give sufficient density) • Folk art sculpture • Continuous greenspace from Crombie Park, First Parliament to Don • Food Share warehouse, organic food box distribution from Eastern Ave Community Garden, rooftop gardens, employment hospitality incubator, school lunch program, baby food, sprouting greenhouse, herb garden
18	<ul style="list-style-type: none"> • Do something about the heritage, save it
Other Comments	<ul style="list-style-type: none"> • Light rail on Parliament • Retain red brick character • Commercial stores on main streets • Can't exist in isolation from the rest of the city, whole north side of the area, shouldn't be a jarring change • Lack of parking would be a nightmare- need sufficient parking or we lose ability to park in our own areas • Look for extra legal power to protect views and historical connections • Better connections from St. Lawrence to the Esplanade to West Don Lands • No fences around the Don • Improvements to Eastern Avenue and sidewalks - should function more like other City streets • Protect against air, light & noise pollution • Protect against loss of vistas • Refocus social services in the Corktown area • Larger park areas, current parks are too small • Area lacks a centre - Front and Cherry should be the focus • Community centred around a Queen Street subway • Monument on the 1st Parliament site, Monument to immigrant heritage • More variety in design and architecture • Buildings/materials are too similar, stone and glass mix well • Yellow brick is good, not just red
Other Comments	<ul style="list-style-type: none"> • Mixed use area with 3-4 Storey fine grain scale • Access to Don River

Table #	Visions and Dreams for the Area
Other Comments	<ul style="list-style-type: none"> • Quiet cozy neighbourhood for a wide variety of families and incomes • Lots of activity in the parks but quiet, inviting residential side streets which would encourage mixing with neighbours and passers-by (streets should primarily be for the residents - maybe cars could be put underground below the houses) • Historical buildings converted to shops, schools, recreation centres, libraries, churches to service the area • Area designed to reinforce the historical significance of the region • A majority of the residents would work, shop and go to school in the area • Well serviced by public transit • King/Parliament intersection could be the central neighbourhood square- incorporate some recognition of the original parliament site and be the location of shops, community centre etc (community centre could be build around the parliament site so that it would serve as link between a current meeting place and the one from years ago)
Other Comments	<ul style="list-style-type: none"> • More outdoor open spaces, less buildings • How do you address the problem outdoor activities and plants in winter? Need more greenspace, not indoor space or buildings.
Other Comments	<ul style="list-style-type: none"> • Housing for mixed incomes - rental and ownership, co-ops, supported, retirement, family and market value housing • Local employment • Environmentally sound development and green businesses • Transit • Minimal above ground parking • Day care and public schools accessible by foot • Stores for buying everyday needs • Must be able to get to the Portlands safely
Other Comments	<ul style="list-style-type: none"> • Except for the frontage along the Don River the precinct is landlocked. The opportunity exists to put major new development in this area without blocking views of the waterfront. Could have more than 5,000 to 7,000 units - Move some of the density from the East Bayfront to this Precinct to open up the East Bayfront waterfront, (if the unit counts are critical to the success of the waterfront revitalization) • The focus in the West Don Lands should be on preserving the historically significant, worthwhile structures, and building a strong community, appropriately linked to the Don River and the adjacent neighbourhoods • There will be less of a draw to the West Don Lands by outside visitors than to the East Bayfront Precinct. However, provision should be made for those who want to explore the Don River or visit the Distillery District, or the site of the first Parliament • Avoid high rises. If there are to be highrises, then they should be away from the Don River and away from the waterfront

Table #	Visions and Dreams for the Area
Other Comments	<ul style="list-style-type: none"> • In the short-term (before development), green the area up a little • Good sized natural areas • Retain Corktown character • Good potential to make the site cozy with natural edge (Don River) and railway hemming it in • Transit, Transit, Transit • Lease the lands, don't sell them, keep the lands public • Use historical names for new streets • Provide access to the Don along the edge, not just at pinch points along a fence (as is currently) • Recognize the history of the area in design/physical ways (Contact Stephen Seaborn at Godderham Worts Neighbourhood Association)
Other Comments	<ul style="list-style-type: none"> • Affordable, friendly place for families with children and seniors - liveable from grade school to retirement • Replicate Toronto's successful downtown neighbourhoods - Weave West Don Lands into the fabric of the City • Cherry trees on Cherry Street • Transit connections, fast and reliable • Courtyards that give high-density residents somewhere semi-private to sit • Places to buy groceries, day care, dry clean • Recreation with no cost • Beautiful architecture, everywhere • Place for public agencies and Non-Governmental Organizations to put down roots and be part of the community