



TORONTO WATERFRONT  
REVITALIZATION CORPORATION

# WEST DON LANDS PRECINCT PLANNING SUMMARY OF PUBLIC FORUM #2



February 12, 2004

This report was prepared by Lura Consulting. It presents the key discussion points and outcomes from the February 12, 2004 workshop for the West Don Lands Precinct Planning process. If you have any questions or comments regarding the report, please contact either:

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# WEST DON LANDS PRECINCT PLANNING PUBLIC FORUM #2

FEBRUARY 12<sup>TH</sup>, 2004, 5:00 – 9:30 P.M.  
NOVOTEL HOTEL, 45 THE ESPLANADE, TORONTO

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## 1. About Public Forum #2

Public Forum #2 was the second of three public forums to be held by Toronto Waterfront Revitalization Corporation (TWRC) as part of the West Don Lands Precinct Planning process. This forum was designed to:

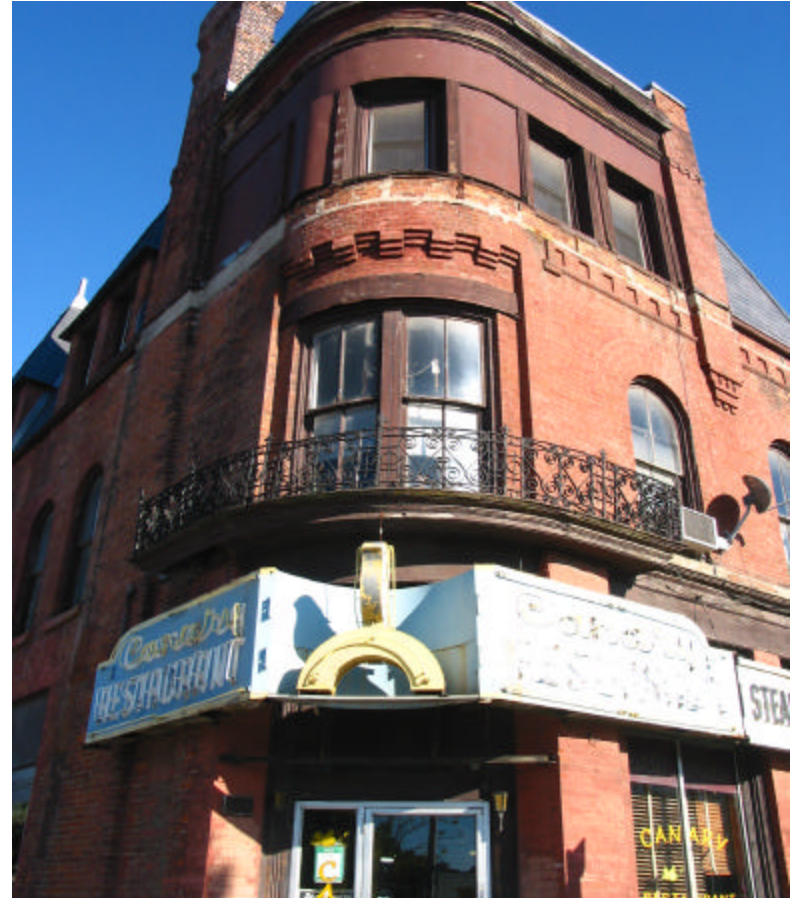
- Build on the discussion at West Don Lands Precinct Planning Public Forum #1, with a focus on presenting and getting feedback on key components of the Precinct Plan
- Introduce the Environmental Assessment process
- Explore the “big picture” design concepts and Precinct Plan layouts that are being developed by the West Don Lands Precinct Planning team

Approximately 200 people participated in the meeting, of those, approximately 165 registered. The list of participants who registered is attached as Appendix A.

The format of the public forum consisted of an Open House from 5:00 – 7:00 p.m., and a presentation and facilitated discussion from 7:00 – 9:30 p.m.

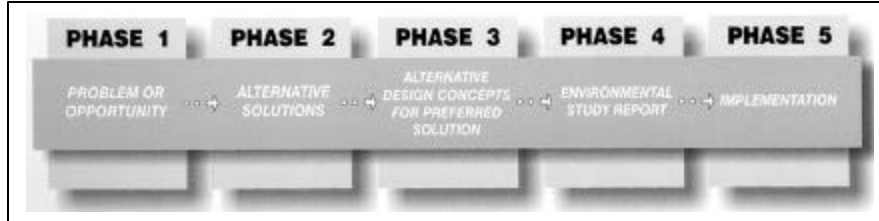
The West Don Lands planning team consists of:

- Urban Design Associates (UDA) with Joe Lobko Architect Inc. (Urban Design Services)
- Du Toit Allsopp Hillier (Parks and Public Space Design Services)



Canary Restaurant, Front and Cherry Streets





The Municipal Class EA Process – introduced at the Open House



Participants looking at the display boards during the Open House

- GHK International (Urban Planning Services)
- LEA Consulting (Transportation Planning Services)
- Earth Tech Canada (Municipal Services)

## 2. Environmental Assessment Open House

The Open House served as Phase 1 of the Municipal Class Environmental Assessment (EA) Process for West Don Lands. Participants reviewed a series of displays related to three areas that Municipal Class EA approvals are being sought, including:

- Transportation
- Water and Wastewater
- Stormwater

The West Don Lands Consultant Team was available at the Open House to answer questions and get feedback.

Participants were invited to comment on the displays and answer the following four focus questions:

1. Have the key issues and opportunities been identified? What changes would you suggest, if any?
2. Do you have any thoughts or feedback on the strategy and/or alternatives presented? What changes would you suggest, if any?
3. For the Environmental Assessment: Are the evaluation criteria sufficient to select a preferred solution? What changes would you suggest, if any?
4. Are there any additional comments and/or advice you would like to share?

Feedback from the Open House is included as Appendix B of this report. An EA Study Guide is also available at [www.towaterfront.ca](http://www.towaterfront.ca)

### 3. Presentations

John Campbell, President and CEO of TWRC, opened the meeting and welcomed participants. He explained that TWRC is committed to making West Don Lands an economically and environmentally sustainable community that will serve as a model for urban development around the world.

Nicole Swerhun, of Lura Consulting and project facilitator, reviewed the agenda for the evening. She noted that the focus of the discussion was to review and provide feedback on the design concept developed by the consultants.

Following the agenda review, Marc Hewitt, Vice President of Planning at TWRC, stressed that the decisions being made for West Don Lands have important impacts for the community itself and the broader City. He explained that one of TWRC's main goals is to provide housing for anyone who wants to live on the waterfront and to provide more than the City's minimum requirement for affordable housing.

Ray Gindroz, of Urban Design Associates, presented the work completed to date on the West Don Lands Precinct Plan, which included:

- Review results of dot exercise from Public Forum #1 on December 1<sup>st</sup>
- Discussion of overall planning context and current state of West Don Lands



Aerial view of possible West Don Lands Precinct Plan layout



Potential Design for Front Street with linear park





Possible Mill Street streetscape



Conceptual images of possible residential street

- Review of the Foundational Elements that were developed to guide creation of the West Don Lands Precinct Plan. The Foundational Elements are grouped into 4 main themes and include:
  1. Framework and Scale of Streets
  2. Flood Control and Character of Open Space
  3. Character of the Community
  4. Land Use
- Discussion of the two general concept options that have been developed and the main components of each option

Ray indicated that although the concept options have been developed, there are a number of specific options and issues that remain to be determined. The presentation concluded with a visual display of several artist renderings that showed how key areas of West Don Lands might look when fully developed.

## 4. Working Session

After the main presentation, participants were divided into four working groups to answer the following focus questions:

1. What are your general impressions of the precinct plan and design concepts?
2. What are the main strengths of the plan?
3. What are the main weaknesses of the plan?

Participants discussed the focus questions and reported their results to the full group. Following the reports, Nicole Swerhun asked participants if there were any final comments or questions they would like to share. A detailed listing of comments and questions is included as Appendix C.

Participants were also given workbooks to provide feedback on the Precinct Plan Principles and to answer the following focus questions:

1. What elements of the design concepts do you like? Identify the MOST appealing 3-5 elements (you “must haves”), and explain why you would like to see them in the West Don Lands Precinct Plan.
2. What elements of the design concepts would you change? Identify 3-5 elements that you would like the team to consider changing, and explain the reason behind your suggestion.
3. Are there any other elements that you would like to see added to the plans?
4. Is there anything else you would like to see done different? If so, what do you suggest, and why?

Participants were given until March 1<sup>st</sup> to submit their completed workbooks to Lura Consulting.



Parliament and Front Streets



Don River

# 5. Participants’ Feedback

This section presents an overview of feedback received from participants at the workshop – from group discussions, individual feedback, and workbooks submitted to the project team. Overall, participants thought the presentation was great with Ray Gindroz and the design team and TWRC receiving applause at the end of the session.

Participants identified elements of the concepts that they liked and elements that they would like to see changed. The table below provides an overview of the elements of the design concepts that participants seemed generally **COMFORTABLE** with, which elements received **MIXED** feedback and which elements participants generally felt need **CLARIFICATION** or **IMPROVEMENT**.

Elements of the design concept that participants generally seemed <b>COMFORTABLE</b> with (but need more detail and information)	Elements of the design concept that received <b>MIXED</b> feedback	Elements of the concept that participants generally felt need <b>CLARIFICATION</b> or <b>IMPROVEMENT</b>
<ul style="list-style-type: none"> <li>Overall Plan</li> <li>Neighbourhood Character</li> <li>Urban Design</li> </ul>	<ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Building Height and Density</li> <li>Transportation</li> </ul>	<ul style="list-style-type: none"> <li>Environment and Sustainability</li> <li>Housing</li> <li>Destination Features</li> <li>School Site</li> </ul>

The table that follows is a summary of comments from participants on the key elements of the design concept. Detailed feedback and advice are included as Appendix C.

OVERALL PLAN	Like	<b>Most said it is fantastic.</b> The plan is on the right track and was beautifully presented. It is a rigorous and intelligent plan that addresses a number of different issues. Excellent mix of land uses
	Suggestions/Concerns	<b>Some felt it is cautious.</b> Attractive plan, but it could make a much bolder statement and be more urban
NEIGHBOURHOOD CHARACTER	Like	<b>Like architectural variety and overall character.</b> Strong urban feeling with an excellent blend of street and block patterns. Very good connections to most adjacent neighbourhoods, but would like to see connections to Corktown improved.

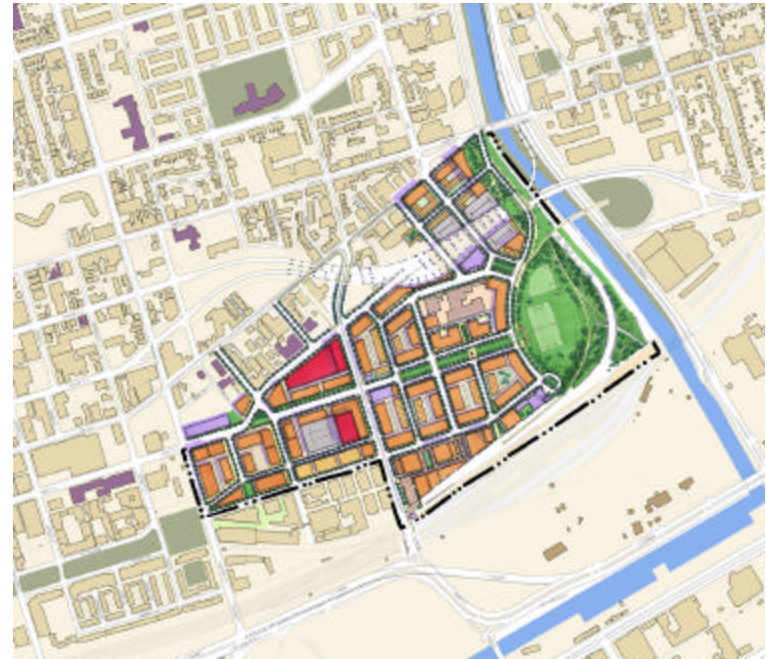


NEIGHBOURHOOD CHARACTER (CONTINUED)	Suggestions/ Concerns	<b>Continue to strengthen connections to the rest of the City, while ensuring West Don Lands becomes a unique community.</b> Commemorate the first provincial parliament site. There is concern that a physical barrier will be created south of Mill Street – need to address the “barrier effect” that might be created by the railways and new buildings. Consider making north-south streets wider to accommodate sidewalks, bike lanes, and trees.
PARKS AND OPEN SPACE	Like  Suggestions/ Concerns	<b>Like quantity and distribution of parks and open spaces.</b> Linking the school to the park is a good idea. Like the buffers that address the railways. Linking flood control needs with park requirements is good. <b>How will the berm/park be designed and will it have programmed uses (want more than soccer or baseball)?</b> Large park may be a security concern for women and the school. Some not sure how Linear park on Front St. will look and feel when built. Should consider using a different flood control technique – berm isn’t popular with some participants. The park doesn’t engage the river and there needs to be better connections to the waterfront
URBAN DESIGN	Like  Suggestions/ Concerns	<b>Great mix of architectural styles.</b> Like vistas of downtown core. Elements of streetscapes that create pleasant pedestrian experience, such as awnings, wide sidewalks, and design details, are really appreciated. Like building “step-backs” <b>Respect heritage, but develop the best designs possible for the 21<sup>st</sup> century.</b> Use different building construction technologies. Concern that Mill Street streetscape might lack sunshine.
BUILDING HEIGHT AND DENSITY	Like  Suggestions/ Concerns	<b>Building height and scale generally very good.</b> Mixed feelings regarding densities and 8 storey buildings along the park. <b>The City and developers must respect established height limits.</b> Concern that high buildings at south end of the site will cut off waterfront like at Harbourfront.
TRANSPORTATION	Like  Suggestions/ Concerns	<b>Very good access to transit.</b> Good sidewalks and focus on pedestrian routes and bike lanes. Like pedestrian bridge and transit across Don River. <b>Make Eastern Ave. the primary street for vehicles.</b> Concern Bayview Ave. will bring too much traffic into the community – should be pedestrian road. Richmond/Adelaide ramps not addressed. Would like clarification on parking strategy. Concern that Cherry St. spur line will divide the community (e.g. Spadina LRT line). Trinity/Eastern/Front intersection not addressed. Would like more pedestrian paths away from buildings and cars.

ENVIRONMENT AND SUSTAINABILITY	Like Suggestions/Concerns	<p><b>Like plan for ecologically friendly housing – need to make sure it gets built</b></p> <p><b>Did not see how sustainability will be incorporated into the precinct.</b> Concern that the linkage between the Oak Ridges Moraine and Lake Ontario will be severed. Would like to ensure that a sufficient corridor for wildlife is maintained between the upper Don River and Lake Ontario. Mixed opinion on whether or not public access at the edge of the Don River is dealt with appropriately. Would like more information regarding wastewater and sewage and plans detailing how the community will be self-sufficient. Composters should be placed in the park for condominium owners.</p>
HOUSING	Like Suggestions/Concerns	<p><b>Many pleased about TWRC's commitment to mixed income housing.</b></p> <p><b>Would like more information on plans for affordable housing program.</b> Where will the affordable housing go? What will the percentage of affordable housing be? How will affordable housing be built when land remediation costs will be high? Would like to see units be as large as 1,500 square feet.</p>
DESTINATION FEATURES	Like Suggestions/Concerns	<p><b>Like idea of monument, or entrance feature, at intersection of Front/Eastern/Trinity, but would appreciate more information on what this might be and look like.</b></p> <p><b>Make all of West Don Lands a monument to immigrants.</b> Create a monument to John Graves Simcoe. Eastern Avenue Bridge has great views of the City – make it a destination.</p>
SCHOOL SITE	Like Suggestions/Concerns	<p><b>School linked with other community facilities (i.e. the park and active recreational amenities).</b></p> <p><b>Concern that the school be built to meet demand without the use of portables.</b> Many felt that the large drop-off area in front of the school is too big. Mixed feelings about the location of the school – some would like to see it more centrally located. Consider developing an outdoor education program at this school.</p>

## 6. Next Steps

John Campbell thanked participants for their advice and indicated that feedback from the workshop will continue to guide the consultants and TWRC in developing the West Don Lands Precinct Plan. Input from this and future workshops, as well as other ongoing stakeholder consultations and the consulting team's independent work, will be used in coming months to refine the precinct plan layout and select a preferred option for West Don Lands. More information about this meeting will be available on TWRC's website: [www.towaterfront.ca](http://www.towaterfront.ca).



Draft Site Plan for West Don Lands



View of downtown core from West Don Lands



## APPENDIX A: List of Participants

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

### Organization, Participant

Absolute Location Services, Nadia Matwijiw  
Acres International, Mark Armstrong  
Bram Corp, Bram Westfall  
CB Richard Ellis, Erkki Pokonen  
CBC, John Keen  
CFOT, Cory Lemos  
Citizens of the Old Town, Rollo Myers  
City of Toronto, Al Resoski  
City of Toronto, Angus Cranston  
City of Toronto, Ann Larkin Tsinglou  
City of Toronto, Bill Snodgrass  
City of Toronto, Gregg Lineton  
City of Toronto, Jane Perdue  
City of Toronto, John Richard  
City of Toronto, Lorna Day  
City of Toronto, Myton Boyko  
City of Toronto, Nenbie Longkind  
City of Toronto, Nigel Tahair  
City of Toronto, Ted Tyndorf  
City of Toronto, Uwe Mader  
Community Bulletin, Frank Touby  
Consulate of Sweden, Lars Hendriksson  
Consultant to Transport Canada, Laurie Bruce  
Context Development, Alex Spiegel  
Crombie Park, Lorna Kingston

### Organization, Participant

Diamond and Schmitt Architects Inc., Charles Gagnon  
Diamond and Schmitt Architects Inc., Derek Newby  
Don Council, Don Cross  
Earth Tech, David Pratt  
Enoch Turner Schoolhouse, Catherine Raven  
Environment and Economy Coalition, Michael Rosenberg  
Envision Hough, David Leinster  
Funke North America Ltd., Kevin Cowden  
General Manager, Condo TSCC1430, Shelly Robinson  
Globe and Mail, John Mays  
Gooderham & Worts Neighbourhood Association, Alice Bartels  
Gooderham & Worts Neighbourhood Association, Julie Beddoes  
Gooderham & Worts Neighbourhood Association, Nada Bastasic  
High Park Community Advisory Group, Karyn Morris  
Hiwin, Brock Winterton  
KIA, W. Brack  
Kleinfeldt Consultants Ltd., John McGlone  
Little Trinity Church, Jonathan Mousley  
Little Trinity Church, Penelope Tyndale  
Metropolitan Community Church of Toronto, Reverend Brent Hawkes  
Ministry of Natural Resources, Bram Bosman  
Ministry of the Environment, Kathy Anderson  
Ministry of the Environment, Maya Gates  
MTW/MMM, S. Macartney  
N Barry Lyon Consultants, Adrien Hozak

## Organization, Participant

N Barry Lyon Consultants, Barry Lyon  
Nuko Inv., Murray Blankstein  
Ontario Association of Landscape Architects, Jim Vafiades  
Office for Urbanism, Harold Madi  
Old Town of York, Gerry Hagan  
OMCR, Doug Patton  
Ontario Realty Corporation, Garry Pringle  
Ontario Realty Corporation, Gary Waddington  
Ontario Realty Corporation, Naomi Irizamba  
Panthera, Norbert Coron  
PIR, Tom Broen  
Planning Student, Rebekah McGurran  
Planning Student, Office of Pam McConnell, Jennifer Laidley  
Planning Student, University of Toronto, Michael Fox  
Planning Student, University of Toronto, Raymond Young  
Planning Student, York University, Alejandra Gonzalez  
Plazacorp, Leslie Yager  
President, Condo TSCC1429, Heather Osolen  
Seneca College, Asish D'Souza  
Seneca College, Naveed  
Societe d'Histoire, Corrine Baranger  
SEDERI, Edward Nixon  
SEDERI, Hugh Francis Burns  
South Riverdale Community Health Centre, Paul Young  
SRE, Patrick Murdy  
St. Lawrence Neighbourhood Association, Ronny Yaron  
Strategic Institute, Lillian Chieh  
Task Force to Bring Back the Don, John Wilson  
The Diamante Group, Ian Cooper  
Toronto and Region Conservation Authority, Adele Freeman

## Organization (if any), Participant

Toronto and Region Conservation Authority, Steve Heuchert  
Toronto Bay Initiative, M. Haney  
Toronto Community Housing Corporation, Lizette Zunig  
Toronto Economic Development Corporation, Hon Lu  
Toronto Waterfront Revitalization Corporation, Chris Butryn  
Toronto Waterfront Revitalization Corporation, Gi Tany  
Toronto Waterfront Revitalization Corporation, Lisa Doyle  
TPT 2000 ONT, David J. Scott  
Tribute Communities, Lucy Stocco  
TTC, Wieslaw Chojnacki  
UMA Group, Dave Amm  
University of Western Ontario, Andrew Cooke  
Venice North Consortium, Reg Coates  
Venice North Consortium, Richard Stevens  
Watchorn Architect, Patrick Saavedra  
West Don Lands Committee, Cynthia Wilkey  
Wheel Excitement, Kevin Currie  
WZMH Architects, Hatice Yazar  
York University, Armit Grewal  
York University, Arianne Purves  
York University, Asutosh Kapadia  
York University, Hena Kabir  
York University, Michael Layton  
Adam Vasilevich  
Allan Parke  
Allan M. Vatcher  
Andrew Teansie  
Ann White  
Arleen Farnum

**Organization (if any), Participant**

Barry Gula  
Bill Liang  
Bruna Nolta  
Carrara  
Charles Braive  
Chris Gort  
Clay McFayden  
Dalton C. Shipway  
Danie Haneguard  
Dave Oliver  
David Grawton  
David Hanna  
David Moore  
Derek Goring  
Donald Wong  
Ewa Jarmicka  
Farnaz Maddah  
Georgette Davidson  
Gillian McLeod  
Hal Lippert  
Ian Russell  
J. MacMillan  
Jack Brannigan  
Jessica Bartels  
Joanne McCran  
John Guido  
Josephine Dinoi  
Klaus Dunber  
Larry Moore  
Lizete Cooke

**Organization (if any), Participant**

M.A. Presler  
Maria Caua (Dr.)  
Marvut Dunker  
Mary Myaz  
Mary Vitale  
Michael Reio  
N. Cochrane  
Nandeep  
Nihal Jaynardene  
R. Theon  
Rassia V  
Rob Short  
Rocco Dinoi  
Sangita Manandhan  
Sara Winnett  
Stan Hutchings  
Stefan Dubawksi  
Steve Huans  
Stig Harvor  
Terry Fahey  
Wayne Fairclough



### **Toronto Waterfront Revitalization Corporation**

John Campbell, Toronto Waterfront Revitalization Corporation

Marc Hewitt, Toronto Waterfront Revitalization Corporation

Kristin Jenkins, Toronto Waterfront Revitalization Corporation

Robert Fung, Toronto Waterfront Revitalization Corporation

Tanya Hardy, Toronto Waterfront Revitalization Corporation

Joe Berridge, Urban Strategies Inc.

Pino Di Mascio, Urban Strategies Inc.

### **West Don Lands Consultant Team**

Michael Kirkland, Kirkland Partnership

Lisa Prime, Marshall Macklin Monaghan

Sharon Lingertat, Marshall Macklin Monaghan

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

Werner Wichman, Earth Tech Inc.

John Gladki, GHK International

Angela Gibson, LEA Consulting

Dave Saunders, LEA Consulting

### **Facilitator's Office**

Dave Dilks, Lura Consulting

Jonathan Gouveia, Lura Consulting

Nicole Swerhun, Lura Consulting

Jeff Evenson

## APPENDIX B: Environmental Assessment Open House

This section presents detailed feedback received from participants at the EA Open House session. The comments came feedback forms that were given to Open House participants. The feedback is organized around 4 main issues: the overall EA Process, Transportation, Stormwater, and Water and Wastewater.

EA PROCESS		
1. Are the evaluation criteria sufficient to select a preferred solution? What changes would you suggest, if any?		2. Are there any additional comments and/or advice you would like to share?
<ul style="list-style-type: none"><li>▪ Walked along the river and found a lot of rubbish. Few people walk there. It seems that the riverside has become the forgotten part of our City. I believe a little more investment would make this belt become a positive space, full of energy.</li><li>▪ Air quality? Re-evaluate the affects on the range of alternative proposed solutions.</li></ul>		<ul style="list-style-type: none"><li>▪ How does the West Don Lands precinct fit into existing context and proposed lower Don naturalization where flood protection area is not obvious.</li><li>▪ Show the integration of the two EA study areas (Lower Don and West Don Lands) and how they relate to each other.</li></ul>
WATER AND WASTEWATER		
1. Have the Key Issues been Identified? & Suggestions	2. Feedback on Strategy & Suggestions	3. Additional Comments
<ul style="list-style-type: none"><li>▪ Capture surface water for irrigations/grey water uses.</li><li>▪ Overwhelming to try to make sense of.</li><li>▪ Opportunities to change to “business unit” under water services combining water and wastewater division. This should be passed by City Council to allow for disengagement from main sewer if all standards are met. This would allow greater capacity and less load on the main treatment plants.</li></ul>	<ul style="list-style-type: none"><li>▪ Contain and reuse or treat wastewater on site (grey water, some sewerage).</li><li>▪ Low flush/low use appliances.</li></ul>	

TRANSPORTATION		
1. Have the Key Issues been Identified? & Suggestions	2. Feedback on Strategy & Suggestions	3. Additional Comments
<ul style="list-style-type: none"> <li>A range of high quality transportation options not a high quality range.</li> <li>Why present the capacity of the street network? Should it be increased? Or decreased?</li> <li>Bike lanes under train tracks on parliament etc.</li> <li>According to the info on the boards the construction of new roads will not affect the natural environment. Road widening and new roads will affect the natural environment (air quality/water/vegetation etc).</li> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>Connect Don trail to Bayview/Front or Eastern Avenue.</li> <li>How does the Don bikeway or other bike opportunities relate to analysis?</li> <li>The new road and road widening alternatives would surely have some kind of impact on air quality and noise, because of increased cars on the site. If bicycle paths have a positive impact, then negative impacts of cars should be noted.</li> <li>Use a do nothing option for each type of activity – e.g. do road realignment but do nothing for road widening</li> <li>Add more detailed options e.g. Streetcars with no right of way</li> <li>Streetcars in right of way should be rated as bad for pedestrians</li> </ul>	<ul style="list-style-type: none"> <li>Accommodate some market demands for land use but also create a variety of those demands.</li> <li>Some historic buildings.</li> <li>Please provide a digital or hard copy of board showing West Don Lands existing transportation context</li> <li>Matrix rating system doesn't allow real comparison of which option is best – tends to de-emphasize the more important criteria or higher impact actions</li> </ul>
STORMWATER		
1. Have the Key Issues been Identified? & Suggestions	2. Feedback on Strategy & Suggestions	3. Additional Comments
<ul style="list-style-type: none"> <li>Explore opportunities of improving groundwater infiltration across the site</li> <li>Yes. Ensure that stormwater is not exposed, but put underground.</li> <li>Property by-law permission to develop individual stormwater storage, purification and recycling units on property.</li> </ul>		<ul style="list-style-type: none"> <li>Stormwater is a very large resource. Let's not waste it!</li> </ul>



## APPENDIX C: Detailed Feedback and Advice

This section presents detailed 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 around 10 main themes that emerged based on feedback received from participants.

OVERALL PLAN	
Positive Feedback	<p>On the right track</p> <p>Beautifully presented</p> <p>Overall fantastic!</p> <p>Starting off right conceptually</p> <p>Excited</p> <p>Practical</p> <p>Impressed with how plan dealt with a number of factors</p> <p>Rigorous and intelligent plan</p> <p>Like mixed use and mixed scale of buildings</p> <p>Like that it will attract mixed incomes!</p> <p>Eastern Ave. bridge commands a spectacular view of downtown - could be a good spot for a restaurant</p> <p>Amazing process of integrating stakeholder ideas into a vision! Consultant groups worked very well together.</p>
Suggestions, Concerns, New Ideas, Other Comments	<p>More information on type and form of employment is required</p> <p>There should be more commercial/retail at the south end of Trinity Street. Having it just on Front St. is dull and won't attract pedestrians</p> <p>Would like to see some real functional live/work space added to the plan, especially since many small businesses will be displaced!</p> <p>A boring plan</p> <p>A cautious solution that could be much bolder</p> <p>Think of the Don River as a watershed ecosystem and then make all other plans to support it</p> <p>How will the development of West Don Lands impact existing residents in adjacent surrounding communities?</p> <p>More private developers should be at the table now</p> <p>You will be displacing several industrial uses in the area. How will you deal with relocating them? You should have a consultation with the area's economic players.</p> <p>There needs to be places for religious worship – churches, mosques, and synagogues</p> <p>Don't forget community amenities, such as libraries and clinics</p>

NEIGHBOURHOOD CHARACTER	
Positive Feedback	<p>Like variety and different character throughout the precinct</p> <p>Like how different styles from adjacent neighbourhoods are integrated into West Don Lands</p> <p>There are very strong connections to surrounding neighbourhoods</p> <p>It's a good environment for families</p> <p>Like elements of real life community</p> <p>Reinforces the idea of Toronto as a city of neighbourhoods</p> <p>Diversity of blocks and buildings types is great</p> <p>Very good blending of street patterns and city blocks</p> <p>Like richness of street life and potential for a variety of experiences</p> <p>Emulation of old street pattern</p> <p>Like that you included historical buildings, such as the Canary Restaurant.</p>
Suggestions, Concerns, New Ideas, Other Comments	<p>Sense of a physical barrier created by tall buildings on the south side of Mill St. that will cut the community off from Lake Ontario</p> <p>Connections with other neighbourhoods - especially Corktown</p> <p>The site of Ontario's first parliament building is not addressed</p> <p>Does this development say anything about the city of Toronto to put it on the map?</p> <p>Consider using existing buildings for new activities</p> <p>"Soft Urbanism" could be denser and more urban</p> <p>The image of the grocery store at Front and Cherry Sts. looks like a big-box store</p> <p>North-south streets seem too narrow to sustain a healthy streetscape with sidewalks, bikes, trees, etc.</p> <p>Limit the use of glass curtain walls and concrete – People need privacy</p>
PARKS AND OPEN SPACE	
Positive Feedback	<p>Like green space in flood control areas</p> <p>Like the large park on the east side of the site</p> <p>Like the idea of soccer field and green space facing toward the city</p> <p>What about a combined berm and stormwater management pond or just a stormwater management pond without the berm?</p> <p>Like the amount of open space</p> <p>Like the linkage between the park and the school site</p> <p>Buffer areas address the railways</p> <p>Like the green roof parking structure along the railway line</p> <p>Like distribution of green spaces</p>

<b>PARKS AND OPEN SPACE (CONTINUED)</b>	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>What about making the berm a natural space? (e.g. woodlot, forest, or swamp, instead of a soccer field)</p> <p>We need more information about the slope of the berm</p> <p>Consider a combined berm and stormwater management facility or just a stormwater management facility</p> <p>Mixed feelings about the linear park along Front Street</p> <p>Linear Park along Front Street doesn't look like Parisian boulevard</p> <p>Won't the berm limit access to the Don River? It separates the community and the river</p> <p>Other options with flood control should be explored</p> <p>Consider the berm design that was proposed in 1994 for the Toronto Waterfront Regeneration Trust</p> <p>What about a water feature on the linear park? The park doesn't engage the Don River</p> <p>Make a strong decision about what the park should be – not sustainable for general uses. Consider programming uses like Riverdale Park</p> <p>Be open minded about the types of active recreation that will be accommodated – not just soccer or baseball</p> <p>The Don River is a huge asset that has been overlooked</p> <p>Park along Don River doesn't provide pedestrian walkways</p> <p>Create a larger park on the east side of the site</p> <p>There should be more southern connections to Lake Ontario</p> <p>Concerned about dogs going in the Don River</p> <p>Consider installing pop-up urinals around attractions like in London, England</p> <p>West Don Lands could support a harness racing facility and large scale water/fountain show like in Las Vegas</p>
<b>URBAN DESIGN</b>	
<b>Positive Feedback</b>	<p>Really like the variety of building types and how the scale of the streets works well with the scale of the buildings</p> <p>Like streetscapes with awnings and overhangs to protect pedestrians from inclement weather</p> <p>This level of detail is missing in St. Lawrence and East Bayfront areas</p> <p>Like building step-backs</p> <p>Designs have big impact!</p> <p>Like wide sidewalks by grocery store</p> <p>Variety of housing/building styles</p> <p>Vistas of downtown core are great</p> <p>Like variety of architecture</p>
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Don't be too worried about concerns of buildings being too "pseudo" Victorian</p> <p>Tie in the look of the Canary Restaurant to new architecture</p>

<b>URBAN DESIGN (CONTINUED)</b>	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>There should be more 20<sup>th</sup> century buildings</p> <p>Use different affordable building construction technologies i.e. straw bales and hiping containers</p> <p>Uncertain about the proposed character of Front Street</p> <p>Push buildings back a little bit</p> <p>This is the plan's best representation - will it be good on a winter day?</p> <p>Mill Street streetscape lacks sunshine!</p>
<b>BUILDING HEIGHT AND DENSITY</b>	
<b>Positive Feedback</b>	<p>Good mix of building heights</p> <p>Scale and massing generally good</p>
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Established height limits must be respected</p> <p>Tall buildings should be on both sides of the street</p> <p>Uncertain about how the linear park along Front St. will look and feel</p> <p>Like densities but should be more dense and more intensely urban</p> <p>High buildings at south end of the site cut off waterfront, just like at Harbourfront</p> <p>Densities south of Front St., especially Mill St., seem too high – this will cast a shadow over the site!</p>
<b>TRANSPORTATION</b>	
<b>Positive Feedback</b>	<p>Site will have good transit access</p> <p>Like proposal for a pedestrian bridge across the Don River</p> <p>Good pedestrian access throughout the site</p> <p>Like the plan for the streetcar loop on Cherry St.</p> <p>Like the plan to include bike lanes</p>
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Eastern Ave. should have sidewalks on both sides</p> <p>Any planning measures to minimize vehicular traffic?</p> <p>Make it safe for cyclists to move back and forth across the Don River and especially crossing Lakeshore Blvd./Gardiner Expressway</p> <p>Improve connections for cyclists with the east and north, especially the Queen St. bridge</p> <p>Need a safe pedestrian route from residential areas to King streetcar line</p> <p>Streetcar spur line may be impractical - streetcars require 2,000 people/hour</p> <p>Would like to see local traffic accommodated, but not too much through traffic</p> <p>Eastern should be the primary vehicular street. Front should be pedestrian oriented street. Eastern should be the conduit to Bayview Ave. for cars</p> <p>Consider allowing direct access between Eastern and Bayview Aves.</p>

TRANSPORTATION (CONTINUED)	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Use roundabouts rather than 4 way crossings</p> <p>Bayview Ave. should be pedestrian only</p> <p>Mixed reaction to where Bayview Ave. should end (i.e. Front St. or further north?)</p> <p>Road around park should be pedestrian only</p> <p>Need more paths away from buildings and cars</p> <p>Need more information about parking strategy</p> <p>No mention of walking paths – don't want just sidewalks!</p> <p>Richmond/Adelaide flyovers are not good and have not been dealt with</p> <p>Intersection of Trinity St., Eastern Ave., and Front St. needs more work</p> <p>Make sure transit spur line on Cherry Street isn't like Spadina line - it's a barrier for pedestrians and splits the neighbourhood</p> <p>Use propane buses!</p> <p>There might be too much traffic travelling down Bayview Ave. by the school site</p> <p>Will there be above grade multi-storey parking garages in West Don Lands?</p> <p>David Miller promised an inclusive city – we should include land uses for all types of transport, including the car</p>
ENVIRONMENT AND SUSTAINABILITY	
<b>Positive Feedback</b>	Like ecological housing – make sure it happens
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Don't sever linkage between Lake Ontario and the Oak Ridges Moraine - we need a wildlife corridor</p> <p>Consider having the Don River flow through the park along its original course</p> <p>There should be dense re-vegetation along the river's edge, with multiple points of access</p> <p>Put composters in the park and make it an environmentally friendly place – will help condo dwellers compost!</p> <p>Mixed feelings about the treatment of the edge of the Don River</p> <p>There wasn't much said about sustainability, but there was a lot land and streets</p> <p>There should be a graduated habitat strategy (i.e. very dense vegetation along the edge of the Don, becoming less dense further away)</p> <p>Make it even less car friendly and more aggressively sustainable</p> <p>Environment and sustainability strategy should be explicitly outlined at the next meeting!</p> <p>How about building green roof parks?</p> <p>What about wastewater and sewage? What about food production? How will this community be self-sufficient?</p>
HOUSING	
<b>Positive Feedback</b>	<p>Like stated commitment to mixed income housing</p> <p>Like "Paris" or "New York" style housing along Front St.</p>



<b>HOUSING (CONTINUED)</b>	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Not enough said about how affordable housing will be integrated into the community</p> <p>Make affordability, true affordability</p> <p>Affordable housing should include large units as well (i.e. at least 1,500 square feet)</p> <p>How will you achieve affordable housing goals when land remediation costs are high?</p> <p>How will the amount and location of different types of housing be determined?</p> <p>6,000 housing units are too many!</p> <p>Hope housing is family friendly</p>
<b>DESTINATION FEATURES</b>	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>West Don Lands should be a monument to a city of immigrants</p> <p>Provide a decent setting to celebrate Black history in Corktown</p> <p>Family and tourist entertainment and recreation facilities should be included in West Don Lands (e.g. 8-10 acre lake, or a track)</p> <p>Why not create a monument to John Graves Simcoe?</p> <p>Intersection of Eastern Ave. and Front St. does not have a monument - this should be addressed</p>
<b>SCHOOL SITE</b>	
<b>Suggestions, Concerns, New Ideas, Other Comments</b>	<p>Will the school be built to accommodate projected enrolment without using portables 5 years after it is built?</p> <p>There is an opportunity for outdoor education at the school site</p> <p>The school should be more centrally located</p> <p>Big car drop-off area in front of the school is absurd</p>