



TORONTO WATERFRONT
REVITALIZATION CORPORATION

WEST DON LANDS PRECINCT PLANNING SUMMARY OF PUBLIC FORUM #3



May 6, 2004

This report was prepared by Lura Consulting. It presents the key discussion points and outcomes from the May 6, 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 #3

MAY 6TH, 2004, 5:00 – 9:30 P.M.

STONE DISTILLERY ROOM, DISTILLERY DISTRICT, 55 MILL STREET, TORONTO

1. About Public Forum #3

Public Forum #3 was the final 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:

- **present and seek feedback on the draft West Don Lands Precinct Plan; and**
- **to seek feedback on the infrastructure proposed to support the Precinct Plan**

Approximately 170 people participated in the meeting and 148 registered. The list of participants who registered is attached as Appendix A.

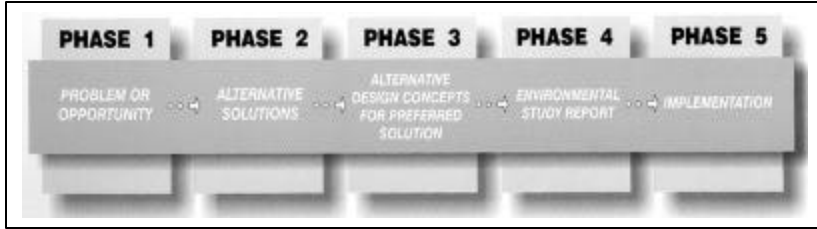
The format of the public forum consisted of an Environmental Assessment Open House from 5:00 – 7:00 p.m., and a presentation and facilitated discussion from 7:00 – 9:30 p.m.

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



Aerial view of West Don Lands



Municipal Class EA Process



Participants looking at display boards

2. Environmental Assessment Open House

The Open House served as Phase 3 of the Municipal Class Environmental Assessment (EA) Process for West Don Lands. Participants reviewed a series of displays related to four areas that Municipal Class EA approvals are being sought. Participants were invited to provide comments on the proposed infrastructure, including the design alternatives for:

- Water
- Wastewater
- Stormwater
- Transportation

The West Don Lands Consultant Team was available at the Open House to answer questions and get feedback. Feedback from the Open House is included as Appendix B of this report. An EA Study Guide is also available at www.towaterfront.ca

3. Public Forum: Welcoming Remarks

Nicole Swerhun of Lura Consulting welcomed participants and reviewed the purpose of the meeting and the agenda for the evening.

Following the agenda review, Robert Fung, Chair of TWRC, made welcoming remarks and explained that the draft West Don Lands Precinct Plan puts into action the key principles underlying waterfront revitalization, which includes:

- High Quality Urban Design
- Sustainable Development
- Attractive and Affordable Communities

Mr. Fung said construction can and will start in West Don Lands early next year. He explained TWRC is committed to making Toronto's waterfront both a national and global model for sustainability and that West Don Lands represents the first opportunity to achieve this goal.

Finally, he thanked representatives from the City of Toronto and its agencies, the provincial government, the Ontario Realty Corporation, stakeholders, and members of the public who worked with TWRC to develop the plan.

After Mr. Fung made his remarks, both Councillor Pam McConnell, Ward 28 Toronto Centre-Rosedale, and Elaine Baxter-Trahair, City of Toronto Waterfront Project Director, welcomed participants and expressed their respective support for the draft West Don Lands Precinct Plan.

4. Update on East Bayfront and Commissioners Park

Marc Hewitt, Vice President of Planning at TWRC, provided a brief update on the planning process for both East Bayfront and Commissioners Park. Regarding East Bayfront, he explained that the planning process has been slowed down to re-examine several key issues, including:

- **Water's Edge**
- **Building Height**
- **Size and Distribution of Parks and Open Space**
- **Number and Height of Towers**

When each of these issues has been addressed, TWRC submit the recommended Precinct Plan to the City for approval.

With respect to Commissioners Park, Marc said TWRC was considering two design concepts. Following input from an April 13th Public Forum and a



Participants looking at display boards



Canary Restaurant

web-based survey, TWRC has decided to proceed with the “Camouflage Park” concept. This concept offers several benefits:

- **Integrated and flexible multi-use space**
- **A series of “rooms” separated by natural areas and picturesque landscapes**
- **Diverse designs**
- **Interesting natural and aesthetically pleasing elements**

The second public forum for Commissioners Park will be held on June 15th. Participants at that meeting will see:

- **The refined concept design**
- **Park programming elements**
- **Visual display of project work**
- **Park imagery**

5. Overview of Municipal Class Environmental Assessment (EA) Master Plan

Marc Hewitt explained that TWRC and the City of Toronto are joint proponents in a Municipal Class EA Master Plan process for West Don Lands. Municipal Class EA Master Plans integrate precinct planning with environmental assessment planning for infrastructure. Infrastructure projects that are part of this process include:

- **Transportation – new roads, road expansions, road closures, and related facilities**
- **Water supply**
- **Wastewater collection**
- **Stormwater management**

Marc stated that an important part of this public forum is to receive input and feedback on the EA Master Plan from the public. He encouraged participants to:

- **Review the presentation boards**
- **Ask questions**
- **Fill in the comment form and send them back to TWRC**

6. Presentation of the West Don Lands Precinct Plan

Ray Gindroz, of Urban Design Associates, presented the draft West Don Lands Precinct Plan, which included:

- Review of the feedback received from Public Forum #1 on December 1st and Public Forum #2 on February 12th
- Discussion of the overall planning context and current state of West Don Lands
- Review of the design process and how input from the community helped shaped the draft Precinct Plan
- Explanation of the components of the plan, including:
 1. **Building sizes, architectural styles, and densities**
 2. **Land use**
 3. **Character and design of districts within West Don Lands**
 4. **Character and scale of streets**
 5. **Flood control and character of open space (presented by John Hillier of du Toit Allsopp Hillier)**

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.



Public Forum #3 Working Session



View of downtown from West Don Lands

7. Implementation Strategy

Following Ray's presentation of the draft West Don Lands Precinct Plan, Marc Hewitt provided an overview of TWRC's strategy for ensuring the plan gets built. Marc's discussion addressed the following four issues:

1. Development Phasing
2. Affordable Housing
3. Sustainable Development
4. Community Services

8. Working Session and Participants' Feedback

After the presentations, participants worked at tables in small groups to answer the three focus questions. Participants were given workbooks to record their responses to the following questions:

1. **From your perspective, what are the 3-5 most important features of the West Don Lands Precinct Plan? Why?**
2. **Do you have any concerns as the West Don Lands Precinct Plan moves forward? If so, what are they? And how could your concern(s) be addressed?**
3. **Do you have any comments on the infrastructure proposed to support the West Don Lands Precinct Plan as presented through the Environmental Assessment Process?**

After the working session participants were asked to share some of their responses with the larger group. Nicole Swerhun of Lura

Consulting facilitated the discussion and Jonathan Gouveia of Lura Consulting recorded the responses, which were projected onto a screen.

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. Participants identified elements of the concepts that they liked and elements that they would like to see changed. Participants were given until May 14th to submit their completed workbooks to Toronto Waterfront Revitalization Corporation. A detailed listing of comments and questions is included as Appendix C.

Focus Question #1: From your perspective, what are the 3-5 most important features of the West Don Lands Precinct Plan? Why?

Participants identified the features of the West Don Lands Precinct Plan they considered most important. The features of the plan that received the most support can be grouped into the following categories:

- **Parks and open space**
- **Connections to adjacent communities**
- **Street pattern**
- **Urban design**
- **Mix of housing types and styles**
- **Housing affordability**
- **Sustainability**

Important Features

The list below is a sample of specific comments provided by participants.

- Extension of greenspace into community with tree lined streets
- Good mix of small and small green spaces
- Connectivity of the large park with Commissioners Park and the Don Valley
- Connections and linkages to the rest of the City



Front Street with linear park



Mill Street

- Good extension of the city grid into the new community
- Feeding all local streets toward the park
- Like the stress on design excellence
- Good solution to the Richmond/Adelaide fly-over
- Diversity of building types, styles, and heights
- Mix of affordable and market housing

Focus Question #2: Do you have any concerns as the West Don Lands Precinct Plan moves forward? If so, what are they? And how could you concern(s) be addressed?

Participants identified their concerns and were encouraged to provide recommendations for addressing them. The most frequently cited concerns can be grouped into the following categories:

- **Building heights** – particularly at Parliament and Mill Sts.
- **Affordable Housing** – whether it will get built as planned
- **Development Controls and Implementation** – how will TWRC and the City of Toronto maintain control during and ensure the precinct is built as planned?
- **Cherry St.** – concern that a transit right-of-way will divide the community

The table below highlights the some of the main concerns and recommendations provided by participants.

Concern

Recommended Action

<ul style="list-style-type: none">▪ Affordable housing that is large enough for families	<ul style="list-style-type: none">▪ Include larger apartments as well as other kinds of housing
<ul style="list-style-type: none">▪ High-rises along the railway at Cherry St. They seem to create too much of a wall of buildings	<ul style="list-style-type: none">▪ Orient them in a north-south direction rather than east-west
<ul style="list-style-type: none">▪ The northeast corner of Mill St. at Parliament St. should not be high-rise. There will be too much density of built form	<ul style="list-style-type: none">▪ Build townhouses instead
<ul style="list-style-type: none">▪ The proposal to widen Cherry St. It breaks up the attempt to build community and intimacy	<ul style="list-style-type: none">▪ Keep the existing width
<ul style="list-style-type: none">▪ The City's propensity for permitting alterations to the Official Plan	<ul style="list-style-type: none">▪ A design review panel sound like a good idea. It seems to work well in Vancouver
<ul style="list-style-type: none">▪ Mechanisms for control of development	<ul style="list-style-type: none">▪ TWRC has to have more than an advisory role in determining what sort of development will take place
<ul style="list-style-type: none">▪ That the planning guidelines be followed and not compromised	<ul style="list-style-type: none">▪ Ensure a strong regulatory body and continue to involve community members

Focus Question #3: Do you have any comments on the infrastructure proposed to support the West Don lands

Participants provided comments on infrastructure for water, wastewater, stormwater, and transportation. Please see Appendix C for responses to this question.

9. Next Steps

Nicole Swerhun thanked participants for their advice and indicated that feedback from the workshop will continue to guide the consultants and TWRC in refining the West Don Lands Precinct Plan. More information about this meeting will be available on TWRC's website: www.towaterfront.ca.



Front Street and Eastern Avenue

APPENDIX A: List of Participants

The following is a list of participants who signed in at the workshop by name and organization (if any)

Aevon Kothiringer, The Voice	Corinne Yap, Student, University of Toronto
Al Kably, University of Toronto	Curtis Pokrant
Al Rezosk, City of Toronto	Cynthia Wilkey, West Don Lands Committee
Al Shaw	Dalton C. Shipway
Alex Bartlett	Dan R. Ladico, Dakstar Group Ltd
Allan M. Vatcher	David O'Hara, City of Toronto
Andrew Hope, Ontario Public Service	David Sears
Andrew Simpson	David Sijam
Andrew Stewart	David White
Anna Prodaneu, TBI	Dieter Viereck
Arleen Farnum	Don Cross, Don Watershed Council
Arthur Potts, Shoreline Studios	Don Haley, TRCA
Barry Gula, Toronto Community Housing Corporation	Don McKinnon, Dillon Consulting
Barry Lyon, N Barry Lyon	Don Sinclair
Brad Elliot	Don Vetere, Zeidler
Brian Johnson	Edward Nixon, SEDERI
Brian Lee, Brian Lee Architects	Elgin Wolfe, Rae Bros Development
Brian O'Neil	Elmar Howarth
Browyn Krog, Wittington Properties	Eric Macklin
Bruce Semple	Erkki Pukonen, CB Richard Ellis
Brule Seignoret, Old Toronto Photographer	Gary Short, City of Toronto
Bruno Nota, GWNA	Gene Dester
Catherine Raven, Enoch Turner School House	George & Anne Hume, GWNA
Cathy Pickett	George Boir, Marsh Canada
Charles Braive	Graham Mudge
Cheryl MacDonald	Greg Buy

Gregg Linden, City of Toronto - Planning
Guillermo Rojas
Hal Lippert
Harold Madi, Office for Urbanism
Hon Lu, TEDCO
Ian Russell
Ian Wheal, Ontario Society for Industry
J. Bartels
J.D. Hannah, City of Toronto
Janet Hyer
Jason Wu, Walker, Nott, Dragicevic
Jeff Evenson
Jeff Steiner, TEDCO
Jennefer Tardley
Jerry Gain
Jim Dalziel
Jim Donney
Joanne Lam
John Bentley Mays, Globe and Mail
John MacMillan
John Richard, City of Toronto
John Stephenson, FVB Energy
John Wilson, Bring Back the Don
Jorgen Lauritzen
Julie Beddoes, GWNA
Karyn Morris, High Park CAC
Ken Thai
Kevin Currie
Kevin Hubert, Cimco Refrigeration
Larry Field, TRCA
Lester Brown, GWNA
Lillyann Goldstein

Lisa Doyle, Toronto Waterfront Revitalization Corporation
M. Fortin
Mac Makarchuk
Macklin Hancock
Margaret Buchinger, Don Watershed Council
Marilyn Lake, Corktown Business Assoc.
Mario Silva, TDSB
Mark Ciavarro
Mark Gillham
Mark Hakda
Mark, Ontario Realty Corporation
Mary Donnelly
Mary Vitale
Matt Wootton
McCormack Architects
Megan Ham, Conservative Party
Michael Fox, Citizens for the Old Town
Michael Shapcott, New Democrat
Mike Azulay
Natasha Bartels, GWNA
Oliver Jerschow, Urban Strategies
Paul Dewan
Paul Smith
Paul Young, SRCHC
Penelope Tyndale, GWNA and Little Trinity Church
Peter Lukas, Shonline Ltd
Peter Milligan
Ray Barton
Rebekah McGurran, York University
Richard Mirka
Richard Stevens
Rick Comacchio

Rob Wanless, Marshall Macklin Monaghan
Robb Webb, Marshall Macklin Monaghan
Robert G. Holmes
Rod Taylor
Rollo Myers, Citizens for the Old Town
Ron Vida
Ronny Yaron, St. Lawrence Neighbourhood Association
Scott Armstrong, Little Trinity Church (and GWNA)
Seymour Iseman
Shelley Robinson,
Shirley Hartt, Enoch Turner Schoolhouse
Stan Hutchings
Stephen Lalonde, University of Toronto
Stephen Seaborn, GWNA
Steve Heuchert, Toronto & Region Conservation
Steve Talskey
Stig Harvor, SLNA
Sue & Les Varmai, Arawak Environmental
T. Fahey
Ted Bowering, City of Toronto - WES
Terry Huska, Toronto Plating
Terry Loritz, CSR
Tim Donaghley
Todd Ross
Vivien Lee, du Toit Allsopp Hillier
W. Buckwalder
Wayne Purdon, TRI-Main Development
Winnie Caplan
Yvonne Parbi, GWNA

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 from feedback forms that were given to Open House participants. The responses address the question; **do you have any comments on the proposed infrastructure, including the design alternatives for: water, wastewater, stormwater, and transportation?** **Please note that the West Don Lands Public Forum #3 Workbook also featured a question related infrastructure. Responses to that question may be found with other questions in the workbook in Appendix C: Detailed Feedback and Advice.**

Water	Stormwater
<ul style="list-style-type: none"> ▪ Use rooftop collectors & green roofs ▪ The park should relate to water's edge - both visually and functionally ▪ Why use a berm when a seawall with a promenade flanking Bayview would be visually appealing? ▪ Use multiple ponds to contain all types of water (I.e. water, wastewater, and stormwater) 	<ul style="list-style-type: none"> ▪ Use overland flow routes ▪ Use curbless roads ▪ The riverside park should be in the flood plain
Wastewater	Transportation
<ul style="list-style-type: none"> ▪ Grey water should be used on green rooftops 	<ul style="list-style-type: none"> ▪ Don't widen Cherry St. ▪ It isn't necessary to widen Cherry St. ▪ Do not like the plans to widen Cherry St. to accommodate a transit way. Cherry St., between King and the embankment is already too wide. We are looking for ways to knit this area back into the community and to create a strong new neighbourhood. The proposed width of Cherry St. seriously impairs the coherence and intimacy we are hoping to establish. This needs to be reconsidered and subject to more consultation
Additional Comments	
<ul style="list-style-type: none"> ▪ Your green buildings could be made greener (I.e. consume about 1/2 the energy) if you incorporate integrated energy systems (district, heating/cooling, etc). This would require an energy plan and should be part of the EA process 	

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.

Question 1. From your perspective, what are the 3-5 most important features of the West Don Lands Precinct Plan? Why?	
Table	Comments
1	<p>Having West Don Lands related to the areas around it, both through street and other types of connections and styles of architecture</p> <p>Development of Front St. into an important and attractive street</p> <p>Keeping the important heritage buildings</p> <p>Connection of the Major park to surrounding area, plus links across the Don River to Riverdale</p> <p>Mixture of residential and commercial uses</p> <p>Dense residential and commercial areas achieved in ways other than with a large number high-rises</p> <p>Park space with connection to the Don River</p> <p>Diversity of building types and uses</p> <p>Like the scale and density</p> <p>Linkage with surrounding communities through roads, views, and building types</p> <p>The Gindroz team!</p> <p>The tree canopy is great</p> <p>Respect for heritage elements to instill a "long-term" community, not a disposable development</p> <p>Extension of greenspace into community with tree lined streets</p> <p>Love the lanes and pedestrian sight lines</p> <p>The diversity of development which creates interesting and unique spaces</p> <p>Focus on sustainable design</p> <p>The resolution of the parking garage issue</p> <p>Like the stress on design excellence - it is exciting to think we could control and direct really well designed and planned areas</p> <p>Open space and strong natural area - the development of the flood plain is well treated and should be an exciting place to play. One concern is that the connections below the tracks may be dangerous</p> <p>Bayview Ave. /Mill Street treatment is great. It's a huge improvement</p>

Table	Comments
2	<p>Green wildlife corridor is essential - Lake Ontario should be linked to the Oak Ridges Moraine through the Don River Valley. It should function as a link for deer; could start with target species such as: coyote, red fox, and muskrat</p> <p>Need to improve the bicycle trail, especially the dangerous railway underpass</p>
3	<p>Streets all feeding into the main park</p> <p>Connectivity of the main park with Commissioners Park and Don Valley</p> <p>Creation of Natural area around Don River</p> <p>Street alignments and block pattern</p> <p>Good location for large park</p> <p>Pedestrian bridges across the Don River</p> <p>Good solution to the Richmond/Adelaide fly-over</p> <p>Preserve all heritage buildings</p> <p>Like the wastewater plan</p>
4	<p>Little above ground parking</p> <p>Focus on environmental sustainability</p> <p>Diversity of building styles, types, and sizes</p> <p>Commitment to affordable housing</p>
	<p>Treatment of Bayview Ave.</p> <p>Intimate neighbourhoods</p> <p>Good connective paths around railways and the Don River</p>
	<p>Good connective roads - wonderful realignment of Bayview and reconfiguration of Eastern Ave./Trinity St./Front St. and Cherry St. and Eastern Ave.</p> <p>Accessible green spaces - make smaller green spaces more useful with benches, fountains, etc.</p>
	<p>Variety of land uses</p> <p>A beautiful plan overall</p> <p>Additional greenspace along railway to Distillery District</p>
5	<p>The plan is complimentary to the existing built form and should work well with existing services</p> <p>The complexity of transportation links and environmental decay around the mouth of the Don River has been appropriately addressed. The planners have listened and observed well</p> <p>The widening of Front St, and its relationship with the park, gives the precinct a central focus and helps establish an identity for the area</p> <p>Multi-functional park as a focal point</p>

Table	Comments
5	<p>Varied building styles along Front St. Preserve existing heritage buildings Relationship between school and the park</p>
6	<p>Location of school Front St. boulevard leading to park Preservation of heritage buildings Mix of affordable and market rate housing</p>
7	<p>Use of underground parking Commitment to control of plan and sustainability Masking of the Richmond St. overpass with taller structures Linking of pedestrian paths and trails Recovery of greenspace and waterfront for recreational use</p>
8	<p>Good diversity of housing Good extension of city grid into the new community Good density</p>
	<p>In keeping with Toronto's existing character Access to Commissioners Park and to east side of the Don River Love diversity of housing</p>
	<p>Commitment to sustainability and to affordable housing Mix of large and small greenspaces Connections and linkages to the rest of the City - especially across the River</p>
9	<p>The termination of Front St. in a significant "event" landmark, including the soft introduction to the boulevard The rich mixture & texture of built forms and spaces between The sensitive weaving of new streets into the existing pattern at the same time introducing those delightful surprises (i.e. wedges, dead ends) that respond to the existing geometry Avoidance of random street curves that are in subdivisions Incorporation of many Cullen/Lynch design principles Lots of rent-geared-to-income housing Good greenspace Focus on sustainability</p>

Table	Comments
9	<p>The reconfiguration of the Trinity St. and Eastern Ave. intersection. The little parkette is great. Getting across the street to get the King streetcar will be a lot safer</p> <p>The shape of the large park</p> <p>The "Champs de Don" is very inviting</p> <p>Parkland at south side is a good buffer against railway and high-rises</p> <p>Great location for the school beside the park</p> <p>Pedestrian bridge across the Don River</p>
10	<p>The determination to control development to ensure the proposed plan is delivered</p> <p>The provision for affordable housing, especially affordable ownership housing</p> <p>The attention to organizing connections between trails, streets, the river, and park spaces</p> <p>The mix of housing, retail, community services</p> <p>The linking of building types with those already in the neighbourhood</p> <p>The mix of housing types, designs, sizes</p> <p>The focus on building infrastructure first</p> <p>The identification of districts and efforts to create character in each</p> <p>Providing underground parking with greenspace on top</p> <p>Beautiful park facing residential building</p> <p>Mixture of heights and densities in mini-neighbourhoods</p> <p>Grand wide treed roadway</p> <p>The naturalized Don River</p> <p>Energy and housing sustainability</p>
11	<p>Naturalizing of the park and extension of greenspace along the north side of the railway tracks</p> <p>Streetcar loop at the bottom of Cherry St.</p> <p>Affordable and sustainable housing as a high priority</p>

Question 2. Do you have any concerns as the West Don Lands Precinct Plan moves forward? If so, what are they? And how could your concern(s) be addressed?

Table	Concern	Solution
1	Eastern is a busy thoroughfare, which makes it difficult to link West Don Lands to the area north of it. It is difficult for pedestrians to cross	
	There are a number of car dealerships using large amounts of space that could be better utilized	Develop the land they are on for other uses
	Pedestrian crossing at Trinity does not seem to be addressed	Install a traffic light and synchronize it with the lights at Front St. and Parliament St.
	High-rises along the railway at Cherry St. They seem to create too much of a wall of buildings	Orient them in a north-south direction rather than east-west
	The proposal to widen Cherry St. It breaks up the attempt to build community and intimacy	Keep the existing width
	What happens next? The development controls must be very strong	Community input is essential and the Ontario Municipal Board danger must be avoided
	Not enough trees on the berm	Plant more trees
	The Ontario Municipal Board	Lobby to have it disbanded
	The City's propensity for permitting alterations to the Official Plan	A design review panel sound like a good idea. It seems to work well in Vancouver
	The need to build support with the broader community so the rest of Toronto becomes a willing and eager stakeholder	
	Don't want a transitway on Cherry St. It is a bad idea. Don't want another Spadina fiasco	
	Green buildings could be greener	
	Integrated energy systems in the plan	Incorporate an energy plan in the EA process
	Execution - it is a little frightening to think this may not happen (again)	Keep people posted with meetings, articles in the newspapers, and the news
	Connections through the berm could be dangerous	Walkway must be well lit
Community Services	A church, multiple churches, should be included in the plan	
2	The lack of playground space by the school. It is not appropriate to co-opt any of the nearby public park space. The playground should include sports equipment and be fenced off No mention of wildlife being able to move through the area to the south	Give more space for both the park and school

Table	Concern	Solution
	Lack of TTC involvement	
	Wildlife corridor	Involve wildlife biologists at this point
3	TTC/Cherry St. turnaround - Will this be a viable route?	
	Richmond and Adelaide fly-overs	Turn these into streets. The area will not be viable with the existing ramps
	Redesign Richmond-Adelaide fly-overs to be part of the typical Toronto street grid	
	Naturalize Don River, especially south of the railway so it is not straight	
	Buildings fronting the part should not be more than 8 storeys	Reduce the maximum building height overall
	Building heights conflict with scale of Corktown	
	Do not like the overall density - it's too much	
	Do not like the Front St. boulevard greenspace. A "grand boulevard" only three blocks long is goofy	
4	There is a lack of daycare facilities	A daycare space was built into 39 Parliament, but never used due to lack of demand. It could serve phase 1 of West Don Lands.
	There is a lack of trees along the berm	Ensure there are plenty of trees
	Lack of community services	Need a place of worship, medical centre. Relocate "The Mill" - the carpentry training centre on Mill St.
	Affordable housing that is large enough for families	Include larger apartments as well as other kinds of housing
	Horrible fly-overs and expressway	Ideally tear them down without increasing traffic on other streets and areas
	Public transit on Parliament St.	Do a streetcar loop south on Parliament to Queen's Quay and then to Union Station
	Grand boulevard should be extended to Eastern/Front intersection to create a real gateway	Extend Front St. boulevard further west
5	The school funding formula is a problem and may affect the school in West Don Lands	There should be a representative from the provincial government involved in the process to protect the integrity of the proposed school
6	Proper setback from the rail lands	Have the rail companies been consulted?
	No provision for worship centre	Shared use church

Table	Concern	Solution
	Richmond St. ramp	
	High-rises at corner of Parliament and Mill Sts.	Make it medium rise
	Mr. Fung's position that all lands that are currently in public hands should remain in public lands	Not necessary. Most of this land was in private hands and expropriated for Ataratiri. If returned to private ownership we could get higher prices rather than 99 year leases
7	Safety and security of underground parking locations	
	Lack of discussion of plans for secondary school	
	Mechanisms for control of development	TWRC has to have more than an advisory role in determining what sort of development will take place
	School may be too close to railway	
8	The berm is essentially blocking access to the Don River, despite the attempts to make it a nice riverside park. One underpass is not enough	Simply increasing the quantity of underpasses to the water does not equal quality. There needs to be wider stretches that actually invite people to the river
	Traffic to Bayview will use Front St. and clog it up at 5:00 p.m.	
	No direct access to waterfront	
	Buildings on north east corner of Parliament and Mill Sts	
	Planning guidelines may not be able to maintain plan	
	Traffic pattern on Eastern not solved yet	Move traffic around
	Car dealership wall on north side of Front St. near Cherry	
9	Mill and Parliament sites - too many walls too close together creating noise and shade problems for existing and future residents	
	Who will clean the soil and how will it be paid for?	TWRC/TRCA should be properly funded to do this work
	Will public land remain public or be sold to developers?	Public land must remain public
	My main concern is that this marvelous plan will does not get carried out	
	How will the berm be kept up? With no pesticides allowed will it be all weeds?	

Table	Concern	Solution
	What exactly is affordable housing? It sounds like ghetto building in the making. Charity is great for the giver but often distasteful to the recipient	Have affordable units in all buildings. Let the poorer people live in the same buildings as everyone else - just use rental subsidies
10	The northeast corner of Mill St. at Parliament St. should not be high-rise. There will be too much density of built form	Build townhouses instead
	Worried about Let's Build. Do they really develop affordable housing	Get Options for Homes to build affordable housing for ownership
	This new population is going to need a medical/dental centre	Include these facilities
	I didn't hear much about environmentally friendly construction	Build housing that is cheap to heat and cool. Include solar panels and gardens on roofs
	How can we be sure that TWRC will maintain control of this excellent plan?	
	The Parliament St. Frontage at Mill St. seems to be out of the mold of Crombie Park rather than completing or complimenting it.	Create a green corridor into the community joining the first parliament site to Front and Cherry Sts.
	Parking for park could be inadequate or ugly	Adequate street parking, but avoid surface parking lots
	Underground parking within high- density townhouse blocks could be ugly and/or dangerous	Find a way to accommodate street parking
	How will property values in each zone be determined	Not sure
	The three high-rises lining the south section along the railway berm. The winter shadow will be very significant	Reduce building height
	How to secure affordable housing targets	Strong regulatory body
Possible loss of Field to Table	Secure space for Field to Table next to berm and build community gardens	
11	Phase 1 only creates one half of the grand boulevard	Phase 1 should include both sides of Front St from Cherry to the park.
	That the planning guidelines be followed and not compromised	Ensure a strong regulatory body and continue to involve community members
	Mill and Parliament housing too dense	
13	Park must connect to the river	
	Grades should be gradual to allow for different activities, such as canoeing/kayaking/rowing	

Table	Concern	Solution
Other	The building known as 501 King St. East, although small, is not shown on the master plan drawing	Draw in the building on the master plan so that future considerations, be it transportation, take the structure into account
	Locating the berm/flood protection so close to the river creates yet another barrier to the water's edge.	Move the berm further west to improve access and provide for the river's need to expand

Question 3. Do you have any comments on the infrastructure proposed to support the West Don Lands Precinct Plan as presented through the Environmental Assessment Process?

Table	Comments
1	Didn't see presentation, but work on the berm and willingness to move things forward is good
2	The TTC needs to participate in planning at this stage Work with rail companies to push a series of tunnels under the railway
3	Link the Front St. boulevard with the linear spine of St. Lawrence Do not put a streetcar on Cherry St. It divides the neighbourhood Keep minimum street width at 16 metres. Reducing it simply makes a cheap little street. Do create design guidelines
4	Little presentation board are hard to understand! What about windmills?
7	The integration of the King streetcar line looks like a good idea. I like the line down Cherry St. and the turnaround at the south end
8	I'm concerned about the amount of stormwater that will be generated from the neighbourhood. It seems like it is being diverted to Ashbridges Bay Treatment Plant, a plant that is often over capacity Transit must be truly connected
9	The streets should all have bicycle lanes
11	Water recycling and conservation features and overall energy consumption must be state of the art with the possibility of geothermal and other green energy

Table	Comments
Other	I vigorously oppose streetcar routing of through Virgin's Place lane to join Cherry St as it necessitates demolishing a building I own at 501 King St.
	I am concerned about the school location on the edge of the community. It means that many youngsters will have a long way to go to school - that translates into horse of vans and SUVs dropping youngsters off. Why not locate the school in the centre of the community?
	Locating the berm/flood protection so close to the river creates yet another barrier to the water's edge.

Additional Comments	
Table	Comments
1	Thanks so very much for giving us the opportunity to express our views.
	As a resident of Parkdale/High Park which is over-endowed with halfway houses, mental disability support services, etc, is any space being allocated in the precinct for one or facilities of this nature?
2	The planning process is working well. We are moving in the right direction, so that we will get it right. The Don River Valley is 11,000 years old and European settlement is 200 years old. Function should determine the form of the green corridor
4	You have done a good job of bringing together the diverse wants of the community. Good job! The process has been very interesting. It is good that so many of us could be included. It seems to me that you listened and responded to our thoughts. Thank you.
5	Although I like the widening of Front St. and its relationship to the park, I'm skeptical about the benefits of a central boulevard. Double tree-lined boulevard on each side of the street could produce greater benefits.
7	I like how the plan has evolved from the meeting in February. I believe you are on the right track.
9	Oslo Norway has a wonderful park "Vigelan Park" which has about 200 nude statues of everyday family life and relationships. Toronto needs some distinctive artwork that enriches the park. The Greek statues at the CNE are a good start. How about a Greek forum type theatre on the berm? It would be a low maintenance arena for summer entertainment. Maybe the school could use it for putting on plays and concerts. The Regent Park neighbourhood could also participate.
Other	By all accounts the West Don Lands project will be more alive and family friendly than the pathetic Distillery District. We need to "get on with it" and get this built!