

Castlefield Caledonia Design and Décor District: Urban Design Study

Public Open House

May 11, 2006

Fairbank Middle School, 2335 Dufferin St.

Attendees: Councillor Moscoe and Councillor DiGiorgio
Charrette Team: Leo DeSorcy, Allison Meistrich, Cassidy Ritz, Jaqueline Chan, John-Barry Livingstone, Jessica Hawes, Calvin Brooke, Anne McIlroy and Shawna Ginsberg
Charrette participants
Approximately 30 to 35 members of the public

Following presentations by the four charrette groups, the following issues were raised:

- 1.0 **Heavy traffic is already an issue in the area, particularly on Caledonia Road – will an increase in development make this situation worse?**
 - The City is currently conducting a Traffic Study, and will continue to monitor the recommendations that come out of this charrette.
- 2.0 **The front of the existing Hilroy building is beautiful – was there any consideration given to making improvements to the rest of the building?**
 - None of the Teams focused on redeveloping the Hilroy building. The new building has been well maintained and is regarded as being an example of high quality architecture and its preservation should be recommended.
- 3.0 **Some Team's proposed the extension of Ronald going north, would this create more traffic on Ronald heading south?**
 - The extension of Ronald Avenue would allow more traffic to travel north, but this connection would be beneficial for traffic to flow through the area and relieve some of the traffic pressures through the District. If an extension of Ronald Avenue were combined with a new east-west street - possibly Raithern Road, as some teams suggested - this would relieve even more pressure by permeating the large blocks in this area.
- 4.0 **The schemes for widened sidewalks and plantings on Castlefield are nice – will there still be room for on street parking?**
 - The new development on the 17-acre vacant site would provide parking.
 - We would need to consider the right of way to provide additional parking. There is a lot of room for movement with regards to the 17-acre vacant site. The guidelines will help to set recommendations for setbacks and minimum widths for sidewalks, which will allow the City to utilize the public right-of-way (R.O.W.) The Castlefield R.O.W. should be reconsidered from Ronald Avenue to Kincort Road View east along Castlefield Avenue.
- 5.0 **Ingram Transfer Station – Castlefield Avenue is a truck route going right through Kincort to the transfer**

station and there are currently no sidewalks along this street - how will this be negotiated with the potential for widening sidewalks and creating an improved pedestrian realm along Kincort Street? The lack of sidewalks has created a real problem for owners on this street as many people walk on the front yard of the properties and do damage to the properties. Also, the Works department does not clean this segment of the road.

- One of the goals of this process is to improve the pedestrian realm by creating sidewalks in areas where there is lack of sidewalks.

6.0 Is the eastward extension of Ingram feasible at the moment? What about a possible GO station?

- An underpass for Ingram would be every costly and would be a long term initiative. An Environmental Assessment would be required, as well as funding.
- The GO line (to Downsview) will be double its speed and adding trains, so a station (as proposed by one of the Teams) will be unlikely in the near future.

7.0 Concerns with the asphalt plant located in the area

- The hope is that if the design district is successful, the asphalt plant could become a likely candidate for redevelopment in the future.

8.0 The plans are all very interesting, what are the proposed timelines?

- For some of the sites, the developers are ready to begin the process immediately, and once the planning study has concluded, the two Interim Control By-laws will be resolved.

9.0 Most teams looked at parks west of Caledonia – what about east of Caledonia?

- The City of Toronto is in the process of completing a Yards Consolidation Study to determine if certain City yards could be consolidated. One of the yards being investigated is the Castlefield Yard located at 1401 Castlefield Avenue.
- City Council also requested that this yard be investigated for redevelopment as part of the charrette process.

10.0 Ronald Avenue is a high point in the area, would extending a road across Ronald Avenue require that this high point be levelled?

- All teams expressed their interest in taking advantage of this high point on Ronald Avenue and would not want to see a significant grade change.

11.0 If Lowe's is developed on the 17-acre vacant site, how many additional cars would be brought to the area?

- As part of the Site Plan Control process, the applicants are required to submit a traffic impact study and other studies. These studies are reviewed by City staff to ensure impacts to neighbouring areas are minimized/mitigated.

The meeting was adjourned at 9:00 PM