

DOWNSVIEW AREA SECONDARY PLAN REVIEW OCTOBER 7, 2008 COMMUNITY CONSULTATION MEETING

MEETING SUMMARY

On October 7, 2008, the second Community Consultation meeting was held for the review of the Downsview Area Secondary Plan. The meeting consisted of two parts:

- Part I:** A presentation by the City's planning consultant, John van Nostrand of planningAlliance, reported back on what was heard from the community at the initial Community Consultation Meeting held on September 17, 2008. Items included ideas for major roadways, land uses, and development densities in the Secondary Plan Area, and a presentation of potential land use and development options showing various portions of the Secondary Plan area with their respective opportunities and constraints.
- Part II:** A report from the board chair of Parc Downsview Park, David Soknacki, outlining the current status of the park concept design, and how it will be funded. This presentation was followed by a community consultation session focussed on the current direction of the park design.

MEETING DETAILS

Part I:

A presentation was given by John van Nostrand of planningAlliance that graphically displayed summaries of feedback from the community on three questions that were asked. There were some differences of opinion among community members, which presented some conflicting feedback with regard to location of new major roads, land uses and development densities. However, by and large, there were prevalent themes derived from the responses.

Where there seemed to be a great deal of consensus were the ideas that:

- 1 The woodlot in the north-western corner of the plan area should be preserved, and that development around it should be sensitive to the ecological of the woodlot;
- 2 Lower density development should occur adjacent to residential neighbourhoods directly adjacent to the plan area;
- 3 Higher density development should occur around the Downsview TTC station, the proposed Sheppard West TTC to be located on the Parc Downsview Park lands, and the area along and south of Wilson Avenue where the current "Big Box" retail center is now located.

Differences of opinions tended to center around appropriate densities at various locations in the plan area, and a limited amount of responses indicated a desire that any new development in the

plan area be of a very low density, or that all of the lands be developed as park with no other type of new development.

Land Use and development options for various portions of the plan area were presented with a focus on their respective opportunities (such as adjacency to the new subway station) and constraints (such as height limitations within the airport approach and take-off flight paths.)

John van Nostrand's presentation also included a graphic representation of other world-class urban parks in Paris, New York and Toronto, and how development occurred in around those parks.

Part II:

David Soknacki gave a presentation that provided some perspective on how Park Downsview Park current and future operations and major capital improvements will be funded. He also presented the current progress on the conceptual design for the park, describing PDP, Inc.'s vision for dividing the park into five major "zones", and he presented graphically what the character of these zones might be:

- 1) The "Cultural Commons" zone would support arts activities and events.
- 2) The "Action Zone" would provide various active recreational activities in a highly structured manner.
- 3) "The Promenade" would be more passive in nature, with walking trails, grassed areas, forest/tree stands, a "mound", hiking, walking and biking trails, a large pond, cross country ski paths, etc.
- 4) The "Cultivation Campus" would provide educational and recreational opportunities, and would include various gardens and facilities for cultivating various species of plant life, including horticultural gardens, flower gardens, orchards, landscaping species, etc.
- 5) "Downsview Park Sports Centre" would provide various indoor and outdoor sports activities, including soccer, hockey, basketball, track and field, tennis, baseball, and many other sports for various age groups.

The meeting then moved into a consultation session to receive input from the community on the current park proposal. Specifically, feedback was requested based on three questions:

- 1) What do you like about what you have heard about each zone of the park?
- 2) What areas in each zone would like to see developed first?
- 3) What areas in each zone would you like to know more about?

Tables around the room were set up for discussion, with each table specifically designated for discussions on one particular zone of the park. The feedback is summarized by park "zone" below:

Cultural Commons

Question	Community Feedback
What do you like about what you have heard about the zone(s) of the park?	<ul style="list-style-type: none"> • Support of the arts, including workshops • Mandate for peaceful leisure • Small cafes
What areas in this zone would you like to see developed first?	<ul style="list-style-type: none"> • Theatre • Artist Studios • Programmed courses • Art events calendar to serve all demographics • School and senior workshops
What areas in this zone would you like to know more about?	<ul style="list-style-type: none"> • What will happen to current tenancies? • Provision of a small indoor and outdoor theatre • Provision of outdoor night time movies if an outdoor theatre area is provided in Cultural Commons • Opportunity to allow artists to work and live at the same location • One individual was convinced that 28 acres of the park had disappeared, and wanted to know where that acreage had gone
Additional comments/feedback	<ul style="list-style-type: none"> • Provide a multi-faith place of worship with symbols representing every faith group • Provide a recording studio • Provide a telescope for an educational experience. • The cultural commons should be closer to the subway stop • The artist studios could also be used as temporary residences for the artists while creating their pieces; their wares could be sold from the studio • Have shuttle from subway to the cultural commons for special events or ensure bus transit has a stop there from the subway • Should be a gathering place outside of the cultural commons closer to the subway station where the high density residences/mixed uses are to be located (ex. piazza with shops around it)

Action Zone

Question	Community Feedback
What do you like about what you have heard about the zone(s) of the park?	<ul style="list-style-type: none">• The overall concept of this zone• The pavilion• Various events• Terrace gardens• Year round activities• Low maintenance• Great location (maximize use and minimize cost)
What areas in this zone would you like to see developed first?	<ul style="list-style-type: none">• Skate trails
What areas in this zone would you like to know more about?	<ul style="list-style-type: none">• Bocce ball activities• Cross country skiing, with ski school for children
Additional comments/feedback	

The Promenade

Question	Community Feedback
What do you like about what you have heard about the zone(s) of the park?	<ul style="list-style-type: none"> • Open spaces • Trees/forest • Pond • Meadow • Cross country skiing paths • Lookout from the mound • Absence of vehicle traffic
What areas in this zone would you like to see developed first?	<ul style="list-style-type: none"> • Hiking and biking trails in the “forest” • The Mound • The Pond, including the trees/forest and paths around it • Cross country ski paths
What areas in this zone would you like to know more about?	<ul style="list-style-type: none"> • Can the proposed parking areas be moved? • Can the mound be kept “in-tact” (i.e., not bifurcated by the CN line?) • Can the pond be used as an ice rink in the winter? • Will there be any picnic areas, and barbeques? • West Nile vis a vis the pond • How will overflow issues with the pond be addressed? • Will this phase be done in stages or all completed at once? • Can the pond be moved to the middle of the Promenade meadow away from the Keele St. edge? • Is there recognition that developing a mature woodlot from bare root plantings will require decades?
Additional comments/feedback	<ul style="list-style-type: none"> • Move the Mound in the Promenade so that it is not bisected by the railway (safety, cost, aesthetic concerns) • Safety could be enhanced by providing some lighting for any major trails through the future wood lot in the Promenade • Programming for the water feature/pond in the Promenade should not be limited to passive uses such as sitting and viewing • Encourage that the Keele Street frontage be

	<p>left open and accessible to the public (the Promenade)</p> <ul style="list-style-type: none"> • Remove the parking lot to the south of the Promenade area from the Keele frontage • Identify programming options or opportunities for the large meadow portion of the Promenade • Ice Trail through the future woodlot in the Promenade (similar to project in Brampton) • Provide a direct pedestrian or bikeway link through the Promenade and across the railway track, diagonally through the site • Concern expressed by a few individuals about residential townhouses to be located along the south boundary of the park – these individuals preferred single detached housing above all else.
--	---

Cultivation Campus

Question	Community Feedback
<p>What do you like about what you have heard about the zone(s) of the park?</p>	<ul style="list-style-type: none"> • Educational and recreational community • The nature of the gardens, but with further clarification, including standards (??) • Mosaic gardens • Horticultural gardens • Amphitheatre
<p>What areas in this zone would you like to see developed first?</p>	<ul style="list-style-type: none"> • Orchards • Roadways • Horticulture centre • Gardens
<p>What areas in this zone would you like to know more about?</p>	<ul style="list-style-type: none"> • The orchards • The Pond • Facility Activities • If the facilities will be built in an appropriate style • Will there be a waste facility? • Will there be more landscape options?
<p>Additional comments/feedback</p>	

Downsview Park Sports Centre

Question	Community Feedback
<p>What do you like about what you have heard about the zone(s) of the park?</p>	<ul style="list-style-type: none"> • Indoor and outdoor activities • Opportunities for organized groups and sport events • Inclusion of all age groups into the plan • That restaurants will be included in this zone • Willingness to consider different sporting options
<p>What areas in this zone would you like to see developed first?</p>	<ul style="list-style-type: none"> • Track and Field • Bike paths accessing different areas of this zone • Baseball Field • Badminton • Fitness Centre including weight room and aerobic area • General gym • Tennis Courts • Pool for multi purpose • Swimming Pool • Outdoor volleyball courts • Badminton courts • Bocce ball - indoor and outdoor • Indoor skating rink • Shuttle bus area • BMX trail
<p>What areas in this zone would you like to know more about?</p>	<ul style="list-style-type: none"> • Bike paths • Summer camps • Communication of programs and facilities • Different types of facilities to be provided • The provision of building facilities that are independently (?) used by the public • Will there be a restaurant(s) providing more healthy foods? • Bike rentals for various park routes
<p>Additional comments/feedback</p>	