

Morning Session

What are your Hopes, Dreams and Fears in relation to built form & urban design?

Height/Density

- Density and coverage (proportion of buildings/green spaces) should be consistent with surrounding neighbourhood
- Current scale and density levels be maintained/preserved
- Density should not compromise open space
- Density v.s. responsible planning , development
- “Density” is the issue, Density/overcrowding
- Want mid-rise (e.g. 14 stories) rather than high rise
- Nothing above 23 floors high
- Want new developments to be made in a manner similar to existing tower structures, which was generally agreed to be buildings no higher than 23 stories and space between buildings
- Concern that current building height is already high enough.
- Hoping for mid-rise development (no skyscrapers) so that buildings will fit in with the community
- Maintain space between buildings
- More space between buildings
- Do not build towers too close
- Creating buildings with a ‘small footprint’ is good only if the ‘footprints’ are not stacked too closely together.

Supplemental question was posed to the group by City Planning staff: “If taller buildings are going to be built, where and how tall should they be?”

Responses:

- No need for taller than current
- If taller are built, then only at Scarborough Town Centre and at that location 37 floors is high enough.
- Would rather have more buildings that are less tall
- Some suggestion to target Sheppard Avenue if taller buildings are to be built
- Rather than a mix of low and high, make all a similar height so same number of units without need for tall buildings

- Great concern about shadow studies, Need sun on the sidewalk
- New building design will mitigate wind turbulence
- No downtown Toronto model – no large buildings right up to the sidewalk, not as dense as downtown

Design elements

- Restrict glass buildings due to winter conditions – ICE
- No glass balconies
- Design that promotes safety

- Suggestions included a green space with a fountain or similar idea. Broad consensus the area should be visible, accessible, and inviting.
- Hopes for Brick and Pre-cast structures rather than glass so that it blends in with the community
- podium of building (first floor to be shops and has canopy with pillars supporting second fl., wide side walk...e.g. models like Queen Quay's, Bloor West, Photos in the binder with Street-Scape sample may not allow a Bridlewood's own neighborhood character/style..
- Entry to condo buildings through any underground parking to incorporate retail shops at first level e.g. Loblaw's at Winford Drive..
- To have a more cohesive look to the area's architecture/buildings. Have buildings that are complimentary with each other in terms of "look"/esthetic.
- Have buildings set back from roads
- Consider views pedestrians encounter when walking. Don't want to see endless rows of backyard fences. The community values trees and greenspaces
- Built form encourages pedestrian traffic
- Community wishes to see a suburban model/form of revitalization (i.e. in the same vein as downtown Markham)
- The proposed redevelopment of Bridlewood Mall would lead to an impetus of new development in the rest of the community. The subsequent new development needs to be complimentary (in terms of architecture)
- New building design will consider snow load (especially in terms of parking spaces available in winter)
- Underground parking should have good lighting, round pillars and other security measures
- To see an increase in pedestrian-friendly storefront access throughout the corridor (also consider auto accessibility with street parking)
- To see mixed use buildings throughout the corridor. Not just retail space; consider employment and office space

Streetscape

- Want shopper friendly, pedestrian friendly streets near mall, and other areas
- Quality stores & restaurants along arteries (Milestones, etc.) new buildings – e.g. currently the Shoppers Drug Mart in area is an old building)
- Shopper friendly atmosphere
- Small scale retailers accessible directly from sidewalk
- Outdoor terraces
- To see an increase in street furniture.
- Benches and shelters, recycling bins at intersections and transit stops
- New Highrise buildings should be set back from the street – not right up to the sidewalks, 10 feet from sidewalk
- Pedestrian friendly lights (vintage style lighting) with hangers for banners and flowers
- Increase sidewalk width (boulevards)

- Sidewalks around the mall and around St. Paul's Centre should be widened (N. of Finch, West of Warden) and should be pedestrian friendly (planned for seniors).
- wider tree-lined streets, promote walking
- Pedestrian Safety for all (especially seniors)
- With regard to the Finch & Warden intersection, there were frequent references to wanting to develop both streetscapes in a manner replicating elements of both the Danforth and Markham neighborhoods which the group viewed as very pedestrian friendly, inviting people to stroll about, café / sidewalk culture, and attractive to non-residents to the point of being a desirable 'go-to' destination.
- Current lifestyle preserved
- View of the city scape should be maintained
- Consider the streetscape view from high rise apartments
- Can be made with recycled materials and coated with a graffiti-resistant finish

Other

- Want: pleasant scale / pleasant space
- This redevelopment is an great opportunity for us to go more to a "desirable" vs "priority" neighbourhood
- We want to protect our investment
- Warden/Huntingwood Plaza redevelopment is an excellent example of moving toward "desirable"....it is attracting both residents and non-residents providing services that are in demand
- Vision for the Finch / Warden Revitalization study: Input that there is a lot of good recommendations in this study. However, some concern to assess whether the study applies to this area or is an adaptation of a study of another area
- Mixed opinion about better pedestrian access. May not be realistic for some current areas. Ideally have both.
- Positive response to 'mixed-use streetscape' photos in binder
- Want greater linking of existing green space to provide flow-through corridors for pedestrian traffic.
 - Facilities/amenities within walking distance
 - Attract people/make the area into a "destination" spot
- Avoid "ghettoization" examples given by community members were Thorncliffe Park and St. Jamestown
- mixed use-office/retail/commercial/Residences will be in equal proportions
- Objection to 'Big Box' retail approach
- There must be development that creates employment
- Live/work/play in the same are.
- Concerned current amenities such as shopping, medical, parks, car park, will be lost by conversion to condos
- Interests of current residents will be neglected/trumped in favour of current design trends
- Development will not be compatible with interests of the neighbourhood.
- Commercialism will trump resident and human interests
- Short term and longer term interests will not be compatible

- Residents investments in the community will be compromised or ignored by the short-term interests of City Planners/Developers
- Commercial development will negatively impact property values

What are your Hopes, Dreams and Fears in relation to parks, green space and the environment/green initiatives?

Green Initiatives

- Roof top gardens on most buildings
- Alternative energy and energy conservation – find ways to use solar energy
- New buildings are more self sustaining. They should meet the L.E.E.D standard and contain elements such as garden/green roofs and use geothermal, district and/or solar energy
- Greywater is used for landscaping wherever possible

Greening the public realm

- No green right now, increase green planning ??
- Want green buffer near street
- Want street trees and sod lawn consistent with existing condition
- We like the look of Warden, apply this to Finch!
- Landscape to preserve Heritage Christie Cemetery with green walkway with gardens and benches extending to Warden
- Playground space for children to be consistent with open green space in neighboring area
- Acknowledgement that community has changed. Towers were once built with lots of green space available. Now there is more demand on that land. Risk of losing green space
- Need green common space that all people can access and use
- ‘Eyes on the street’ & ‘Eyes on the park’ so people can see, access, and use
- Trees grass lots of open/green space landscaping to attract people
- Keep and expand on the current green/open space
- Landscape medians would be nice, but there is not enough space on Finch or Warden
- To see an increase in the tree canopy
- Community garden in Hydro Corridor
- Beautified Hydro Corridor (Flowers/plants)

Other Concerns/Suggestions

- Regular maintenance required (e.g. empty garbage/recycle bins)
- No asphalt jungles
- More playgrounds for children
- More recreation (soccer fields for kids/teens)
- Farmers market
- Controlled development – not to throw off balance.

**What are your Hopes, Dreams and Fears in relation to community services
(TDSB/TCDSB schools, recreation centres, daycares, hospitals, sport facilities, etc.)**

Schools

- Timothy Eaton (vocational/trade school) will be closed down. What about the demand for skilled trades people? How will this need be met?
- To have more junior school space within walking distance of student's homes. Concerns about the proposed increase in density...will there be enough space in the Jr. schools?
- Children must be able to go to school where they live – No bussing
- No portables
- Pro-Active school board, not reactionary to intensification
- Elementary level: need sufficient spaces in local area
- Redevelop after-school programs
- Integrate schools, community programming and Parks & Recreation
- Schools must be seen as a community-building opportunity
- No overcapacity of schools

Recreation

- Improved, new, more sports facilities for youth, adult, seniors recreation
- Swimming pools (indoor or outdoor)
- Need an arena – not currently sufficient
- Additional community centre (with organized programs, not a drop-in)
- Increase soccer fields, baseball fields, etc.
- Area already recognized as a “priority neighborhood” requiring recreation services and settlement services
- Fear: “Zoomers” are a growing segment without enough services.
- Find underutilized spaces to use as sports facilities:
 - Beverley Glen
 - North Bridlewood
 - Green space east of Timothy Eaton Centre

Library

- Increase library space in mall, and/or integrate with community centres
- Library services concerns:
- residents outflow to Fairview mall due to congestion of this library
- Mall owner's business perspective may not match with community's insight for library's need for space expansion in the past.

Daycare

- Want adequate number of affordable/subsidized daycare spaces where there would be an emphasis on E.S.L. and literacy
- Daycare must be local or within a reasonable distance
- Integrate cultures through daycare

- Daycare for seniors. Respite support. Support to families caring for senior family members. Increase day programs.
- Overcome funding limitations
- Fear: losing sense of community. Working families need more support through programs
- Keep and expand early years centre and use this facility for after school programs

Hub

- Not enough multi-purpose spaces available. This will hinder community integration
- Have a community hub for multipurpose services (i.e. daycare, recreation space, library and health care)
- “Allow for a vibrant community “hub” that is not a shelter based facility.”
- Agreed that the north-west corner of Finch & Warden should be location of a hub and that the corner itself should be developed in a manner that is pedestrian friendly and ‘green’

Hospital/Medical

- There is a big need for Affordable services for seniors:
- Pro-active hospital expansion
- Do not have enough beds. Emergency Dept. is overwhelmed.
- Funding must be reassessed
- Want upgrades and expansion of local hospital including both onsite and offsite developments.
- Need for local palliative care was offered as once example. Increase capacity in emergency department
- Increase capacity at walk in clinic at hospital
- Co-ordinate services with other walk in clinics (to offer increased service)
- Create specialized programs for seniors (gerontology)
- Make boundary limits for services based on boundaries – prioritize services and access note: this applies to schools and rec centres (not hospitals, but specialized medical services)

Other Concerns/Suggestions

- Any redevelopment and new development along Finch avenue should work towards decreasing the community’s status as a “priority neighbourhood”
- Services will be geared to all members of the community (children, teens, seniors). Should be proportionally dependant on demographic need.
- To see an increase in the integration between the community’s generations and ethnospecific groups through service provision. Currently, the community has isolated pockets/silos. The needs of the community would have to be assessed and service provision and allotment would be based upon this assessment.

- Want retail study to determine the optimum type of mall and size i.e. bigger, smaller?
- not regional mall but neighborhood mall.
- if incorporate many shops on first floor and medical services community services on second floor how big should rest of the mall be.?
- “*Fishman(owner)and Malibu (developer) together has 50% of mall. They have the same agenda”. Developer’s proposal seems to gear towards the larger area beyond this specific neighborhood.
- New development may provide opportunity for improvement, expansion of services
- The area should be a desirable neighborhood not to stay as “ priority area” with record of problems.
- Need developer to acknowledge residents’ concerns, enable dialogue and implement vision for improvement
- Enhanced quality of life – rights respected
- Expanded services prior to development
- Uncertainty of future of St Pauls Senior Centre in Mall Parking lot(if current seniors centres are demolished for new condos there will be a serious lack of services – planners must build new centres before demolishing old ones)
- Want RGI(Rent Gearded to Income)/affordable housing dedicated for seniors
- Cluster Care for Seniors - improve quality of life!
- To continue the quality of life that current residents bought in to – maintain the original vision of the community
- Concerned that the community will deteriorate and continue to be ignored
- One group member expressed concern that the charette did not sufficiently address issue of affordable housing and that it must be addressed as a component development. One member mentioned that there already is a City of Toronto requirement that 20% of major developments be dedicated to affordable housing. Some questioned how affordable housing is defined.
- Dedicate a percentage of housing to seniors
- want work/employment in the entire area

What are your Hopes, Dreams and Fears in relation to traffic, transit and transportation (car, bike, pedestrian, public transit?)

Traffic

- Increased traffic on Bridletowne Circle, Warden etc. especially traffic infiltration
- Increased traffic will not be managed well and will increase
- Infrastructure first before more buildings such as was done in Markham
- Current traffic control at schools is inadequate
- Finch should be wider for better traffic flow
- Synchronization of traffic lights on Finch Avenue for better flow
- Current large scale traffic study required to get facts on traffic
- The area must be car-friendly – people in this neighbourhood drive
- Politicians to stop demonizing drivers

- Revitalization will promote fewer and shorter trips – people can live, work and play all in their own neighbourhood
- Provide more employment opp's in the area to reduce the amount of traffic
- Traffic Hazards: Higher Traffic Volume=more accidents fatalities
- Want to see an increase in safety along Warden Ave. Currently, cars are speeding, jumping curbs and there have been pedestrian injuries/deaths.
- Would like to see more crosswalks as well as a change in the radius of turns within intersections

Parking

- Want more parking than is currently the standard. There has been a history of underestimating need
- Want adequate parking at shopping mall,
- Want ample surface parking (not just underground parking)

Transit

- Increase bus service along Finch corridor (* this is the busiest bus service)
- Increase southbound bus service on Warden Avenue to Sheppard)
- Buses on roads should be able to stop without stopping traffic
- Replace the current diesel busses with Hybrid Electric busses
- Use McNicoll hydro corridor as a direct transit route (e.g. bus)
- Opportunity at Don Mills and Finch (for park and ride)
 - * You could have an incentive to park
 - People from York Region could use/be encouraged to use park and ride
 - Price of gas could be an incentive
- Express bus to Seneca, (and Subway stations)
- Want Subway Line: Extend Sheppard Line to the Scarborough Town Centre
- Mass transit upgrades and future development should be co-located
- Better bus stop facilities – lights, shelters, benches, garbage containers
- LRT on Finch (and Warden) must be a priority
- Reduce the number of trips by TTC and car in order to help solve transportation problems
- Reduce traffic (LRT will help with this)
- Transit Strike/Lack of service to the area
- before any development of TTCs need commitment to a feasibility study to the serious concern of Density
- Previous TTC presentation to this neighbourhood was disappointing. Data was out of date, inappropriate and not applicable.
- Residents' request for more information was not acknowledge or answered. Residents felt they were ignored.
- LRT is seen as a “quick fix and cheap solution
- influx from other regions is a big concern e.g. from the 905 area. “Again, Density in park utilization.
- Transit resources are increased to meet the needs of existing and new residents
- TTC needs to acknowledge request for information/answers immediately

- no LRT should be start without increased dialogue with residents in neighborhoods.
- “We want Subway” not LRT”
- interested in similar study like the “Trip Mode” study and designation of Trip study. E.g. at King street area.
- Need to have wide side walk for pedestrians.
- If there is new development, TTC has to commit to increase services. (anticipation is public transit usage from ¼ of 5,000 people = 25 buses to be increased x 1,250 people. Therefore we need more realistic TTC study for the need to travel up and down Warden. Residents here has not seen this kind of study for the new development proposal e.g. past request to TTC re: Sheppard demand has not been responded to.

Bicycle

- Have bike’s park at future hub, then bikers take public transit).
- Bike & park area could be combined with park and ride (need secure bike areas)
- There should be bicycle paths through the neighbourhoods – not the main roads
- No dedicated lanes; off-road bike paths only dangerous to mix bikes and traffic
- Maybe have bikes on lower-traffic/secondary roads
- Alternate view expressed: If you want better pedestrian access and more people friendly streetscapes there must be consideration to bike lanes
- Consider bike lanes/paths when “re-doing” roads. These paths should not be located on busy primary roads
- Bike paths in hydro corridor north of study area (i.e. along McNicoll)

Other Concerns/Suggestions

- Address special/safety needs of St. Paul’s population (seniors)???
- Plan for pedestrian safety (e.g. speed bumps, traffic lights, etc.) – increase time.
- Have car sharing programs so people can rent short term when needed
- Residents do not want this to be a “high transportation area”, i.e. do not widen roads or increase traffic – should be very much a pedestrian friendly area
- Planners take opportunity to improve on the “transportation crisis” rather than make it worse
- Count-down at pedestrian crossing are helpful –should allow more time to cross.
- Add signalized crossings rather than pedestrian cross-walks – lights are safer
- Made in Scarborough/Bridletowne solution to traffic problems
 - One size does not fit all – no downtown solutions to local problems
 - More police enforcement of traffic rules (cars running red lights for example)

What are your Hopes, Dreams and Fears in relation infrastructure (water, sewer, hydro, road, sidewalk, etc.)

Hydro

- Hydro to restore reliability/capacity to level in 80’s and 90’s (no power failure)
- Replace underground wires

- Stress on system with increased power supply needed to meet demand
- Safety concern??
- Want stable hydro services

Water/Sewer

- Deal with flooding issue (e.g. storm sewer at capacity, can't take major storms)
- Want increase water flow/pressure
- Homeowners have a huge problem with sanitary sewer flowing into basements during large storms
- WHERE? (south of McNicoll to Sheppard)
- Hope is that this problem will be fixed
- Water pressure_very important! (currently little flow from showers)
- Increase drainage around entire mall area
- Fear: an increase in demand for water will make the current situation even worse

Basement Flooding

- Basement flooding will not be addressed in a timely manner
- Inadequate already before any development (water pressure, flooding, power outages). Fix problems first before new development.
- Water/stormwater will get worse

Other Comments/Suggestions

- We want increase in property value \$ with a balanced quality of life