

Tuesday, November 25, 2008

## **Finch-Warden Revitalization Study Working Group Meetings**

### **Topics:**

#### **Infrastructure**

#### **Community Safety**

- Approximately 25 to 30 people attended the meeting

Introductions were given by City Planner, Mike Mestyan and he explained the purpose of the study, as well explained the rules for the meeting. He provided information relating to the last working group meeting and the walking tour

#### **Comments** (Feedback from the community)

- Community does not want to see a dense development similar to downtown situations. In the opinion of the community, the proposal at 2900 Warden Ave is very dense.

#### **Presentation** was given by representatives from Toronto Hydro on the Finch Warden Reliability and Performance

- Finch/Warden study area had significant issues related to power outages in 2006 and 2007, but was relatively stable in 2008.
- While Finch and Warden area is not a priority right now, Hydro is going to get to it in the near future
- Most outages are due to aging infrastructure.
- The area is better than most of the city, no maintenance issues
- Particularly troublesome feeder in neighbourhood is currently being rebuilt
- Hydro has a review process to deal with new development and does provide comment were required.

#### **Comments** (Feedback from the community)

- Surprised hearing that area had no problems in 2008, when there were two blackouts at the mall over the past year in addition to other black outs in the mall, the residential towers and single family homes.
- Resident questioning whether capacity exists to serve new development in the area.
- Question relating safety of hydro system, considering future new development. Is it safe, and will new development have an impact on the reliability of the hydro system.
- While hydro "Project ReBuild" is not a top priority in the Finch Warden area, work is taking place including work on Fundy Bay
- Question asking how does Hydro prioritize its work. -> If infrastructures is failing at great rates, time for upgrade.
- Questioned when upgrading of equipment will be scheduled in the Finch Warden area. ->It will not be in the next 10 years.

- In reference to map presented- Do all the blue bubbles represent cheaply built infrastructure? What happened in those areas?
  - At the time of construction there was a lot of change happening with the infrastructure
- What should the study suggest? Hydro utility boxes (Lawn furniture) are unattractive so what is better?
  - It's up to the community, lawn furniture is cheaper compared to underground vaults, so its more cost effective
- What is more reliable, above ground or below?
  - They are both good, but overhead lines are good because our people can work on them live, The same can not be said for underground vaults, where the power source needs to be off.

Presentation was given by Toronto Water, Grace Lin and Candice An

- For new development in any area the applicant goes through a review process to make sure there won't be any negative impact on the existing services
- Water infrastructure in the area was built in the 50's and the 70's, there is good pressure within the study area
- The area is well looped meaning the area has good coverage and pressure.

Comments (Feedback from the community)

- Disagree with water pressure in homes, the Councillor gets a lot of calls about it, lots of people say its bad
- How is pressured measured?
- Many complained that they could not have multiple taps on at the same time(ie. years ago you were able to flush the toilet and have a shower but today you can't!
- Toronto Water suggested low flow could be due to debris build up
- Suggestion that new development has made the problem worse.
- Concerns related to basement flooding are serious yet no work is schedule to be completed for some time.
- Residents believe new development will put more load on the existing pipe, and cant understand how problem will be corrected?
- Residents believe that system can't handle another 5000 people and that sanitary mains won't be able to handle all the new development
- Major concern over the length of time to recognize and react to issue of basement flooding.
- Concerned that new development will compound the problem
- Shopping centre should have a lawn around it
- Concerned with the buildings being right next to the street

Presentation was given by Crime Prevention Officer, Gary Gomez from the Toronto Police

Comments (Feedback from the community)

- Councillor seeks clarification with respect to crime taking place in a high rises communities more so the low density area.
  - Crime is proportionate to the population, so if there are more people there will be more crime but then if there is more people there will be more officers on the streets
- Question asked if development can be designed to reduce crime.
  - Yes there are guidelines, for example the pillars in underground parking lots use to be huge and now they are very thin so you can see what's behind them
- Existing residents concerned about the types of people that may potentially move to the community as a result of development.
- What is going on in our study area in regards to crime?
  - The crime level is the same as other parts of the city, most common crimes in the area are break and enters, theft from autos (problem in underground parking lots), street robberies
  - Perception in the area is that there is a lot of crime, when in fact 42 Division has the lowest crime rate per capita in the entire city
- Questions related to unreported crime and whether there is anyway to determine to what extent crimes are not being reported?
- Is it easier to patrol a house or a building?
  - Patrolling a house, because a building you have to go inside but it will be done
- What crimes go hand in hand with high rises?
  - Underground parking, however through good urban design it can be made much safer.
- Many residents concerned with underground parking lots and do not feel safe.
- Suggested to have other uses down there to help create a safer environment, perhaps a grocery store.

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Fire Mike Mestyan went over the service provided by Fire Services in the area

- 4 stations service the area, all within a 3.2 km radius.

Comments (Feedback from the community)

- 32 Storey tower are not normal to this area, that is 10 storey higher than what we currently have here.
- Concerned with the response time of fire services with increased future development and concerned with the height of the buildings.

Future Meetings

- Next meeting is going to be December 8, 2008 at 7 p.m.
- Ask people to sign to keep track of who is coming to these work groups