

Agincourt Mall Planning Framework Review Public Open House #1 Consultation Summary

This summary provides a high level summary of participant feedback. It is not intended to provide a verbatim transcript of the meeting.

If you have any questions after reviewing this summary, please contact Doug Muirhead, Interim Project Lead at Doug.Muirhead@toronto.ca / 416-396-7029 or Jessica Kwan, Planner at Jessica.Kwan@toronto.ca / 416-396-7018.

Event Overview

The first public consultation meeting for the Agincourt Mall Planning Framework Review took place on Monday, November 6, 2017, at the Agincourt Mall (3850 Sheppard Avenue East). An open house format was used and included two identical presentations, one in the afternoon and one in the evening.

The purpose of the Open House was to:

- Raise awareness, generate interest and provide information about the Agincourt Mall Planning Framework Review;
- Engage with the community to better understand existing conditions, challenges and opportunities;
- Engage with the community to jointly develop a Vision with Guiding Principles for the redevelopment of the Agincourt Mall site and how it can best be integrated with the surrounding area; and
- Advise the public on how they can get involved in the Study.

This event was part of the first phase of the Agincourt Mall Planning Framework Review. City staff from various Divisions, including City Planning, Transportation Services, Engineering & Construction Services and Parks, Forestry & Recreation were present at the event to answer questions and engage with attendees. Representatives from TTC, Metrolinx and School Boards were also in attendance to answer questions.

The event consisted of an open house format with information boards on display. Staff were available at all of the boards to provide information and clarification to attendees and gather feedback. In addition to the open house format, two identical presentations were provided by City Planning staff to introduce the Agincourt Mall Planning Framework Review and its purpose at 5pm and 7 pm.



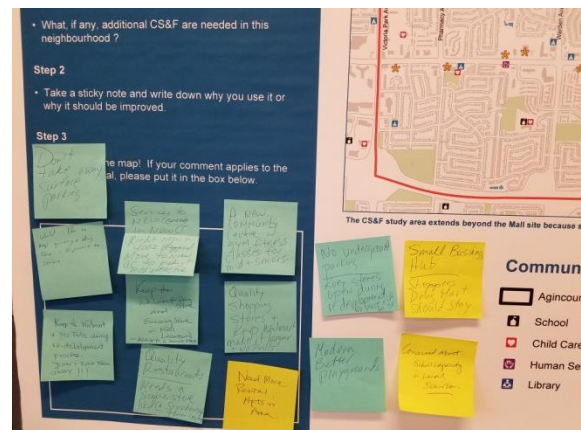
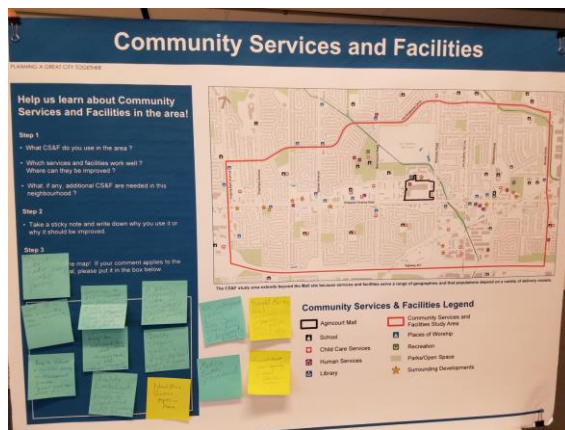
Event Engagement Activities

Approximately 400 people attended the open house. People of different age ranges, from children to seniors and of diverse cultural and linguistic backgrounds attended. Attendees provided feedback by speaking directly with staff, providing feedback on comment sheets, placing sticky notes on display boards and by completing an online interactive survey and questionnaire.

The activities included:

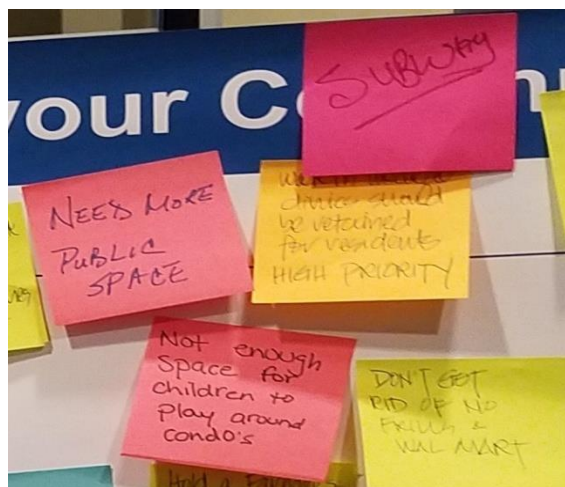
Community Services and Facilities (CS&F): "Help Us Learn About CS&F in the Area"

Participants offered input about which community services they use in the area. They also indicated which services and facilities in the area work well and which need improvement. The activity also asked participants to identify gaps in services and facilities in the area. Participants were encouraged to write down their comments on post-it notes for display on the board.



What Do you Like / Dislike about your Community?

Participants provided feedback on what they like or dislike in the community by writing their comments down on post-it notes for display on the board.



Summary of Feedback

Built Form

Participants indicated concerns about the proposed height, density and number of buildings, building separation distances and amount of proposed green space in the development proposal for the mall lands. Resulting impacts related to shadows, sunlight, wind and loss of view are of concern to existing residents within the residential condominiums to the north on Bonis Avenue. Participants also expressed concerns that there were already too many high-rises in the area and that mid and low-rise buildings should also be considered within the proposed development.

Parks, Open Space & Public Realm

There was a strong desire amongst the participants for more public spaces such as parks and green space, plazas and common squares for gathering and recreation. Comments were also provided that park programs should be improved to better accommodate the needs of families, seniors and kids. Amenities such as a basketball courts, skateboard parks, water fountains, benches and children's play areas are desired. New and existing green spaces and walkways must be safe, well-lit and well connected to the surrounding neighbourhoods. More outdoor sitting areas like patios, cafes would make the area more welcoming and walkable.

Transportation

There was a general consensus that greater opportunities for other modes of safe and active transportation such as walking, biking and transit are needed. Providing a better transportation network that connects neighbourhoods together to access amenities and services was often cited. Many participants indicated that traffic congestion in the area is a major issue, especially along Bonis Avenue, Sheppard Avenue and Kennedy Road. Concerns with additional traffic impacts as a result of the proposed mall redevelopment were also raised. Support was expressed for higher order transit (a subway and/or LRT) as a solution to reduce traffic in the area and for people to be able to connect to other parts of the City, especially downtown Toronto. Although there was a desire for improved cycling connections including bike lanes, safety concerns about bike lanes were expressed due to traffic congestion on Sheppard Avenue.

1. Agincourt is changing and we will need the appropriate hard services (for example, roads, sewers, water mains) and soft services (for example, libraries, schools, human service agencies) to support growth in the community. Please tell us what hard and soft services are needed in your community.

We seem to be well provided with essential services - except a subway or LRT along Sheppard Avenue to Fairview - complete the Sheppard subway to Scarborough Town Center.

Community Services & Facilities

A number of participants raised concerns about local school capacity and the impact that additional residential development may have on schools that are already over-capacity. The integration of a new school within a condominium development was raised as an option. Many participants suggested that there should be flexible, publicly accessible community spaces and programs to serve a diverse range of users such as seniors, youth, families, and immigrants. Many participants cited that these facilities are often very busy and that there was a need for additional community spaces. More community agencies and services are needed, including daycare facilities, services for the homeless, health and social well-being support centres, student and job support and food banks to serve the community. Many participants expressed concerns about losing an indoor mall due to the proposed development application since the Mall serves as a social hub and gathering space for many local residents, especially seniors.

Retail and Commercial Amenities

Agincourt Mall serves as a retail hub for the community. Overall, it was often cited that the existing retail and commercial uses within the mall (Walmart, No Frills, Shoppers Drug Mart, Dollarama, banks, medical offices) should be retained and that restaurants, entertainment uses and professional services should be expanded. Many participants felt that an enclosed shopping centre should be maintained and incorporated into the redevelopment of the mall site given our winter climate, ease of shopping, and especially due to the high number of seniors living in the area. Comments also included that there should be good accessibility to retail, including the possibility of implementing covered walkways or underground paths to access retail uses and other amenities.

2. In your opinion, what makes for a great community and neighbourhood destination?

Sufficient amount of community services (library, park, common areas)
with a good balance between stores and housing opportunities.
A good network for transportation (Bikes, transit (TTC, streets) walking
paths) to connect everything together. Stores with sit-out areas
that make it become more ~~use~~ welcoming.

Housing

A range of views related to housing were provided. Some commenters felt that there was already too much affordable and or rental housing in the area and others indicated that more should be provided. Lack of access to affordable housing, particularly for a range of age groups, was raised as a concern and that opportunities for more affordable housing for all age groups is needed. Comments also expressed a desire for more seniors and retirement housing and assisted living.

Servicing

Several participants expressed concerns about low water pressure in the area, the timing of sewer upgrades and how the proposed mall redevelopment will impact sewer capacity in the area. Concerns about whether underground parking proposed as part of the mall redevelopment will contribute to flooding problems in the area were also raised as well as possible erosion impacts along Highland Creek. An interest in how on-site stormwater management issues would be addressed was also raised.

Construction Impacts

Possible redevelopment construction related impacts such as noise, dust and access to commercial amenities for local residents, particularly seniors, are of concern. Questions regarding phasing of the development were also raised as people depend on the amenities at Agincourt Mall for their everyday shopping needs.

What Happens with the Feedback Received?

All feedback will form part of the public record and is an important part of this review. Other key considerations will include provincial and City planning policies, additional inputs from the community and local stakeholders, City Division and external agency comments, as well as research and required technical evaluations. City Planning staff will consider all feedback during all phases of the Framework Review.

Next Steps

Interested attendees were provided with an opportunity to sign-up for future public engagement events, including participation in a Local Advisory Committee (LAC) and attendance at a Design Charrette (workshop) to be held as part of the review process. Additional opportunities to participate and provide feedback will be provided as the Planning Framework Review advances.

