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PUBLIC SURVEY REPORT

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Grand Manitoba Park Redesign Project Survey – Spring 2016 What You Told Us

Between March 1, and May 31, 2016 Parks, Forestry and Recreation hosted an online public survey on park use in Ward 5 and Ward 6 with a specific focus on Grand Ave Park. This survey was developed as the first step in the design process for the proposed redesign project for Grand Manitoba Park. The purpose of the survey was to get a sense of how people in the community use existing nearby parks and the important needs for consideration of the new park. Public consultation on the park design will continue with a series of meetings and workshops where people can actively participate in the design discussion.

In total there were 223 respondents who responded to the survey. This feedback is helping us better understand how residents use local parks in Ward 5 and Ward 6 and provides valuable information for moving forward with further community engagement on specific designs for Grand Manitoba Park. The City's 'Park Users' surveys provide a 'snapshot' of respondent patterns of park use, preferences for specific amenities and concerns. Projection of the survey findings are needed in anticipation of future neighborhood growth and development as forecast by City Planning.

Here is a summary of what we found:

- 88% of survey respondents reported that they visit City parks in Ward 5 and Ward 6
- Respondents cited the names of 52 different parks in Ward 5 and Ward 6 that they visit with a total of 350 citations for these 52 parks.
- 70% of the park citations (n=246) were for 12 key parks

Parks in Ward 5 and 6 Cited	Count of Park Citations
52	350
Parks with 10 or more Citations	Count of Citations for 12 Key Parks
12	246
	70%

- 80 % of respondents reported that they intend to be a 'future user' of Grand Manitoba Park
- 75% of respondents provided valid City of Toronto residential postal codes (168 were provided)
- From the sample of respondents who provided their postal codes 92% (n=154) reported living in the immediate residential area (Postal codes M8Y and M8V)
- 54% of respondents were ages 25 – 44, 27% were ages 45 – 64, and 8% were ages 65+
- Quantitative data was generated through 14 questions with pre-set response options
- Qualitative data was generated through 4 questions with open-ended comment fields. A total of 156 written comments were received

Here are some background details on the survey:

- The 2016 Grand Manitoba Park Survey questionnaire was created as an online survey using the Fluid Surveys online survey application
- The sampling method was self-selection in the online survey
- Public awareness of the survey was promoted through the City of Toronto's web site, social media and email notices
- The target population for the 2016 Grand Manitoba Park Survey was intended primarily for Toronto residents living in Ward 5 and Ward 6, however it was open to all residents in the city
- The resulting sample was not intended to be statistically significant nor accurately representative of the local population in Ward 5 and Ward 6. The survey data will be used to provide an information base on which to shape the next phase of park design community engagement.

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- Note that for many of the questions below, individuals were able to submit multiple responses (i.e. for checklist questions). The total number of responses cited for these questions equals the sum of all items selected in the checklist questions (Sum of Checklist). If the question was a ranking question or multiple choice question, then only one selection can be recorded and the total for these questions is recorded by the 'Total Respondents' who answered the question.

Question	Response
Why do you visit city parks? Select as many reasons as apply to you.	
This is a checklist question. Respondents were allowed to provide multiple responses. (Sum of Checklist = 1,282 responses)	12.9% To passively enjoy nature 12.7% To go for a walk or to hike 11.7% I live nearby a park 10.9% To take care of my health and well being 6.9% To go cycling 6.9% To engage in unstructured activity 6.9% To walk the dog 6.2% To play at the playground, splashpad, or wading pool 5.9% To meet friends 5.8% For a picnic 3.8% Just passing through 3.1% To attend a special event 2.8% To participate in an organized activity 1.0% As a park volunteer 2.4% Other, please specify...

Why do you visit City parks? Ranking the top three reasons why you visit City parks	
#1 Priority for Visiting Parks	#1 Priority for Visiting Parks 21.9% To play at the playground, splashpad, or wading pool 18.6% To walk the dog 15.8% To take care of my health and well being 12.6% To go for a walk or to hike 11.2% To passively enjoy nature 5.6% To engage in unstructured activity 5.6% I live nearby a park 4.2% To participate in an organized activity 3.7% To go cycling 0.5% To meet friends 0.5% To attend a special event 0.0% For a picnic 0.0% As a park volunteer 0.0% Just passing through
Why do you visit City parks? #2 Priority for Visiting Parks	#2 Priority for Visiting Parks 21.1% To take care of my health and well being 19.1% To go for a walk or to hike 17.6% To passively enjoy nature 10.8% I live nearby a park 9.3% To engage in unstructured activity 5.9% To walk the dog
This is a ranking question. Respondents were allowed to provide only one response for their #1 Priority for Visiting Parks (Total respondents = 215)	

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only one response for their #2 Priority for Visiting Parks (Total respondents = 204)	4.9% To go cycling 4.4% To play at the playground, splashpad, or wading pool 3.4% To meet friends 1.0% For a picnic 1.0% Just passing through 0.5% To participate in an organized activity 0.5% To attend a special event 0.5% As a park volunteer
Why do you visit City parks? #3 Priority for Visiting Parks This is a ranking question. Respondents were allowed to provide only one response for their #3 Priority for Visiting Parks (Total respondents = 201)	#3 Priority for Visiting Parks 19.1% To passively enjoy nature 14.2% To go for a walk or to hike 13.7% To take care of my health and well being 11.8% I live nearby a park 10.3% To engage in unstructured activity 6.4% To go cycling 5.4% To meet friends 4.4% For a picnic 3.9% To play at the playground, splashpad, or wading pool 3.4% To walk the dog 2.9% To participate in an organized activity 1.5% Just passing through 1.0% As a park volunteer 0.5% To attend a special event
What are the 'best features' of the City Parks you visit? Select as many features as you wish. This is a checklist question. Respondents were allowed to provide multiple responses. (Sum of Checklist = 1,352 responses)	12.2% Trees 11.2% Naturalized areas 9.8% Waterfront area 9.8% Trails 8.6% Walkways 7.2% Bicycle paths 6.9% Play structures 6.4% Community gardens 6.2% Beach area 6.1% Dogs off-leash area 5.7% Water play areas 4.6% Sportsfields 3.9% Play courts (basketball, volleyball, etc.) 1.5% Other, please specify...
What are the 'best features' of the City parks you visit? Ranking for the top three best features. This is a ranking question. Respondents were allowed to provide only one response for their #1 Best	#1 Best Feature Ranked 32.2% Naturalized areas 14.4% Play structures 9.1% Dogs off-leash area 8.2% Waterfront area 7.7% Sportsfields 5.8% Water play areas 5.8% Walkways 4.3% Bicycle paths

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Feature. #1 Best Feature (Total respondents =208)	4.3% Trees 3.4% Trails 2.4% Community gardens 1.4% Play courts (basketball, volleyball, etc.) 1.0% Beach area
Ranking for the top three best features. This is a ranking question. Respondents were allowed to provide only one response for their #2 Best Feature. #2 Best Feature (Total respondents =201)	#2 Best Feature Ranked 12.9% Waterfront area 10.4% Naturalized areas 10.0% Trees 9.5% Play structures 9.5% Water play areas 7.5% Walkways 7.5% Bicycle paths 7.0% Community gardens 6.0% Trails 5.5% Sportsfields 5.5% Play courts (basketball, volleyball, etc.) 5.5% Dogs off-leash area 3.5% Beach area
Ranking for the top three best features. This is a ranking question. Respondents were allowed to provide only one response for their #3 Best Feature. #3 Best Feature (Total respondents =199)	#3 Best Feature Ranked 15.1% Trees 12.6% Trails 10.1% Naturalized areas 10.1% Bicycle paths 8.0% Dogs off-leash area 8.0% Waterfront area 7.5% Community gardens 7.0% Walkways 5.5% Play courts (basketball, volleyball, etc.) 4.5% Water play areas 4.5% Sportsfields 3.5% Play structures 3.5% Beach area
Do you think you may be a future user of Grand Manitoba Park? This is a multiple choice question. Respondents were allowed to provide only one response. (Total respondents =214)	79.9% Yes 2.3% No 17.8% Not sure

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<p>How far do you live from Grand Manitoba Park?</p> <p>This is a multiple choice question. Respondents were allowed to provide only one response.</p> <p>(Total respondents =204)</p>	<p>68.6% A 10 minute walk away (Less than 1 km) 19.6% Less than 30 minutes walking distance (Less than 3 km) 6.9% Between 30 minutes and 60 minutes walking distance (Between 3 km to 5 km) 2.9% Over 1 hour walking distance (Between 6 km to 15 km) 2.0% Distance too far to walk (16+ km)</p>
<p>Do you have any concerns about the potential activities and facilities that may be proposed for Grand Manitoba Park?</p> <p>This is a multiple choice question. Respondents were allowed to provide only one response.</p> <p>(Total respondents =204)</p>	<p>45.1% Yes 28.9% No 26.0% Not sure</p>
<p>If you have concerns please select as many as apply to you.</p> <p>This is a checklist question. Respondents were allowed to provide multiple responses. (Sum of Checklist = 413 responses)</p>	<p>21.8% Garbage or Litter 18.2% Safety at Night 16.6% Light 13.8% Noise 10.8% Sports permit hours (hours for play) 10.8% Parking 8.0% Other, please specify...</p>

The next question asked respondents to rank a list of features for Grand Manitoba Park in priority order. The results of this question are presented in the table below to show all of the ranking for all features. In the column, Total Responses, the sum of all the respondents who selected any of the five ranking positions for the feature is shown. For example, a total of 105 respondents selected 'Children's play structures':

- 57 selected this feature in the #1 Most Important rank,
- 20 selected this feature in the #2 Most Important rank,
- 13 selected this feature in the #3 Most Important rank,
- 7 selected this feature in the #4 Most Important rank
- 8 selected this feature in the #5 Most Important rank for a total sum of 105.

The data in the table below are shown from the largest number of 'Total Responses' to the smallest.

Planning the Most Important Features for Grand Manitoba Park	#1 Most Important Feature	#2 Most Important Feature	#3 Most Important Feature	#4 Most Important Feature	#5 Most Important Feature	Total Responses	% of Total Responses
Children's play structures	57 (54.3%)	20 (19.0%)	13 (12.4%)	7 (6.7%)	8 (7.6%)	105	11.3%
Naturalized areas	31 (31.3%)	29 (29.3%)	17 (17.2%)	16 (16.2%)	6 (6.1%)	99	10.7%
Benches and seating	10 (10.5%)	16 (16.8%)	27 (28.4%)	26 (27.4%)	16 (16.8%)	95	10.3%

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areas							
Off-leash dog area	31 (36.5%)	17 (20.0%)	15 (17.6%)	10 (11.8%)	12 (14.1%)	85	9.2%
Multi-use trails	10 (12.8%)	21 (26.9%)	22 (28.2%)	14 (17.9%)	11 (14.1%)	78	8.4%
Shaded areas	4 (5.9%)	9 (13.2%)	20 (29.4%)	18 (26.5%)	17 (25.0%)	68	7.3%
Community garden	4 (6.0%)	5 (7.5%)	18 (26.9%)	22 (32.8%)	18 (26.9%)	67	7.2%
Park safety	10 (16.1%)	8 (12.9%)	11 (17.7%)	10 (16.1%)	23 (37.1%)	62	6.7%
Washrooms	4 (6.6%)	15 (24.6%)	9 (14.8%)	21 (34.4%)	12 (19.7%)	61	6.6%
Children's water play area	6 (10.2%)	30 (50.8%)	6 (10.2%)	8 (13.6%)	9 (15.3%)	59	6.4%
Sportsfields	24 (40.7%)	9 (15.3%)	10 (16.9%)	7 (11.9%)	9 (15.3%)	59	6.4%
Play courts (basketball, volleyball, etc.)	4 (7.7%)	11 (21.2%)	15 (28.8%)	4 (7.7%)	18 (34.6%)	52	5.6%
Parking for vehicles	6 (16.7%)	2 (5.6%)	8 (22.2%)	7 (19.4%)	13 (36.1%)	36	3.9%
Total Responses						926	

Each of the five separate rankings of the 'Most Important Feature' for Grand Manitoba Park is shown in the section below. Each list is ranked from the largest number of respondents to the smallest.

<p>Planning the most important features for Grand Manitoba Park. From the list of park features... Select five features that you think are the most important.</p> <p>This is a ranking question. Respondents were allowed to provide only one response for their #1 Most Important Feature</p> <p>(Total respondents =201)</p>	<p>#1 Most Important Feature</p> <p>28.4% Children's play structures 15.4% Off-leash dog area 15.4% Naturalized areas 11.9% Sportsfields 5.0% Multi-use trails 5.0% Benches and seating areas 5.0% Park safety 3.0% Children's water play area 3.0% Parking for vehicles 2.0% Play courts (basketball, volleyball, etc.) 2.0% Washrooms 2.0% Community garden 2.0% Shaded areas</p>
<p>Select five features that you think are the most important.</p> <p>This is a ranking question. Respondents were allowed to provide only one response for their #2 Most Important Feature.</p> <p>(Total respondents =192)</p>	<p>#2 Most Important Feature</p> <p>15.6% Children's water play area 15.1% Naturalized areas 10.9% Multi-use trails 10.4% Children's play structures 8.9% Off-leash dog area 8.3% Benches and seating areas 7.8% Washrooms 5.7% Play courts (basketball, volleyball, etc.) 4.7% Sportsfields 4.7% Shaded areas 4.2% Park safety 2.6% Community garden 1.0% Parking for vehicles</p>

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<p>Select five features that you think are the most important.</p> <p>This is a ranking question. Respondents were allowed to provide only one response for their #3 Most Important Feature</p> <p>(Total respondents =191)</p>	<p>#3 Most Important Feature</p> <p>14.1% Benches and seating areas 11.5% Multi-use trails 10.5% Shaded areas 9.4% Community garden 8.9% Naturalized areas 7.9% Off-leash dog area 7.9% Play courts (basketball, volleyball, etc.) 6.8% Children's play structures 5.8% Park safety 5.2% Sportsfields 4.7% Washrooms 4.2% Parking for vehicles 3.1% Children's water play area</p>
<p>Select five features that you think are the most important.</p> <p>This is a ranking question. Respondents were allowed to provide only one response for their #4 Most Important Feature</p> <p>(Total respondents =170)</p>	<p>#4 Most Important Feature</p> <p>15.3% Benches and seating areas 12.9% Community garden 12.4% Washrooms 10.6% Shaded areas 9.4% Naturalized areas 8.2% Multi-use trails 5.9% Off-leash dog area 5.9% Park safety 4.7% Children's water play area 4.1% Children's play structures 4.1% Sportsfields 4.1% Parking for vehicles 2.4% Play courts (basketball, volleyball, etc.)</p>
<p>Select five features that you think are the most important.</p> <p>This is a ranking question. Respondents were allowed to provide only one response for their #5 Most Important Feature</p> <p>(Total respondents =172)</p>	<p>#5 Most Important Feature</p> <p>13.4% Park safety 10.5% Play courts (basketball, volleyball, etc.) 10.5% Community garden 9.9% Shaded areas 9.3% Benches and seating areas 7.6% Parking for vehicles 7.0% Off-leash dog area 7.0% Washrooms 6.4% Multi-use trails 5.2% Children's water play area 5.2% Sportsfields 4.7% Children's play structures 3.5% Naturalized areas</p>

<p>How did you hear about this survey?</p> <p>This is a checklist question.</p>	<p>31.5% Residential Neighborhood Group 16.8% Community Organization 15.9% Personal Social Network 14.2% Other, please specify...</p>
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<p>Respondents were allowed to provide multiple responses.</p> <p>(Sum of Checklist = 232 responses)</p>	<p>7.8% City of Toronto Website 5.6% City Councillor Notice/Website 3.9% City of Toronto Facebook Page 2.6% Recreation/Sports Group 1.7% City of Toronto Twitter Message</p>
<p>Are you a member of a group or league that regularly permits or relies on City of Toronto parks and recreation facilities?</p> <p>(Total respondents =196)</p>	<p>17.9% Yes 82.1% No</p>
<p>Please provide the first 3 digits of your postal code.</p> <p>(Total respondents =168)</p>	<p>Postal Code 62.5% M8Y 29.2% M8V 8.3% 13 other postal codes</p>
<p>Which choice best describes your household?</p> <p>(193 responses)</p>	<p>36.3% Couple with children 29.0% Couple with no children 19.7% Adult living alone 5.2% Prefer not to answer 4.1% Single parent with children 3.1% Other, please specify... 2.6% Extended family</p>
<p>What is your age?</p> <p>(188 responses)</p>	<p>25.5% Age 25-34 31.4% Age 35-44 16.0% Age 45-54 12.8% Age 55-64 8.0% Age 65+ 6.4% Prefer Not to Answer</p>

Written Comments

In total 156 written comments were provided by respondents in four open-ended questions. Three of these questions provided simple lists to augment the checkbox questions on reasons why respondents visited parks, park design concerns, and what they believed the most important (and best) features of City parks were.

Why do you visit parks? Written as 'Other Reason Why Visit'	Count by Activity
Enjoy nature	7

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Physical Activity (run, swim, play sport)	6
Play with children	3
Unstructured Activity	3
Dog walking	2
Volunteer in park clean-up	2
Cycle	1
Participate in organized activity	1
Total	25

What are the best features of City parks? Written as 'Other Best Feature'	Count of Best Feature
Benches	3
Wildlife	3
Naturalized areas	3
Ice Rink	2
Picnic Tables	2
Trees/ Shaded Areas	2
Drinking Fountains	1
Outdoor Pool	1
Total	17

If you have concerns please select as many as apply to you.	
Written as 'Other' Concerns	Count of Issue
Off-Leash Dog area	12
Traffic/Road Safety	11
Children's play structure	2
Safety	2
Sport field	2
Accessibility Play Structures for Children	1
Community Centre	1
Lack of Neighborhood Cohesion	1
Oppose sport fields	1
Noise	1
Overtaxed Infrastructure	1
Parking	1
Soil Contamination	1
Trail Connections	1
Grand Total	32

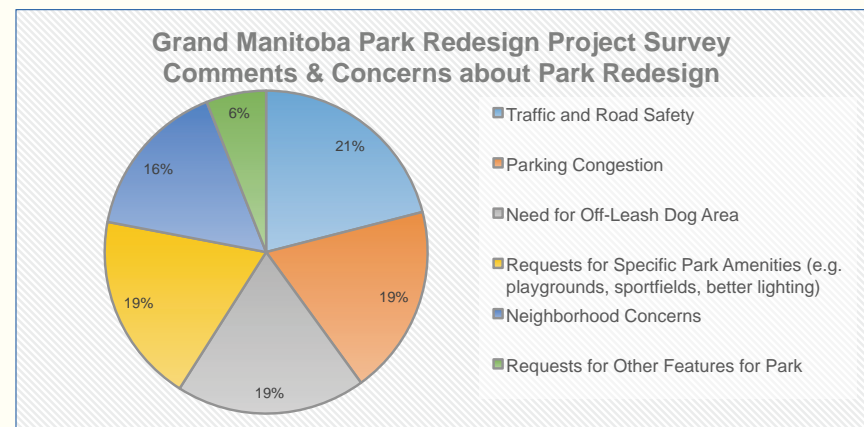
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Comments and Concerns Question

There were 50 respondents who provided open-ended comments that asked respondents if they had 'Other Concerns' about the redesign project for Grand Manitoba Park (i.e., supplementary concerns to those listed in the checkbox question).

The following thematic analysis was conducted on these comments with the proportion of the number of comments for each theme identified. Note that each comment may have included more than one theme, thus the number of items counted in the following table is larger than 50.



Thematic Coding of Open-ended Comments & Concerns about Park Redesign	Count	%
Traffic and Road Safety	14	21%
Parking Congestion	13	19%
Need for Off-Leash Dog Area	13	19%
Requests for Specific Park Amenities (e.g. playgrounds, sportfields, better lighting)	13	19%
Neighborhood Concerns	11	16%
Requests for Other Features for Park	4	6%
Total number of comments	68	

Crosstab Analysis By Household Type

The Comparison Groups

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Park use patterns and amenity preferences are likely to be substantially effected by both the age of the respondent and their lifecycle position as it relates to household composition. In this section a crosstab analysis is presented for a subset of questions that show sizable variation between the two main household types identified for this analysis:

- a) Living with Children
- b) Not Living with Children

These two categories were developed to provide contrast for this analysis by combining the following Census Canada household type categories:

1. Couples with children and single parents with children were combined to create '*Living with children*'
2. Couples with no children and adults living alone were combined to create the category '*Not living with children*'

A third category was created to capture the less specific categories of household composition (named 'Other') using the following three categories:

1. Living with an 'extended family'
2. preference to 'not answer'
3. 'other types' of household

Due to the small sample size (n=20) of the 'Other' household type this group was excluded from this crosstab analysis.

The sample sizes for the crosstab analysis are as follows:

- Living with Children n=78
- Not living with Children n=94

Key Highlights on the Profile of Comparison Groups

Age

Two key differences in the age profile of these subsets are notable:

- A majority (65%) of respondents living with children occupy the two mid-age categories (35-45) and (45-55)
- The majority of respondents not living with children are split between the younger category (33% age 25-34) and the older category (29% age 55+)

Given the different age profiles of these two comparison groups, and considering the parenting role for those living with children, it is reasonable to assume that a large part of the variation found in the survey will result from these demographic, lifecycle characteristics.

Pattern of Affiliation

The results of two questions in the survey point to a somewhat different pattern of affiliation for respondents in these subsets:

- 25% of respondents living with children report membership with sports groups/leagues
- 22% of respondents not living with children report affiliation with community groups and residential neighborhood groups

As parents of growing children, sport group membership is likely associated with engaging children in active participation in peer group sports teams. For the older segment of the respondent group not living with children affiliation with community organizations may relate to changes in employment status (i.e., retirement) that allow for more socially focussed affiliation.

Residential Proximity to Grand Ave Park

There is a sizeable difference related to the two comparison groups in residential proximity (Less than 1km) to Grand Ave Park:

- 57% of respondents living with children live in very close proximity to the park (Less than 1 km)

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- 79% of respondents not living with children live in very close proximity to the park (Less than 1 km)

Planning the Most Important Features- Ranking

The ranking order for 'Planning the Most Important Features' for Grand Manitoba Park show some different patterns for the two comparison groups: Not surprisingly, the largest difference appears in relation to the children's play structure, with a 27 percent difference between the comparison groups. The results of this analysis are presented in the table below for all features included in this question. The order of presentation is based on the 'Percentage Difference' between the comparison groups (Column 3 in the Table)

Ranked #1 Most Important Feature for Grand Manitoba Park			
	Living with Children	Not Living with Children	Percentage Difference
Children's play structures	64%	38%	27%
Parking for vehicles	6%	29%	23%
Sportsfields	36%	56%	20%
Off-leash dog area	23%	38%	15%
Washrooms	0%	14%	14%
Children's water play area	12%	0%	12%
Park safety	9%	21%	12%
Multi-use trails	19%	13%	6%
Benches and Seating	15%	11%	4%
Naturalized areas	29%	32%	3%
Play courts (e.g. basketball, volleyball)	7%	5%	2%
Community Garden	6%	5%	1%
Shaded areas	5%	6%	1%

Respondent Concerns about Park Development

Very little difference appears between the comparison groups in identifying possible concerns related to the park development: approximately 45 percent of both groups reported having some possible concerns.

The ranking of the checklist of possible concerns between both groups is also very close: respondents in both groups ranked 'garbage or litter' and 'parking' as either number one or number two. Respondents living with children ranked 'safety at night' as number three and respondents not living with children ranked 'noise' in third position.

PUBLIC MEETING REPORTS

PUBLIC MEETING 1 (OCTOBER 24, 2016)

Grand Avenue Park Expansion Public Meeting 1 and Community Walk Meeting Notes

Public Meeting 1 Overview

On Monday October 24th, approximately 50 people attended the first public meeting as part of the Grand Avenue Park Expansion Master Plan. The majority of attendees were residents from the local area. The purpose of this meeting was to: provide community participants with an overview of the master plan process and context; introduce the design team; share the initial background research conducted by the landscape architects; and gather input on park programming priorities.

The meeting was held at George R. Gauld School, and included welcoming remarks by Councillor Mark Grimes. Bob Duguid, Senior Project Coordinator for Parks, Forestry and Recreation (PF&R) gave an introductory presentation that provided an overview of the site, other City initiatives that are proposed in the area (Bonar Creek Water Management System, Legion Road Extension to Lakeshore Boulevard, South Mimico Trail), and policy context for the park. Jim Melvin, Principal of PMA Landscape Architects, presented initial background research, including the results of a City-led survey that asked participants to share priorities for the park. Questions of clarification and small-table discussions on four themes followed, facilitated by independent facilitator Jane Farrow. This meeting report was written by the facilitation team of Jane Farrow and Sara Udow. The discussions covered four main topic areas:

1. Existing Site Conditions;
2. Survey Results, Programming Priorities;
3. Connectivity and Context;
4. 'Wild Card' (Other)

Participants also shared written feedback on comment forms (see Appendix A). A summary of key points from the meeting, detailed responses to the questions of clarification and detailed meeting notes from the small group discussions are included below. All requests for information will be reviewed and provided at the next Public Meeting.

Summary of Key Points

More Park, Less Parking. Many participants stated a strong preference for open park space with minimal parking. This preference was also expressed as a desire for a 'neighbourhood-scale park, not a citywide park.' While parking was a major concern voiced throughout the meeting, there was also recognition that the park would require some parking based on programming needs (such as a sports field or Dog Off Leash Area), as well as to accommodate individuals with accessibility issues. The design should therefore consider how to incorporate parking with minimal adverse effects on traffic congestion and without taking up a large amount of park space and to not burden the neighbourhood streets with overflow parking.

Efforts to maintain and/or re-introduce trees/naturalized areas should be a priority. There was an overall appreciation of the natural green space/habitat that currently exists in the park. While many of the trees to the north of the site will require removal due to the capping process of the contaminated area, there should be efforts to maintain as many trees as possible and to re-establish naturalized areas.

Many programming priorities, including a community gathering area, were identified. There were many different ideas for park programming. Many participants agreed with the top priorities identified in the survey results (including a children's play area, splash pad, dog off-leash area, naturalized areas, recreational facilities). In addition, a majority of residents suggested that community gathering spaces/seating areas should also be a priority to hold events and festivals.

Encourage natural noise barriers to the north and south. The trees to the north, the 'rubble hill' to the southeast and the trees/swales to the south act as natural noise and visual screens to the surrounding streets and railway line. In the redesign, utilize natural features (trees, berms, landforms) as noise mitigation.

Connectivity to other trails/natural spaces should be considered. There is a growing network of green spaces and trails in the area including the Martin Goodman Trail. There are therefore increasing opportunities to develop connections to these different spaces. In addition, connections to the GO station to the south should be considered.

Ensure the consultation process is transparent and open. Some residents voiced frustration of having too many consultations in the area without seeing how their input has affected change. This process will ensure transparency and accountability throughout the process. The park expansion master plan will take into consideration the feedback from the community, the City's broader goals and priorities as well as the site's capacity. The project team will ensure the residents are kept up to date on the park redesign process and the decisions being made.

Questions of Clarification

Q. Based on the survey's findings, 70% of people who use the park live within a 10 minute walk. Why then is parking in the park required?

A. No parking volume has been determined. This is the first consultation in a four-phase design process, which includes many opportunities for input. Throughout this process the design team will listen to public feedback on parking. The design team will also consider feedback from other sources as well, including those who responded to the survey, other residents in the area and the City of Toronto's overall priorities for the area.

Q. How many sports fields are being proposed and what types will they be?

A. This is still undetermined as we are still collecting feedback and priorities about what the park will include. Councillor Grimes has received petitions and requests from Rugby and Lacrosse associations to incorporate a sports field.

Q. What is the plan for parking along Manitoba Street? There is too much parking already happening on the street.

A. We will take this into consideration as we explore options for the park and parking.

Q. When will remediation/environmental assessment be completed?

A. Stage 2 'Intrusive' work has been completed by Terrapex (the environmental consultant) and they are now working on the risk assessment and reporting stage of the provincial environmental process. Terrapex will be working with the design team and PMA to feed them information relevant for the master plan. The timeline for completion is undetermined because this process is based on Ministry of Environment (MOE) requirements and is not determined by the City. The approximate timeline is late 2017 or early 2018.

Q. How much will the environmental assessment/remediation cost and who is going to pay?

A. Cost is to be determined. The City of Toronto will pay for the EA and remediation.

Q. What is the breakdown of the demographics in the area (including those who participated in the online survey) and where can this be found?

A. A more comprehensive report including demographics in the area will be available in the coming weeks as part of the public consultation process. A summary of the demographic makeup for Ward 6 is available here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=664abe4436161410VgnVCM10000071d60f89RCRD>.

Q. When will Legion Road be completed?

A. Council has approved the budget, design to begin in 2020.

Q. What is the designation of this park (Community, Neighbourhood, Regional)?

A. The City uses this scale as a guideline only because each park space and surrounding area is different. The City takes into consideration the size of the park, location and facilities and amenities in the surrounding area when determining the park classification. Because of the size of the park (5 hectares), it will likely include multi-purpose field(s).

Q. What is the budget for the park expansion? What are the costs of programming (ie. how much is a splash pad?)

A. The park budget will be determined through the master plan process. City council has approved roughly 1.3 million in funding to initiate the project. This is in addition to the budget allocated for the environmental assessment.

Q. Has the new development on Portland been factored into the demographic makeup of the area? Can the development fund the new park?

A. Depending on density, the developers will be required to contribute to Section 37 (community benefits contributions). The amount of money and how it will be allocated is to be determined because it is in the approval stage now.

Additional Information from City of Toronto: Should community benefit contributions be required, the allocation to park development, and other community services' capital improvements, and amounts, will be determined by City Planning and Councillor Grimes' office.

Q. A new condominium development close to the park has set aside 1.2 million dollars in Section 37 funds. How has this/will it be spent?

A. Councillor Grimes noted that this has not been decided.

A Request for more information is noted.

Q. Are crosswalks being considered in the scope of this project?

A. We will consider all aspects of AODA compliance and barrier free access into the park. These considerations also include consideration of safe entry to the park (Crime prevention through environmental design methods). Signalized crosswalks are determined by City of Toronto transportation engineers (not the design team), but we would like feedback on pedestrian safety and where crossing into the park is currently a problem.

Q. Has a community needs assessment been completed for the area?

A. There is a broad needs assessment underway as part of the PF&R Facilities Master Plan for the City.

Q. Can we get more information on the former waste treatment site, and how the contamination is measured and how decisions around soil capping are made?

A. The City and its environmental consultants are following Province of Ontario, Ministry of Environment (MOE), laws and regulations under the Environmental Protection Act, to ensure that any and all potential risks to human health and ecology are mitigated, and that the site is compliant with MOE's criteria for parkland use. A Request for more information is noted.

Q. Will the redesign of Grand Avenue Park incorporate coordination with green spaces elsewhere (ie. Ourland Park)?

A. There were greenway connections incorporated into the Mimico Secondary Plan but this did not include Ourland Park. Potential connections to other trails could be considered as part of this process.

Q. Is Algoma Street included in the property lines for the park?

A. Algoma St east of Grand Avenue will become parkland.

Q. Considering the diversity noted in the survey, can a hardscape, community square/gathering space be created?

A. This is a possibility and these inputs/ideas are exactly what we are looking to hear from the community.

Q. Comment: One resident mentioned they are tired of many years of consultation in the area.

A. Consultation fatigue is a real issue and we will try to keep the process as transparent, open and useful as possible so you can feel your input is being heard.

Additional Requests for Information to be brought forward in Public Meeting #2. (from the small discussion groups)

- What does "capping mean"?
- Did the survey ask people what specific kind of sports fields they wanted?
- Where could potential "allotment gardens" go? Is it possible given brownfields?
- How does the community programming in Dufferin Grove Park get funded? Is there funding for something like the community kitchen there for Grand Ave. Park?
- Request for clarification about the proposed trails in the vicinity of Grand Avenue Park.
 - o What stage of planning are the Greenway and the Mimico Creek trails currently at?
 - o Is it already decided that the Greenway trail will run along the south end of Grand Avenue Park?
 - o Will the TRCA's Mimico Creek trail go under or over the train tracks?
 - o How will these different trails affect the budget of the Grand Avenue Park Master Plan (Mimico Trail, Proposed Greenway)?
- There was a request for information about the new development on the Northeast corner of the park. Will this new development's shadow affect the park?
 - o The planning department may be able to provide more information. A request for more information is noted.

Detailed Feedback**Existing Site Conditions**

- People said that they like that the park at a neighbourhood-scale (not district wide);
- Residents stated that they enjoy the trees around the park and wanted to make all efforts to save what they could as part of the design process
- People said they like the naturalized area as it creates a natural sound barrier to the north and would like noise mitigation efforts maintained.
- The rubble area to the southeast and the current waste transfer site also serves as a natural noise barrier. They state that they'd like to replace the pile with dense trees and landforms.
- Congestion and parking along Manitoba St are issues. There is a need for traffic calming. "It feels like a parking lot." There are concerns about more people coming to the neighbourhood and impacting the street parking.
- Maintain neighbourhood accessibility to the park.

Survey Results, Programming Priorities:

Survey Notice

Some participants mentioned they didn't know about the survey and when they learned about it, submissions were closed. They suggested that future surveys be advertised via the Councillor's newsletter.

Programming Priorities

Sports field

- Some residents were concerned that a sports field would increase congestion and parking problems in the area
- There was concern that a sports field could bring be too bright at night if lighting was on
- Some participants offered support for a multi-sports field as part of a complete park design, recreation facilities, running and walking tracks were also mentioned. Some people suggested that a multi-sport field was preferred because it could accommodate many different sports including lacrosse, rugby, soccer and so on.

Naturalized Areas

- Concerns that a new "naturalized" area will not be as aesthetically pleasing as the current area.

Dog Park

- Concern that the dog park would be too small. "It should be large enough to accommodate both large and small dogs". E.g. the dog park in Colonel Sam Smith Park was used as a good precedent to follow.
- Important to separate children from dogs off leash was very important
- "People need to clean up after their dogs"

Splash pad

- Questions were raised as to whether a splash pad required washrooms to be installed, which might require onerous maintenance and staffing costs.
- Questions about splash pad safety and whether a paid supervisor was needed

Community gathering space

- In addition to the priorities identified in the survey (above), a square or gathering space for events (music, markets, arts activities) was voiced as a top priority for the park as it could help maintain a community "vibe" of the place
- This could include a communal seating area (picnic benches).
- This area should be a central location within the park well served by pathways

A community garden

- Flowers that people can tend to, not just naturalized areas, could be considered.
- Could allotment gardens be considered?

Other ideas for the park:

- Birdhouses like in Humber Bay Park.

Connectivity and Context

- **Rail corridor is a major barrier.** Opportunities to address this barrier included:
 - o Residents living south of the Metrolinx corridor should be considered in terms of access to the park, whether through the Mimico Creek trail, a bike and pedestrian friendly Legion Road connection or another option. A crossing provided, ideally at David Hornell Junior School, across from Grand Ave Park. Likely a tunnel would be the only option over the train tracks (because of future electrification of the tracks).
 - o Some participants felt that, even with the Legion Rd. extension, a separate biking and walking only path would be a strong asset.
- **Mimico GO station** – There is a need for better access, especially to the south. Look at the Port Union + Rouge Hill GO station as a precedent for a well-connected GO station.
- **More transportation/connectivity options for the neighbourhood.** There is a sense of being isolated and not well connection to local transportation.
- **Crosswalk locations:** Ideal spots would be in the centre of the park at Algoma Road, potential other location at Melrose Street.
- **Trails:** Would like to connect to the Martin Goodman Trail.
- **Fences are currently a barrier** – There is a desire increase permeability into the park.
- **Parking concerns for GO Train users** - There was some concern that if parking is going to be allotted for Grand Avenue Park it may cause GO train users to park at Grand Avenue instead of the existing GO lot. Participants asked that this be taken into consideration — in terms of capacity and enforcement — if parking is to be part of the new park design.
- **Active Transportation** - Participants were generally in favour of more walking and cycling connections to, from and around Grand Avenue Park. Concerns about Legion Road as an off-ramp for the Gardiner. Residents suggested they wanted to make it **pedestrian/cyclist access only**. Councillor Grimes explained that the future road has already been approved so this is not possible. However, the sentiments regarding active transportation have been noted.
- **Bus Transportation:** 76B could go up New Castle and stop at the GO station. Prince Edward bus could also be better connected with neighbourhood.
- **Accessibility** - Participants agreed that increased accessibility will be a major a positive change to the park.

'Wild Card' (Other Issues)

Safety

- Concerns regarding loitering in community gathering space.
- Suggestions to ensure enough lighting for the park to be safe.
- Concern for safety of people running on the side of the streets. Incorporate a track into the sports field so people can run/walk in the park.
- Concern for people "living under trees".
- One person proposed speed bumps to slow down traffic.
- Questions regarding supervisors for programming.
- The **naturalized area** is important (trees; native habitats; strong ecological component) and therefore recommendations that Department of Forestry should be involved.

PUBLIC WALKSHOP 1 (OCTOBER 29, 2017)

Grand Avenue Park Expansion Community Walk Feedback Summary

Overview

On Saturday October 29th, over 30 people attended a community walk of Grand Avenue Park led by Jane Farrow, independent facilitator on the project, and Jim Melvin and Leslie Morton, the landscape architects/design team. Sara Udow representing the facilitation team captured the feedback and comments in this report. The walk began at the northeast corner of Grand Avenue and Algoma Road. The group walked along Algoma Road and throughout the park, where we stopped at different points to discuss existing conditions and programming priorities.

Purpose of a Community Walk

Community walks are a participatory method of tapping into the knowledge and expertise local residents bring to the design process. At the start of this walk, facilitator Jane Farrow outlined the purpose of the walk in the context of Phase 1, which is to engage residents in a conversation about existing conditions and the identification of opportunities and priorities for the Master Plan.

Participants

Participants included residents from the area, both from the surrounding low-scale neighbourhoods and the condominiums. There was a range of ages with a variety of interests present, which resulted in a diversity of ideas for the park expansion. This included young children, a teenager, parents and dog owners. Their contributions are reflected in the summary below. Councillor Mark Grimes was also in attendance and assisted in answering questions and offering context to the participants.

A summary of the feedback and questions of clarification are included below.

Summary of Discussion

Residents outlined a number of aspects that they enjoy about the park. These include:

- The varied topography;
- Naturalized areas, including the trees (with an emphasis that they appreciated no concrete);
- Habitat conservation – Many residents mentioned they enjoy seeing a diversity of animals in the park including deer, coyotes and rabbits;
- Natural noise mitigation to the north with trees and to the southeast GO line with the 'rubble' hill.

The naturalized areas and varied topography should be maintained. Much of the discussion centered on the desire to maintain as many mature trees as possible south of the contaminated area and to use these natural features as noise barriers (trees and berms). The desire to preserve trees along Manitoba Street was noted. The design team explained that with the capping required in that area of the park, it will be challenging to retain all the vegetation.

Participants recommended a range of programming opportunities that could accommodate a diversity of users and seasons. At various points on the walk, the group discussed a wide range of programming opportunities for the park. Ideas included:

- a multipurpose sports field;
- An off-leash dog park;
- a community gathering area;

- play areas for children (multi-purpose, multi age play area that could accommodate skateboarding, scooters and biking with rails and small ramps);
- flexible open space (could accommodate activities like parkour and tree climbing for older kids);
- a splash pad;
- a skate park area;
- adult exercise equipment;
- skating trails;
- tobogganing on the berm/hill on the southwest corner.

There was an in depth discussion about the issues and strengths associated with the accommodation of potential sports field(s) in the park, summarized below:

Issues: Many participants had concerns about the accommodation of a sports field. These concerns included traffic congestion, parking and permitting. One participant explained a concern that the residents of the neighbourhood would not be able to use the field with a permitting system. The landscape architectural team discussed opportunities to design flexible smaller, non-permitted fields, which would be used by the community. Other options will be investigated, such as establishing community-use permits.

Strengths: There is a need for additional sports fields in the area. Some residents requested multi-purpose sports fields to accommodate a range of sports and activities.

The design team explained that one sports field would take up less than 20% of the park. The residents also agreed some parking would have to be accommodated but voiced concern about traffic congestion and it taking up too much park space. After further discussion the majority of participants expressed support for the idea of accommodating a maximum of one multi-use sports field.

There was a strong support for the establishment of several entrances into the park, to ease access and enhance safety. For instance, participants liked the idea of incorporating 2-3 entrances into the park on the north side instead of having a large opening to the park. There was also discussion of turning Algoma Road into a trail.

Additional design considerations:

- **Safety and lighting** - Discussion on crime prevention through design including lighting on walkways and ensuring visibility into the park.
- **Connectivity** – Interest in connectivity to Martin Goodman Trail, the GO train and potential shops. This could include more trails throughout the park.
- **Playgrounds next to trees** – Parents discussed the need to have playgrounds designed near mature trees to ensure shade possibilities.

Questions of Clarification

Q: Is it possible to include an indoor community centre in the park design?

A: No – An indoor community centre is not an option.

Q: What will happen to the power lines along Algoma St?

A: Because they are not active, they will likely be removed. The electrical consultant will advise.

PUBLIC MEETING 2 (DECEMBER 7, 2016)

Grand Avenue Park Expansion Public Meeting 2 Summary

Overview

On Wednesday December 7th, approximately 40 people attended the second public meeting for the Grand Avenue Park Expansion Master Plan. The purpose of this meeting was to:

- provide an update report on environmental assessment and management strategies;
- follow up on information requests;
- review community feedback and priorities to date;
- present and review emerging design ideas and possibilities for discussion and feedback.

The meeting was held at George R. Gauld School, and included welcoming remarks by Councillor Mark Grimes. Leslie Morton, a Principal of PMA Landscape Architects, presented three initial design options based on the design team's research and the feedback on priorities received from the public (based on the first public meeting, the community walk and online feedback). Michael Osborne of Terrapex, an environmental engineering firm, presented an overview of the environmental assessment process. Questions of clarification and small-table discussions followed, facilitated by independent facilitator Jane Farrow. The small table discussions focused on 1) clarification around the environmental assessment process and 2) a review of the design options developed by the design team.

This meeting report was written by the facilitation team of Jane Farrow and Sara Udow.

A summary of key points from the meeting and requests for information are included below. All requests for information will be reviewed and responded to at the next public meeting.

Summary of Key Points

Design Group Discussion



Summary

- Three design options were presented - Concentrated, Dispersed, Nodes (see above illustrations). Participants discussed the strengths and weaknesses of the placement of program elements, their relationships to each other and connectivity within the park and the surrounding sites.
- No clear preference for one site design emerged, though there was general support for the programming elements being recommended.

Comments on overall park design

- Participants were generally supportive of a park design that featured a system of connected pathways and accessible entryways with appealing sightlines, viewsheds, plantings, shrubs and trees.

Participants saw benefits to all three designs, favouring certain elements from each one.

- Option 1 – Concentrated: Some considered this design the safest option because of its openness and visibility from many different locations.
- Option 2 – Dispersed: The separation between the playing field and the other features was viewed as favourable, as some perceived it to provide privacy benefits and mitigation from noise and light pollution.
- Option 3 – Nodes: This design was favoured for its integration of naturalized areas and its aesthetic appeal.

Below is a summary of key comments on the specific programming features:

Parking

There was no consensus on parking location, number of entrances or number of parking lots:

- Some participants favoured having the parking lot located away from the playground for safety concerns. However it was also noted that the playground must be easy to access.
- There was concern that if parking were to be located on the park's east side, condominium visitors would occupy spaces. Others preferred parking on the east side to shift parking from the single-family homes. There were additional concerns that should parking access come off from Manitoba street it would conflict with the vehicular entrance of Mystic Pointe Lofts.
- It was suggested that two smaller parking lots could help the flow of people in the park, preventing congestion. Others felt that two lots could increase congestion within the park and surrounding area.
- Many suggested that options for parking enforcement should be considered in the design (such as nightly closures).
- There was a suggestion to explore on-street parking instead of incorporating all of the parking spaces within the park boundary. Some participants requested that the number of parking spaces be reduced altogether.

Playground

- Participants were interested in assessing the playground location based on:
 - a) ease of access for children;
 - b) increased safety; and
 - c) best lighting.

- Some participants preferred placing the playground closer to Grand Avenue because lighting from the streetlamps would increase safety. Others thought placing the playground close to Grand Avenue would be less safe due to road traffic.
- Some participants preferred the playground around the large existing trees to provide shade for the children

Open Green Space

- There was support for placing the open green space at Grand Ave and Manitoba Ave in order to increase accessibility and hide other park features such as the parking lot and washroom facilities.

Dog Off Leash Area

- There was support for a dog off-leash area that would be separated from the areas designed for people visiting the park (such as the playground and other social spaces).
- Participants were not opposed to having two separate areas for large and small dogs.

Multipurpose Field

- It was suggested by some that the sports field was best placed closer to the southwest corner of the park or pushed east to allow for a larger, uninterrupted naturalized area in the north and west end of the park.
- Some participants felt that the sports field took up too much space in the park.
- Many participants agreed that organized sports could be beneficial to the community if traffic, noise, and light pollution were mitigated. One resident opposed the sports field altogether.

Naturalized Area

- Natural plantings, including trees, shrubs, grasses and flowers were considered a top priority. Many participants preferred the naturalized areas as opposed to ornamental gardens.
- A large, uninterrupted naturalized area is preferred by most participants.
- There was a request that in the next public meeting the design team would provide additional information and time to consider the elements and design of the naturalized areas.

Toboggan Hill

- Participants were generally in favour of the proposed tobogganing hill. Some participants suggested that the tobogganing hill be used as a picnic area in the spring-summer months.

Teen Programming

- Some participants proposed that the area for teenagers should feature benches, picnic tables, and sports activities such as basketball, skateboarding and/or ping pong.

Community Gathering Spaces

- Participants suggested that the community gathering spaces include areas for BBQs, movie nights, music and other social activities. It was further recommended that the community gathering space play a central role in the park design, acting as the 'heart of the community.'

Connectivity

- Some participants expressed preference for pathways through naturalized areas.

- Most participants preferred the curved pathway design next to the rail corridor as opposed to the straight path.
- Cycling was identified as a priority. Many participants requested cycling trails throughout the site. A few participants expressed concerns about the speed of bicycles. Wider paths with different surfacing to accommodate bicycles and rollerblades with separation lines are recommended to address this concern.
- Requests were made to create connections with neighbouring green spaces.
- Safe walking and cycling connections between the park and the GO station were deemed important by many participants.

Additional design considerations

- Participants requested more information on available options for public washrooms in the park. Safety and distance from the playground were cited as top concerns when considering public washrooms;
- Noise Buffering with dense plantings along Manitoba Avenue is encouraged;
- Different types of seating (berms, benches and picnic tables) are welcomed;
- Winter activities to ensure an all-seasoned park, including additional options other than tobogganing was encouraged by many;
- Additional multipurpose spaces such as hockey and tennis courts were encouraged by some participants.

'Park Friends' Approach

- There was interest in the "Friends of the Park" community approach promoted and supported by organizations like Park People. More information can be found at: <https://parkpeople.ca/project/friends-of-city-parks>

Environmental Group Discussion

The environmental discussions were centered on clarifications and updates regarding environmental management, site conditions, assessment, habitat and ecology. Participants were especially interested in hearing the most up to date information about soil contamination on the site and the on-going Provincially mandated remediation efforts.

Concern about clean soil

All environmental investigation and remediation for the former Mimico Sewage Treatment Site is complete. Environmental engineering consultants from Terrapex (Michael Osborne and Steven Ruminsky) and Senior Environmental Project Manager from the City of Toronto (Janice Green) explained that the soil in the area occupied by the former sewage treatment plant, south of Algoma, had been thoroughly tested for contaminants, assessed, and capped with three feet of clean soil all in compliance with Provincial regulations.

Some residents asked why the City capped the soil instead of removing it. It was explained that the Province of Ontario enacts environmental standards and regulations and 'soil capping' is a scientifically

accepted method of containing remaining contaminants while ensuring the safety of people using the park.

Concerns regarding the construction waste pile at the southeastern corner of the park (also known as the 'rubble hill' or 'coyote mountain')

- Participants inquired about the state of the soil, stone and rubble piles adjacent to the northeast and southeast corners of the park. It was explained that this debris originates from the condo site to the north and responsibility for the testing and removal of these piles was the owners and developers. The rubble pile to the north sits on privately owned land is not part of the future part. The rubble pile that sits on in the southeast is included in the boundary of Grand Avenue Park. Both rubble piles will be removed in the future.
- Residents specifically requested that this waste pile be removed and not be used as capping for the park. They further wanted to ensure that waste from new construction would not be dumped on or near the park. City staff assured participants that this was not part of the plan for the park redevelopment and furthermore, would not be permitted by Provincial regulations.
- Some participants voiced safety concerns about the 'rubble hill' and felt it should be fenced in and security maintained more pro-actively.
- Others inquired about the possibility of using the rubble hill for future tobogganing. It was clarified that this wouldn't be possible as the rubble hills will be removed, but that a tobogganing hill could still be included in the park master plan using clean fill and soil.

Preference to maintain trees on site

- Terrapex and the City will investigate opportunities to preserve existing trees in the northern section of the park. It was agreed that saving the larger, healthy trees would be preferable wherever possible, noting that a three foot cap of new soil will make this challenging.

General Questions of Clarification

Timeline

Q: What is the general timeline for the park's redevelopment?

A: The master plan for the park is scheduled for completion in late Spring 2017. The actual redevelopment depends on the Environmental Assessment timeline, park development phasing, and council approved budgets for park development.

Q: How does this park timeline compare to the timeline of nearby (condo) development (e.g. Mimico-Judson)?

A: The development timeline for the condo site is not yet been announced by the developer, and is ultimately to be determined by the developer.

Q: Is there an update on the timeline of the Legion Rd. extension?

A: The present estimate for completion of the Legion Road extension and Bonar Creek Storm Water Management project is 2022. This date is subject to change and updates will be provided as the project advances.

Costs and Budgeting

Q: What is the cost estimate for the redevelopment of the park?

A: The park design has not gone through a formal budgeting process yet. This will take place once the Master Plan design and consultation process is complete and the community has weighed in on design and programming priorities.

Q: Would future Section 37 money from the Mimico-Judson development be applied to the cost of the park?

A: That is yet to be determined.

Q: There was \$1.2 million set aside for community benefits. Where is that money from?

A: The \$1.2 million is Section 37 money from the development on Manitoba Dr. and Legion Rd. The allocation of that money is still to be determined. The \$1.2 million is separate from the money that is presently council approved for Grand Avenue Park.

Q: Is there information available on the cost of park amenities (e.g. how much does a tennis court, vs. a sports field, or a pool cost?)

A: The costing of park amenities is part of the master plan process. More information about this will be made available as part of the design process.

Q: How are the costs of environmental management or remediation factored into the park budget?

A: There is a separate budget for environmental remediation.

Q: Has a remediation budget been sent to Council?

A: Yes, funds for site remediation have been approved.

Requests for additional information and discussion at next Public Meeting

Environment

- A few participants asked where they could access the Environmental Site Assessment reports.

Design Concerns & Questions

- Does the multipurpose field's sidelines factor into the 12% of total park area?
- If a running track were developed around the multipurpose field, would a fence be required?
- Can design team provide a more detailed description of what the naturalized areas could look like?
- Can lighting placement and options be discussed in the next phase of the park's design?
- Is it possible to get an update from TRCA about the progress of the Mimico Creek Trail?
- Would it be possible to build a full outdoor community swimming pool or natural ice rink?
- What are the city's priorities regarding public washrooms associated with the sports field?

PUBLIC MEETING 3 (FEBRUARY 28, 2017)

Grand Avenue Park Expansion Public Meeting 3

Overview

On Tuesday February 28th, approximately 40 people attended the third public meeting for the Grand Avenue Park Expansion Master Plan. The purpose of this meeting was to present and review two preferred ideas and design options of the park for feedback and discussion.

The meeting was held at George R. Gauld School, and included a presentation from Jim Melvin, a Principal of PMA Landscape Architects. Jim presented two refined design options based on the design team's research and the feedback received from the public at the second public meeting. Questions of clarification and small-table discussions followed, facilitated by independent facilitator Jane Farrow. The small table discussions included a review of the options developed by the design team.

This meeting report was written by the facilitation team of Jane Farrow and Sara Udow.

A summary of key points from the meeting and requests for information are included below. All requests for information will be reviewed and responded to at the next public meeting.

Community Loop:



Community Web:



Summary of Key Points

Two refined design options were presented – Community Loop and Community Web. (see above illustrations 'Loop' and 'Web'). Participants were provided guided questions to discuss preferences in each design related to:

- 1) Adjacencies (placement and relationship of program elements) and;
- 2) Elements in the park.

1) Adjacencies

1. **Participants preferred the fluidity of the 'Loops' design for the path and circulation network and the layout & programming in the 'Web' design.**
2. **The majority of participants preferred parking in the south quadrant of the park** for the following reasons:
 - It is out of the way and therefore is seen to minimize impact;
 - It is separated from the green space area;
 - It is located further from traffic; and
 - Lastly, there was concern that parking in the north quadrant would cause traffic congestion because of its proximity to the bus stop.

Some participants preferred parking in the north quadrant due to concern that the southern quadrant would become an extension to the GO station parking lot. Others asked why there was no option for parking in the eastern portion.

Many participants requested that vehicle parking in this lot be metered and limited to three hours, so people can't stay for a whole day and that these parking restrictions be enforced.

Request for Information:

Is parking enforcement possible through the planning process? How does parking enforcement work? Could parking in the eastern portion be considered?

3. **Most participants prioritized locating the playground where parents could maintain visual contact with their children.** This includes locating the playground in close proximity to the multi-use court, community plaza, picnic area and naturalized area. It was felt that the multi-sports field should be separated from these features.
4. **Some participants were unsure if 3% of the total park area was adequate** and if more space could be allocated to the playground features.
5. **There were mixed opinions on the location of the small 'tobogganing' hill.** Some preferred that it be placed next to the sports field in order to separate the adolescents and children play area and act as an informal seating area to watch games and activities throughout the park. Others preferred the hill to the south of

the site to provide views of the park and to avoid cutting up the space. The design team was asked to revisit this issue in the next phase and consider limiting the height of the hill to accommodate views and address safety concerns.

2) Elements

6. **Participants supported a diversity of ecological types in the park.** Three different types of plantings were illustrated in both designs. There was a preference for the forests and trees to be located on the edges of the park. There was also consensus that the meadows, which include pollinators, be located away from play areas, due to allergies and bees/wasps.

Request for Information:

Participants request information that confirms that the natural features will be able to survive with the future condominium development and construction happening in close proximity to the park.

7. **There were mixed opinions on whether the area should feature more mowed or natural areas.** Some participants preferred the naturalized areas. Others wanted the picnic area to be expanded.
8. **A majority of participants preferred a connected, cycle friendly and sustainable pathway system.**
- Many participants preferred the connection to Manitoba Street outlined in the 'Community Web' option. Many further requested a sidewalk along Manitoba Street or an east-west connection through the park on Manitoba to allow for multiple entryways to the street.
 - Most participants supported a path system that accommodates bicycles, rollerblades and skateboards. However, there were mixed opinions as to whether all paths should be bike/skate friendly or if there should be a hierarchy of larger and smaller paths, with the larger paths supporting cyclists and skaters.
 - Recommendations for the use of environmentally friendly materials were made, including permeable pavement or interlocking stones. However, there were concerns that these materials would negatively affect the experience for cyclists, skaters and also those using strollers and wheelchairs.

Request for Information:

Is it possible to include a sidewalk along Manitoba Street? [This question is out of the scope of this study but will be brought to the attention of Transportation Services].

9. **A large dogs off leash area was preferred.** Two options for the dogs off-leash area were shown. The first included one large area for dogs of all sizes and the

second included two separate areas for small and large dogs. One large area was overwhelmingly preferred although one participant preferred the separate spaces to protect small dogs. In addition to the size of the off-leash area, participants requested the following:

- Good lighting around the dog park;
- A potential loop/pathway around the dog park;
- The use of large-aggregate gravel at the entrance to avoid the grass turning to mud. (Jack Darling Park was cited as an example).

10. **A range of elements were suggested for the playground.** Participants liked the splash pad as well as the natural play areas (using wood features) recommended in the options. Further recommendations included a sandpit, space for hop-scotch and/or four-square and rock climbing opportunities.

11. **Adult fitness was seen as a priority.** Adult fitness equipment and nodes were mentioned by several people as important features to work into the park design and plans.

12. Other elements recommended include the following:

- A small stage for the community gatherings, events or movie nights;
- Space for a farmers market;
- Water fountains, washrooms and changerooms;
- An area for skateboarding, ie. some elements for grinding, riding
- Good lighting;
- Additional benches, especially along walkways
- Bike parking and air pump stations for bicycles; and
- Street crossings and stop signs on Grand Avenue.
- Being mindful of people's allergies, so locating taller grasses and meadows that trigger pollen allergies or bees further from playing fields.

PUBLIC MEETING 4 (JUNE 8, 2017)

Grand Avenue Park Master Plan – Meeting #4 Summary

Overview

The fourth and final public consultation meeting for the Grand Avenue Park Master Plan process was held on Thursday June 8 at George R. Gauld School. Approximately 45 people attended and participated. The objective of the meeting was to confirm design priorities and plans and gather final thoughts and feedback on the park design, budget and construction phasing. The Master Plan design was developed by PMA Landscape Architects and was informed by community input captured throughout the consultation process and reflected on meeting summaries (available on the project website). Jim Melvin of PMA Landscape Architects and Bob Duguid of Toronto's Parks Forestry and Recreation department did presentations and responded to questions and discussion. Participants rotated around the following five stations and design boards asking questions and offering input:

1. Master Plan & Design
2. The Field
3. Circulation & Pathways
4. Ecology
5. Phasing & Budget

This meeting report was written by facilitator Jane Farrow and Jacob Stanescu. A summary of key points from the meeting and requests for information are included below. To stay in touch with the Grand Avenue Park project, please refer to the City of Toronto project website at: www.toronto.ca/grandmanitobapark

Summary of Key Points

General Support for the Park Master Plan

People expressed general support for the preferred design concept as presented by the design team. Participants said that they felt the team had done a good job of capturing and reflecting the community's ideas and priorities.

Community facilities and uses should be prioritized over playing fields

Most of the open house participants wanted to see a greater priority put on building out the community features and amenities before the sports field and that this should be reflected in the planning of the project construction phases and budgeting. The City recognizes the desire to get community amenities on the ground first, and will endeavour to balance these interests as it devises a phasing plan that takes into account the need for the larger construction and infrastructure deliverables to precede the smaller features.

Dogs Off Leash Area is a priority

Concern about the dog off leash area being left until Phase 2. There was a general feeling that a dogs off-leash area should receive a higher priority in the phasing or at least, an interim area be provided

Parking Lot

Concern remains that the parking spaces in the park will be used by GO commuters. Strong enforcement and disincentives for long term parking is recommended.

'Less Ugliness - Less Waiting'

Concerns were raised about the timing of the removal of all the greenery and trees in the northern part of the park as part of the soil remediation process. While people understood this was unavoidable, they were concerned that this 'ugly' phase of construction would be lengthy if adequate funding for the subsequent construction phases was not secured before cutting down the trees and shrubs. They strongly recommend planning the soil remediation and initial construction phases closely so that there is 'less waiting time, and less ugliness' to endure for the local community.

Questions of Clarification for City of Toronto's Bob Duguid, Parks Forestry & Recreation

1. What is the timeline on the planned Legion Road extension?
 - a. As of now the timeline calls for detailed planning in 2018-2019, and the build out 2020-2022.
2. Is parks funding allocated for specific parks, or one big pot?
 - a. Ward Councillors submit requests for park funding from City Council. There are various pools of money available, such as Section 37 and other development charges, and other funding programs that are controlled by council as a whole; all specific requests need to be approved by council.
3. What is the difference between Phase 1A and 1B?
 - a. Phase 1A involves cutting down trees, capping the land, grading, and surfacing. Phase 1B is the building out of the first park amenities.
4. Is there a risk City Council will stop funding after phase 1B?
 - a. Council can cut funding at anytime, but this plan allows for some of the functional park amenities to be in place after phases 1A and 1B.
5. What happens if after phase 1A, there isn't money to proceed to phase 1B?

- a. The Parks Department is not likely to move forward unless there is relative certainty about the success of the budget process in regards to phase 1B.
 - b. The goal is for the whole first phase to create a fully usable facility, concentrating on delivering the amenities which are considered priorities, established through the master plan process.
6. Why is funding not yet secured for the park?
- a. There needs to be a Masterplan in order to ask the Budget Committee for funding. There are many similar pieces of land that exist in other wards, and a Masterplan will help prioritize Grand Ave Park in the city funding discussion.

Detailed Feedback

Station 1: Master Plan Design, Community Programming

General Remarks

Participants largely felt that the design was aesthetically appealing and reflected the input of previous meetings. They were anxious to move through to the next stages of planning and construction.

- o "This is great, let's do it!"

Dog Off-Leash Area

There was some concern that dog use in the park isn't being made enough of a priority in the project's current phasing structure. Some participants felt that the implementation timeline should take dogs and owners who will continue to use the space into consideration.

- o A few participants also felt that the planned dog off-leash area is too isolated in the current Masterplan design.
- o It was suggested that there should be a temporary dog park in one of the southern multiuse fields while the park is being built.
- o It was asked that there be more garbage cans for dog waste right away and during the build out process.
- o Two participants submitted written comments expressing disappointment that the dog off leash area was scheduled for Phase 2, and felt it should be given a higher priority in phasing and an interim dog area be provided.

Parking & Traffic

Some participants felt that putting 'parking in the park' ran counter to the spirit of a good green space master plan. They hoped that someday in the future the parking lot would revert to park uses, perhaps a skate board area or hard court.

- o It was explained that the 50 planned parking spots is intended to accommodate roughly four teams (two on the field and two waiting).

Some felt that while the parking lot would offset pressure on local street parking, GO commuters would use the parking inappropriately. Enforcement is recommended strongly. Despite this, it was generally agreed that the parking lot has been sited in the best possible location for now.

- o There was a request for barriers to the parking lot that could be closed at certain times.

There was some concern about the potential rise in car traffic and parking demands at and near the park. Residents along Manitoba St said that the two-sided parking is intended to slow traffic but haven't found it effective and would rather speed bumps or something of the like to help calm traffic.

There was concern about the traffic entering and exiting the parking lot and recommended a traffic light be installed at the intersection of Melrose.

Community Programming and Amenities

There was strong support for the proposed skateboard and adult fitness features, especially given people's sense that there aren't similar amenities nearby.

It was clarified that the Multiuse court will be hard surfaced, and can accommodate a variety of features such as basketball and skateboarding, depending on what is decided in the detailed design consultation (upcoming in the fall/winter 2018).

Several people noted that the small hill/rise between the field and playground would be a great place to sit and watch a movie or performance from, projected in the community plaza area.

Station 2: Sports Field

In the presentation, it was noted that the sports field represents 17% of the park, though a few participants still felt that it took up too much space in the overall park design.

- o It was suggested by a couple people that lacrosse was not popular enough to merit field lines though it was clarified that the field will have multipurpose markings to accommodate several sports including soccer.

Artificial turf vs grass fields

- o One person questioned if artificial turf was contradictory to the larger goal of naturalizing the park
- o Others raised the point that grass fields become muddy and hard packed quickly and that artificial turf is a better option

Permitting

- o Some people were concerned that a permitted field would draw many people from beyond the local community, and create traffic congestion
- o One person mentioned that at an earlier meeting it was clarified that within the City, a park of its size cannot be only a community park and must satisfy some of the needs of the City at large—most people understood and accepted the rationale

- There was some concern that the park might be permitted all the time and would not be available for non-permit holders/local community members.
- Similarly, there was some discussion about possibly holding a regular (weekly or monthly) time slot for community programming, so the field doesn't become used entirely by recreation leagues and not the local community

Lighting

There was some concern about ambient light. It was clarified that the proposed field lighting will point inwards, and further that recreation permits typically end at 22:00h, with the lights being shut off at 23:00h.

- One person was concerned that the park's design has created 'little nooks, which could become a safety concern at night or be used by marijuana smokers', they recommend using lighting in the park to discourage such uses

Station 3: Circulation and Pathways

Positive comments were made about the overall plan for pathways and movement through the park. The circular paths that intersect and flow around and through the park received strong general support, as well as the way that plantings and trees would line some of the routes.

- There was a request to use eco-friendly materials on the pathways and community plaza.
- Concern and questions were raised about the potential for conflict between cyclists and pedestrians, strategies for managing the interaction will be needed
- It was clarified that the main loop around the field and passing the play area is a multiuse trail, not a bike path

Station 4: Ecology

Participants reacted quite positively to the proposed approach to park ecology and plantings. This included strong support for use of native species, prioritizing bird and pollinator habitat and wetland areas. Specific concerns and priorities also included:

- keeping the willow tree
- shade/sunlight exposure and its relationship to the plants/trees
- creating seating so people can relax and enjoy the greenery
- ensuring there are walkways and routes through the forested areas
- visibility and transparency issues with regards to planting density

Station 5: Phasing & Budgets

Funding estimates for the park plan and construction phases run upwards of \$6 million and will take place over several years. Funding for the first step, environmental remediation, has been secured but not the full budget for the park build out. As such,

the City of Toronto Parks Forestry and Recreation Division will pursue a phased approach which will be determined in the next project phase (detailed design) and subsequent construction stages.

Questions were asked regarding the sequencing and prioritizing of the park features, for instance, if the playing field could be put in Phase 2 and the playground and dog park put in Phase 1. It was explained by PFR representative Bob Duguid that the sequencing was primarily guided largely by financial concerns with the larger construction and infrastructure deliverables preceding the smaller, secondary features. If the construction phase were done in another order, it would be more expensive and potentially require digging up and redoing parts of the park if done in a different order. Still, according to PFR's Bob Duguid, there may be room to make small adjustments to the sequencing and phasing. To that end, participants expressed a strong preference to prioritize the playground, dog off leash area and community programming and amenity spaces in the phasing approach.

Final Group Discussion & Reflection

- There was general consensus that the Master Plan addressed community needs, priorities and preferences. They look forward to continuing the process in subsequent phases of detailed design and consultation.
- Participants generally emphasized the importance of being able to access and use the park throughout the design and construction phases.
- All participants emphasized the importance of creating an effective parking restriction and enforcement strategy for the parking lot.
- It was clarified that the sports field will be used by teams and leagues requiring a permit, but when not booked, it would be open to park visitors for informal play.
- It was asked how this Masterplan fits into larger city priorities and whether a Community Center could be considered at Grand Ave. Park?
 - It was explained that the allocation of recreation facilities had been considered as part of this consultation process and is outlined in meeting summaries available on the project website.
 - Further information about how the City makes decisions for locating such facilities (rinks, tennis courts, community centres) is also available on the City of Toronto website, entitled the Recreation Facilities Master Plan, which is now near completion.

PUBLIC WALKSHOP 2 (JUNE 12, 2017)

Grand Ave. Park Master Plan Consultation Process Community Walking Tour #2 — June 12th 2017

Overview

Approximately 30 people attended the second Community Walking Tour of Grand Ave. Park. The purpose of the tour was to visualize the proposed Master Plan design on site, to respond to information requests, and gather final thoughts and feedback. Many participants asked specific questions about construction phasing, detailed design and funding, with City staff and resource people responding. The Grand Avenue Park Master Plan was developed by PMA Landscape Architects and informed by local knowledge and input provided throughout the consultation process. The walk was facilitated by consultation lead, Jane Farrow, and was attended by Jim Melvin of PMA Architects, Bob Duguid of the City of Toronto Parks Forestry and Recreation department, and Councillor Mark Grimes. Notes for the walk were taken and prepared by Jacob Stanescu.

Summary of Discussion & Feedback

Phasing and Detailed Design Plans

- Participants reviewed a site plan and asked general questions about the phasing of the project, next steps and the difference between a Master Plan and a detailed design plan was outlined:
 - The Master Plan is an important step in helping secure funding from City Council. Funding has not been allocated for all the features delineated in the Master Plan.
 - Future stages of planning and detailed design looks more closely at specific park features, including how and when they are built and how they fit within the funding structures.
- Many participants expressed concern that the park remain accessible and useable through all phases of design and construction. Additionally, people expressed a desire to see funding for all future stages of design and construction in place before removing existing tree cover and park amenities.
 - It was explained that the implementation stages are designed to create a functional park after phase 1, and that phase 1 is unlikely to proceed until the necessary funding has been allocated.
 - Funding has yet to be secured for all future phases. s

Playground & Sports Field

- In response to inquiries about the playground location, it was explained that the Master Plan situates the playground at a safe distance from

Grand Ave., but the exact position of playground features may change based on the upcoming detailed design process.

- A few participants asked whether more winter programming and recreational features could be planned for the park.
 - It was explained the current Master Plan doesn't necessarily preclude more winter features from being added to the park in the detailed design stages. However, with the increased effects of climate change, many winter features, like natural ice rinks, are becoming less viable.
- In response to inquiries about the siting of the multi-sport field, it was explained that existing below ground infrastructure impacted the proposed siting of the field, particularly existing sanitary sewer maintenance chambers, and that it is oriented to provide the best sun angles to accommodate play activities, and therefore its location in the overall design is unlikely to change.

Landscaping & Circulation

- Participants asked about details regarding the implementation of the 'pioneer forest' planting recommended for the northwest section of the park
 - It was explained that the pioneer forest would create the environment required to establish future hardwood forests.
 - The pioneer forest would be fenced off after it is first planted. This planting is currently scheduled for phase 1 of the park's implementation, however additional tree planting will take place in future construction phases.
 - The detailed design consultation scheduled for the fall of 2017 will more closely consider forest features and ecology.
- Many participants expressed a desire to prioritize park beautification throughout the implementation process.
 - Some stated they felt that greening the park should be prioritized over building the sports field.
 - It was explained that the parks facility survey carried out by the City deems this area deficient in sport field facilities thus the need to construct the field in early phases.
- Participants emphasized the importance of local connectivity, especially a good link to the future Legion Road extension. Walking and biking connections across the eastern end of the park should be planned in the detailed design process.
 - It was explained that the status of 'Parcel H' was a factor in completing an east-west trail through the site and the master plan

proposes a north-south connection which could be used by a variety of recreational modes of traffic.

Dog Off-Leash Area

- The proposed area for a Dog Off-Leash area in the southeast corner of the park, (Parcel H) was generally favoured by participants. Several participants expressed a desire to see the City prioritize the establishment of a dogs off-leash area in the in the first phase of the park construction.
 - It was explained that 'Parcel H' is to be transferred to the city once the owner, a condo developer, removes the soil as per the agreement held with the City of Toronto. The timeline on this work up to the developer who is still in negotiation with the City.
 - Participants asked that a temporary dog park area be considered during the planning and construction phases, to ensure park users and dogs are safely separated and served.

ECOLOGICAL REPORTS

SITE INVESTIGATION REPORT



October 17, 2016

To: Leslie Morton
Jasmeen Bains
PMA Landscape Architects

CC: Nick Assad
Dougan & Associates

RE: Grand Manitoba Park, Summary of Findings

D&A undertook a site visit to the Grand Manitoba Park site on October 5, 2016; this report and accompanying photographs are a summary of our findings. The purpose of the site review was to review the site's existing ecological features and functions, including plant community structure, and retention capability of arboricultural and other vegetative resources, potential wildlife opportunities and/or constraints, microclimate, hazards, biodiversity influencers (such as high value native species or undesirable invasive exotics), and landscape functions (such as linkages, buffers, or migratory features).

We are providing this report to PMA in Word format so you can use the information in reports or public information sessions at your discretion.

METHODS

Two D&A staff members spent approximately 3 hours surveying the Grand Manitoba Park site on October 5, 2016. These staff members are both International Society of Arboriculture (ISA) certified arborists and are trained in the Ecological Land Classification (ELC) system for southern Ontario. Staff walked the site from north to south, collecting a plant list for each distinct vegetation community found. Staff also walked to the Mimico Creek corridor via the existing trail at the base of the adjacent condo tower to assess the connectivity of this feature to the Grand Manitoba Park site, and took notes on vegetation within the creek corridor.

Prior to the site visit D&A searched available City of Toronto and Ministry of Natural Resources background databases to see what natural heritage information may be available for the site.

FINDINGS

BACKGROUND REVIEW

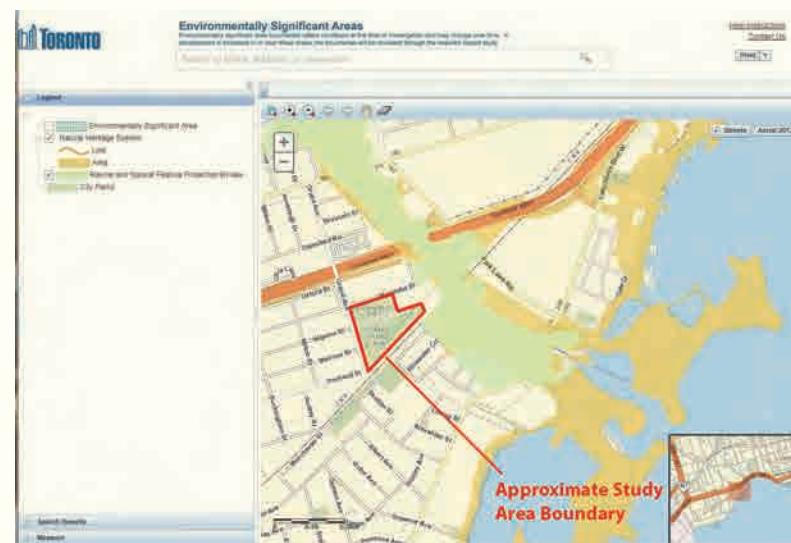
D&A reviewed the following background natural heritage sources for this project:

- City of Toronto's Natural Ravine and Natural Feature Protection By-law Map;
- Ministry of Natural Resources Natural Heritage Information Center database; and
- Toronto and Region Conservation Authority's Humber Bay Park Terrestrial Biological Inventory and Assessment.

City of Toronto's Natural Ravine and Natural Feature Protection By-law Mapping

The review of the City's Natural Ravine and Natural Feature Protection By-law mapping (available online) indicates that the site is outside of both the Natural Heritage System (NHS) and the Natural Ravine and Natural Feature Protection By-law area (see Figure 1).

Figure 1: City of Toronto's Natural Ravine and Natural Feature Protection By-law Mapping



Although the site is outside the NHIS, the City's Official Plan identifies policies related to the conservation and improvement of natural heritage resources across the City (see City of Toronto Official Plan Section 3, pages 3-33 to 3-38). Applicable policies for this project include:

These treed features provide forage and shelter for generalist wildlife species and serve to improve the site's microclimate. D&A believes that the Master Plan for the park should be designed to minimize impacts to these treed features. This can be accomplished by:

- Avoiding grading or disturbance within the canopy of the trees;
- Protecting the trees during construction activities through installation of tree preservation fencing according to the City of Toronto's guidelines; and
- Planting more trees on the site, where possible due to soil limitations, to allow for continuation of the canopy in the long term as existing trees mature and decline.

In general the Grand Manitoba Park presents more opportunities for natural heritage enhancement through biodiversity plantings than it does natural heritage constraints.

CONCLUSION

We hope that this information and accompanying photographs (provided in jpg format) will be useful to PMA for the preparation of the Site Inventory & Investigation Report.

Regards,

Mary Anne Young, BLA, OALA, CSLA

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:

- b) protecting, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:*
- i) habitat for native flora and fauna and aquatic species;*
 - ii) water and sediment quality;*
 - iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes; and*
 - iv) natural linkages between the natural heritage system and other green spaces;*

Site implications: The park's location adjacent to the NHS means that it has the potential to support the ecological features and functions of the NHS. The replacement of existing vegetation with native species will be beneficial to native flora and fauna, as the existing vegetation on the site is dominated by exotic invasive species. Maintaining the treed corridor along the rail line to the south of the site will allow for a tree canopy linkage between the site and the Mimico Creek corridor, which will facilitate the movement of wildlife.

- d) preserving and enhancing the urban forest by:*
- i) providing suitable growing environments for trees;*
 - ii) increasing tree canopy coverage and diversity, especially of longlived native and large shade trees; and*
 - iii) regulating the injury and destruction of trees;*

Site implications: The existing trees on the site form a part of the City's urban forest. As the majority of trees on north of Algoma St will be cut to facilitate the capping of the contaminated lands, the overall tree cover on the site will be reduced. Therefore efforts should be made to preserve trees on the remainder of the site and increase canopy cover wherever possible given the soil limitations.

8. Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) the top-of-bank of valleys, ravines and bluffs;*
- b) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and*
- c) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.*

Site implications: The standard development setbacks from natural heritage features and ravine lands is 10m; the Grand Manitoba Park site appears to be more than this distance from the NHS and ravine boundaries, this should be confirmed with the City and TRCA. Any connections to the proposed trail along Mimico Creek would have to be undertaken according to City and TRCA guidelines for working within the NHS and ravine lands.

12. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate

negative impact on and/or improve the natural heritage system, taking into account the consequences for:

- terrestrial natural habitat features and functions including wetlands and wildlife habitat;
- known watercourses and hydrologic functions and features;
- significant physical features and land forms;
- riparian zones or buffer areas and functions;
- vegetation communities and species of concern; and
- significant aquatic features and functions including the shoreline of Lake Ontario.

23. Prior to development occurring on known or potentially contaminated sites, or on sites on or within 500 metres (or within a previously determined area of influence) of a known or suspected former waste disposal site, potential adverse impacts will be identified and assessed through a study, and any measures needed to remediate or mitigate the contamination will be identified and implemented.

Site implications: It is our understanding that the City has already undertaken studies to identify the impacts associated with and remedial measures proposed for the contaminated portions of the site.

Ministry of Natural Resources and Forestry (MNR) Natural Heritage Information Center (NHIC) Database

The MNR's NHIC database contains records of rare species locations across Ontario. This information can be searched at a 1x1 km resolution; the results are thus not necessarily associated with any one property within the 1x1 km square.

The Grand Manitoba Park site straddles two 1x1 km squares; a query of these squares found a total of 27 records. Based on an analysis of these records and an understanding of the history of the Grand Manitoba Park site, D&A believes that it is unlikely that any of these species are currently occurring within the study area. See Table 1 for a list of the species identified in the query and D&A's rationale for why each species is not likely to occur. It is most likely that any of these species, if still present within the 1x1 km NHIC squares, are located within the Mimico Creek corridor, which is the only remaining natural feature in the vicinity of Grand Manitoba Park.

Table 1: NHIC Query Results

Square 17PJ2131	Square 17PJ2130	Species Name	Common Name	Last Observation Date	Likely to occur?	Rationale
X	X	<i>Actaea racemosa</i>	Black Cohosh	05/10/1974	N	Historic record
X	X	<i>Clinostomus elongatus</i>	Redside Dace	27/04/1935	N	No habitat present
	X	<i>Coregonus kiyi</i>	Kiyi	1927-10	N	Historic record
X	X	<i>Dichanthelium praecoxius</i>	White-haired Panicgrass	07/07/1911	N	Historic record
X		<i>Euonymus atropurpureus</i>	Eastern Burning Bush	07/10/1954	N	Historic record
X	X	<i>Eurybia divaricata</i>	White Wood Aster	1927-07-24	N	Historic record
X	X	<i>Gentianella quinquefolia</i>	Stiff Gentian	1890-09-17	N	Historic record
X	X	<i>Gentianella quinquefolia</i>	Stiff Gentian	1877-09-20	N	Historic record

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X	X	<i>Gillenia trifoliata</i>	Bowman's-root	14/06/1902	N	Historic record
X	X	<i>Graptemys geographica</i>	Northern Map Turtle	26/06/1988	N	No habitat present
X	X	HUMBER RIVER			N	River not present within site
X	X	<i>Hypoxis hirsuta</i>	Yellow Stargrass	01/06/1933	N	Historic record
X		<i>Ixobrychus exilis</i>	Least Bittern	22/05/1915	N	No habitat present
X	X	<i>Juncus acuminatus</i>	Sharp-fruited Rush	1926	N	Historic record
X		<i>Lamprolittis triangulum</i>	Eastern Milksnake	07/06/1933	N	Historic record
X	X	<i>Linum virginianum</i>	Woodland Flax	1890-07-16	N	Historic record
X	X	<i>Lithospermum latifolium</i>	American Gromwell	08/07/1904	N	Historic record
X	X	<i>Lupinus perennis</i>	Sundial Lupine	01/06/1962	N	Historic record
X	X	<i>Nuttallanthus canadensis</i>	Old-field Toadflax	N/A	N	No habitat present
X	X	<i>Oenothera gaura</i>	Biennial Gaura	1893-09-18	N	Historic record
X	X	<i>Polygonum erectum</i>	Erect Knotweed	07/07/1904	N	Historic record
X	X	<i>Polystoechotes punctatus</i>	Giant Lacewing	1934-08-00	N	Historic record
X	X	RESTRICTED SPECIES	RESTRICTED SPECIES	1916-07	N	Historic record
X	X	<i>Scleria triglomerata</i>	Tall Nutrush	13/07/1911	N	Historic record
X	X	<i>Spiranthes lacera</i> var. <i>gracilis</i>	Southern Slender Ladies'-tresses	1897-09-06	N	Historic record
X	X	<i>Sternotherus odoratus</i>	Eastern Musk Turtle	1969-?	N	No habitat present
X	X	<i>Thamnophis sauritus</i>	Eastern Ribbonsnake	1913-?	N	Historic record

Humber Bay Park Terrestrial Biological Inventory

This report is an in-depth biophysical inventory of Humber Bay Park which was conducted in 2013 by Toronto Region Conservation Authority (TRCA) staff. The study was conducted fully within Humber Bay Park and so the findings are not directly applicable to the Grand Manitoba Park site, however the report can provide an understanding of the general flora and fauna in the vicinity of the park.

A vegetation community of high conservation interest identified in this report is a prairie planting associated with the Humber Bay Butterfly Habitat project. There could be an opportunity at Grand Manitoba Park to use this garden as a template for the creation of a similar feature in the park.

The report includes four recommendations aimed at enhancing and protecting ecological features and functions of the Humber Bay Park study area. The recommendations which are applicable to Grand Manitoba Park are paraphrased below:

- Enhance and Protect Existing Features
 - A general increase in natural cover (especially wetland and thicket) will improve natural features and functions
 - The Humber Bay Butterfly Habitat planting is the highest priority for Humber Bay Park, with an emphasis on maintenance. Maintenance will involve removal of invasive species and woody vegetation.

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Ecological Consulting & Design

- Plantings should focus on generalist, urban-tolerant species, with maintenance to prevent exotic invasion.
 - Monitoring of plantings should be undertaken every 2 years and recommendations based on the findings should be provided after each monitoring visit
 - Opportunities to provide artificial nest structures for birds which ideal opportunities for local stewardship (barn swallow, purple martin and chimney swift).
2. Manage Public Use
- Public use should be controlled in naturalization and restoration areas in order to achieve successful establishment of plantings and to keep spread of invasive species to a minimum
 - A stewardship program could be developed to engage local residents and park visitors in natural heritage restoration activities including removal of invasive species, planting, and maintenance.
3. Control Invasive Species
- Invasive species should be monitored and controlled, especially woody invasives that produce prolific seed (e.g. Manitoba and Norway maple; shrub honeysuckle, Siberian elm, buckthorn, and European alder) and understory plants such as garlic mustard, hedge parsley, and dog-strangling vine.

SITE VISIT

D&A identified and collected plant data on 6 plant communities during the site visit; 5 on the Grand Manitoba Park site and one offsite. Refer to the map markup sent along with this report for the locations of the communities.

Area 1: Site to be Capped

This portion of the site has the highest proportion of tree and shrub cover on the study site. Species present are largely opportunistic non-native species which would have regenerated following the cessation of activities on the site. Species observed include:

Trees:

- Hybrid Poplar (*Populus* sp.)
- Manitoba Maple (*Acer negundo*)
- Norway Maple (*Acer platanoides*)
- Sugar Maple (*Acer saccharum*)*
- Ash sp. (*Fraxinus* sp)*
- Crack Willow (*Salix fragilis*)
- Basswood (*Tilia americana*)*
- White Spruce (*Picea glauca*)

Shrubs:

- Common Buckthorn (*Rhamnus cathartica*)
- Russian Olive (*Elaeagnus angustifolius*)

Herbaceous Vegetation:

- Dog-strangling Vine (*Cynanchum rossicum*)
- Lance-leaved Aster (*Symphytrichum lanceolatum*)*
- Queen Anne's Lace (*Daucus carota*)
- Common Milkweed (*Asclepias syriaca*)*

Native species are indicated with an asterisk (*). The best quality native species on the site are the row of mature White Spruce which run parallel to Grand Ave. However, we understand that this site will need to be capped and retention of these trees may not be possible. There may be some trees along the Grand Ave property line which are close enough to the edge to be preserved; the feasibility of this will depend on the extent of the capping and its impacts on the trees' root zones. Any natural heritage constraints present in this area of the site are superseded by the need to contain the contamination present in the soils.

Area 2: Swale South of Algoma St

A naturalized area has formed along the south side of the closed portion of Algoma St within the study area. This area is lower than the surrounding portions of the site and shows some indication of wet soils, including Common Reed (*Phragmites australis*). Other vegetation present includes:

Trees:

- Siberian Elm (*Ulmus pumila*)
- Norway Maple (*Acer platanoides*)

Herbaceous Vegetation:

- Goldenrod (*Solidago* sp)
- Lance-leaved Aster (*Symphytrichum lanceolatum*)*
- Heath Aster (*Symphytrichum pilosum*)*
- Common Reed (*Phragmites australis*)
- Queen Anne's Lace (*Daucus carota*)
- Common Milkweed (*Asclepias syriaca*)*

Native species are indicated with an asterisk (*). No significant vegetation or trees of a substantial size were observed in this part of the site; in D&A's opinion it does not contain any natural heritage constraints.

Area 3: Capped Portion of Site

The majority of the site is a grassed field over capped contaminated lands. Some mature trees are present adjacent to Grand Ave, and a small swale (area 3a) is present along the south edge of the cap. The swale is has a similar vegetation composition as Area 2 and does not present a natural heritage constraint. The trees along Grand Ave are:

- Manitoba Maple (*Acer negundo*)
- Weeping White Willow (*Salix alba* 'triste')

- Black Maple (*Acer saccharum ssp. nigrum*)*
- Ash sp. (*Fraxinus* sp)*
- Slippery Elm (*Ulmus rubra*)*
- Norway Spruce (*Picea abies*)

Native species are indicated with an asterisk (*). Although the trees present are predominantly non-native, D&A believes that they should be preserved to maintain their canopy function and some structural diversity on the study site. These trees had metal tree tags and may have been surveyed as part of previous work on this site; this information should be available from the City of Toronto and may be useful for the Grand Manitoba Park master planning process.

Area 4: Treed Area South of Site

At the site's south property line a treed area consisting of both planted and opportunistic vegetation is present. The tree canopy is dense and provides visual screening from the rail line and some microclimate mitigation on the site through shading and wind reduction. Vegetation observed includes:

Trees:

- Austrian Pine (*Pinus nigra*)
- Manitoba Maple (*Acer negundo*)
- Norway Maple (*Acer platanoides*)
- Black Walnut (*Juglans nigra*)*
- Silver Maple (*Acer saccharinum*)*
- Siberian Elm (*Ulmus pumila*)
- Blue Spruce (*Picea pungens*)

Shrubs:

- Common Buckthorn (*Rhamnus cathartica*)
- Chokecherry (*Prunus virginiana*)*

Herbaceous Vegetation:

- Dog-strangling Vine (*Cynanchum rossicum*)
- Virginia Creeper (*Parthenocissus inserta*)*
- Lance-leaved Aster (*Symphytrichum lanceolatum*)*
- Queen Anne's Lace (*Daucus carota*)

Native species are indicated with an asterisk (*). Much of this vegetation is behind a chain link fence and presumably is not on the Grand Manitoba park study site, however it does contribute to the park site's aesthetic and functional value.

Area 5: Fill Pile

The piece of land east of Area 2 and north of the rail line currently consists of large piles of fill and some opportunistic vegetation. This area has no natural heritage value and presents no constraints to the master planning process.

DOUGAN & ASSOCIATES

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Ecological Consulting & Design

Area 6: Mimico Creek Corridor

Although the Mimico Creek corridor is not on the Grand Manitoba Park study site, D&A wanted to review the vegetation community present to see what vegetation may have naturally occurred on the site and to see what constraints may be present for a future trail connection. The creek corridor is fully fenced, so observations were made from an existing trail at the east side of the iLoft condominium building. Vegetation observed includes:

Trees:

- Manitoba Maple (*Acer negundo*)
- Red Oak (*Quercus rubra*)
- Norway Maple (*Acer platanoides*)
- Silver Maple (*Acer saccharinum*)*
- Ash sp. (*Fraxinus* sp)*
- Crack Willow (*Salix fragilis*)
- Basswood (*Tilia americana*)*
- White Spruce (*Picea glauca*)

Shrubs:

- Common Buckthorn (*Rhamnus cathartica*)
- Chokecherry (*Prunus virginiana*)*

Herbaceous Vegetation:

- Poison Ivy (*Toxicodendron radicans*)*
- Goldenrod (*Solidago* sp)
- Garlic Mustard (*Aliaria petiolata*)

The overall quality of the creek corridor that was visible from the fenceline was poor, with many non-native species and low understory diversity. The slopes to the creek were very steep, and the creek banks which were visible from the fenceline were channelized (i.e. concrete). However, the native canopy vegetation observed which includes Red Oak, Silver Maple, and Basswood could help to guide the recommendations of planting choices for Grand Manitoba Park. Any trail connection proposed from Grand Manitoba Park to the future trail on the east side of Mimico Creek would have to be designed with the constraints of the steep slopes and associated soil instability in mind.

NATURAL HERITAGE CONSTRAINTS

The background investigation and site visit found few natural heritage constraints on the Grand Manitoba Park site. In general, the quality of the habitat present is low and the vegetation species observed are largely non-native exotic species. However, given the urban nature of the site the value of these features cannot be fully discounted. The main natural heritage constraints of the site are thus:

- Mature trees along Grand Ave which are not part of the contaminated site to be capped; and
- Linear trees feature along the rail line to the south of the site.

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Ecological Consulting & Design

SOIL RECOMMENDATIONS



SOIL SELECTION FOR NATURALIZATION COMMUNITIES AT GRAND AVENUE PARK

Introduction

Why is soil important? When considering how to restore or enhance the ecological communities present at Grand Avenue Park, the plant species that will be incorporated into the target naturalization communities make up *part* of the ecosystem. That much is obvious. It is less obvious that we would consider the soil in an ecosystem, yet soil is the medium on which the plants will be grown. In short, soil forms the foundation on which vegetation communities are based.

Not all soils are created equal. Soil is composed of a few main ingredients, namely sand, silt, clay, humus, and coarse materials such as gravel and rocks. The physical characteristics of the soil, including pH, water holding ability, rate of drainage, nutrient holding potential, and air spaces are determined by the proportions that each ingredient makes up in the soil. It is this unique blend that dictates the capability of a particular soil to support an intended purpose.

Matching the right soil to the desired target vegetation community is essential for successful vegetation establishment.

Healthy soils have the following benefits (TRCA 2012):

- Support for soil organisms that fight pests and disease and supply plants with nutrients and water
- Allows for the re-establishment of vigorous vegetative cover and deep root growth
- Provides important stormwater management functions including:
 - efficient water infiltration and storage,
 - adsorption of excess nutrients,
 - filtration of sediments,
 - biological decomposition of pollutants, and
 - moderation of peak stream flows and temperatures.

As part of the Grand Avenue Park development, some areas will be capped due to contaminated soils. Cap engineering factors, such as infiltration, runoff, compaction, and slope are not considered here. It will be necessary to examine soil requirements from multiple points of view including vegetation establishment, cap engineering, and stormwater engineering. This document provides

input on the ideal soil conditions for facilitating establishment of each target naturalization community.

Naturalization Communities

Target naturalization communities included in the Grand Avenue Park Master Plan are:

1. Pioneer Forest
Mixed Deciduous/Coniferous Forest will create bird habitat / create new ecosystem / re-establish tree canopy.
2. Forest Edge
The addition of shrubs to the existing canopied areas will enhance existing bird habitat.
3. Meadow
Create new pollinator habitat.
4. Ephemeral Wetlands
Species that tolerate both flooded and dry conditions, to be used in rainwater collection features.

For a description of each Target Naturalization Community see Masterplan: Ecological Communities

Soil

The following is a description of soil and other treatment recommendations for the establishment of each target naturalization community.

1. Pioneer Forest
The ideal soil texture for the Pioneer Woodland community topsoil is sandy loam with 10 to 15% organic matter content (by dry weight), pH of 6.0 to 8.0 and depth to 60 cm or greater. If possible, creating an uncompacted soil depth of up to 90 cm would help to facilitate rooting and promote more rapid tree establishment (TRCA 2012). Topsoil depth of 60 to 90 cm will ensure the desired moisture regime (i.e. dry to fresh) is being achieved, assuming the topsoil is being placed over a clay cap (Lee et al. 1998). Grading to create pits and mounds will achieve focused areas of increased soil depth suitable to deeper rooting trees without the added expense of extra topsoil throughout the entire Pioneer Forest naturalization area.

Fungus in the soil is essential to nutrient cycling in forest communities. Fungus acts as a broker of nutrient and energy (glucose) exchange among plants and the soil they grow on. Trees provide sugars produced from photosynthesis to the fungus that in return provides minerals and nutrients to aid tree growth. Fungus uses the energy to produce an underground network of mycelium, forming a network for energy exchange. The fungal network plays an essential role in forest development and health, distributing excess energy from thriving trees to less developed trees (Simard 2016).

To promote healthy forest development, first promote healthy fungus development. Add compost, leaf and/or bark mulch, and large woody material that will decompose over time providing time-release fungus habitat. Stockpile the leaf litter from the existing treed areas that will undergo construction and re-apply to naturalization areas. Add mycorrhizae to planting pits during tree and shrub planting.

2. Forest Edge

Imported soil should be the same as that for 1, Pioneer Forest in terms of organic matter, pH, and compaction. Soil testing will help determine deficiencies which can be improved by adding amendments. The same treatment in terms of fungus habitat development described in 1. Pioneer Forest should be applied. Assuming there is no grading in the area to be naturalized as Forest Edge since trees are being retained, controlling existing non-native vegetation and establishing native ground (herbaceous) vegetation will be challenging. Site preparation may include smothering, spraying, and/or sod removal. Soil impoverishment may also be considered if the planting soil is found to be high in nitrogen. See 3, Meadow for more information on soil impoverishment.

3. Meadow

Meadow ecosystems are different than prairies in that they are a highly unstable system, naturally occurring only after a disturbance such as fire, flood, or severe erosion. They occur on lands that ultimately support forest. As such, meadows are constantly in transition in terms of vegetation community composition as they make their way along the pathway from disturbance back to forest (Daigle and Havinga 1996).

Meadows occur on typical southern Ontario soil, such as clays and loams (Daigle and Havinga 1996). Soil testing for texture, nutrients, pH, organic matter content, and compaction will determine if amendments or decompaction are needed. It is important to keep nitrogen levels low; otherwise non-native and invasive plants will outcompete native vegetation. Soil impoverishment, i.e. incorporating uncomposted organic material, may be used just prior to seeding to reduce available nitrogen during seed establishment (Daigle and Havinga 1996). Clay soils can be amended with sand and compost to add air spaces and reduce compaction. Sandy soils can be amended with compost to help retain water.

4. Ephemeral Wetlands

The soil type for these features will mainly be determined by engineering requirements related to water infiltration and storage. The Ephemeral Wetlands are intended for temporary storage on a regular basis and more long-term storage in a 25-year storm event. The vegetation supported by this system will depend on frequency and duration of inundation (i.e. flooding). In other words, this naturalization community depends as much on hydrology as it does on soils. Therefore, the hydrology should be considered in terms of anticipated water levels during storm events (i.e. 2, 5, 10, and 25-year storm event). Planting zones may then be delineated according to anticipated available moisture.

In terms of southern Ontario vegetation communities, this naturalization community most closely resembles meadow marsh or shallow marsh, depending on the frequency and duration of flooding. Both vegetation community will likely occur based on distance from the low point of each Ephemeral Wetland feature. Shallow marsh will occur closer to the bottom and meadow marsh will be higher up slope.

Meadow marsh and shallow marsh communities typically occur on sands, gravels and cobbles. Higher nutrient soils such as silts, loams and clays will tend to support more clonal species such as asters and goldenrods (Lee et al. 1998). To help slow and retain runoff, create microtopography in ornamental landscaping areas (CVC 2010). Deep tilling or ripping to break up hard pan subsoils may be necessary to improve infiltration rates. Test soil and decompact and/or amend as necessary. Amended soil should have an organic content of 8-15% by weight (CVC 2010).

The following general recommendations will help guide soil selection, and ensure soil best management practices (TRCA 2012):

1. Develop a Soil Management Plan (SMP) that provides clear direction on targets for soil quantity and quality (i.e. depth, compaction, organic matter content, and pH). The SMP should discuss how soil will be stripped, stockpiled, tested, amended, placed, and reviewed to ensure depth and compaction targets are being met.
2. Add compost to soils for any of the following reasons:
 - deficient in organic matter,
 - where soil texture may lead to soils having low water holding capacity (i.e. to sandy),
 - where erosion is a concern, or
 - where compaction is anticipated.
3. Soil stockpiles should be piled no higher than 1.3 meters and for less than 6 months to help maintain soil organisms and structure. Stockpiles can be covered with tarps or with a groundcover to reduce erosion.
4. Where permitted, keeping cap locations in mind, test the subsoil for compaction and till or scarify if needed.

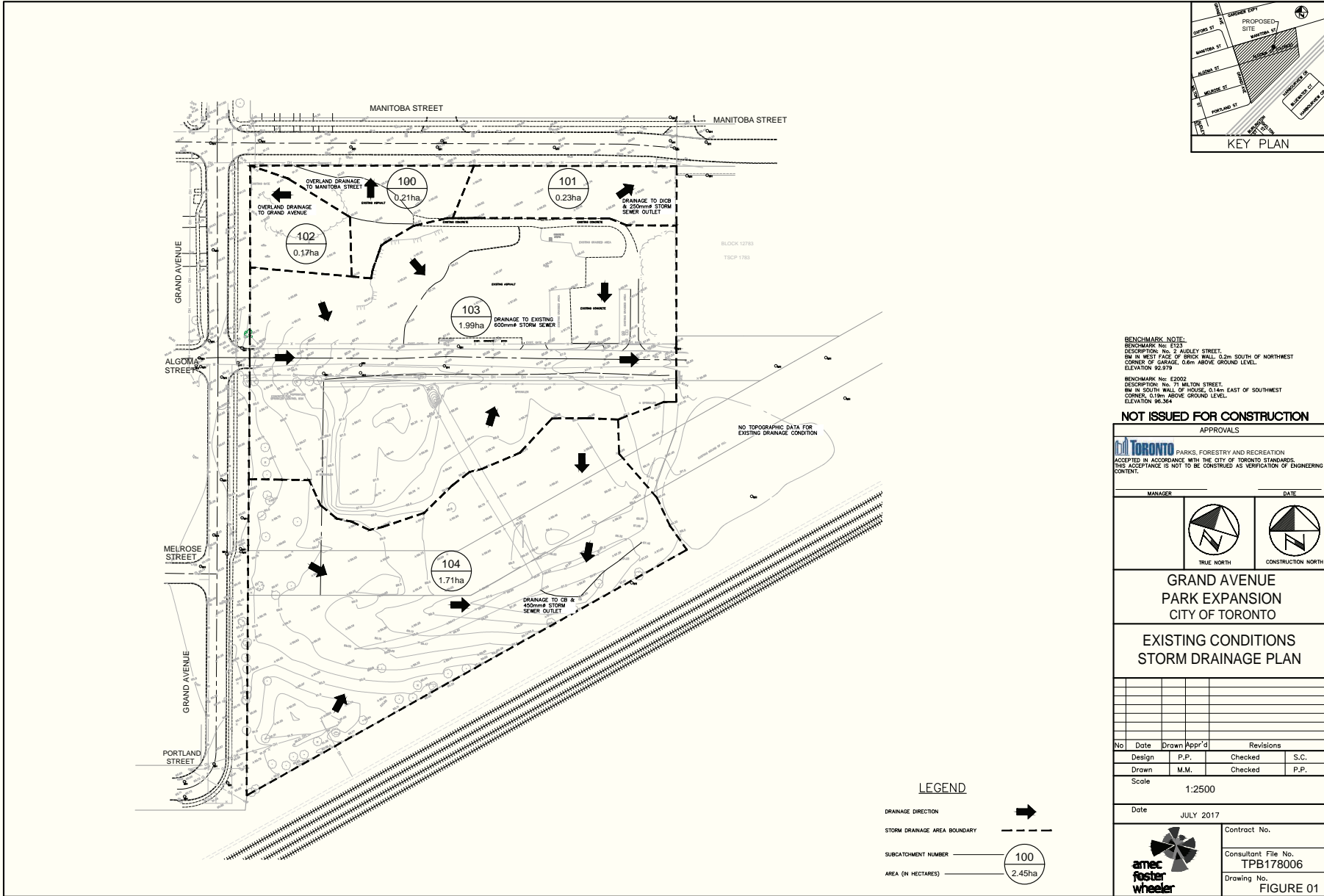
Conclusion

Soils are a fundamental component of the ecosystem. Selecting soils with the appropriate properties for each target naturalization community is essential to successful establishment. A Soil Management Plan will help ensure that healthy, appropriate soils are achieved through setting targets, implementing construction best management practices, and using follow up monitoring to check for and correct deficiencies.

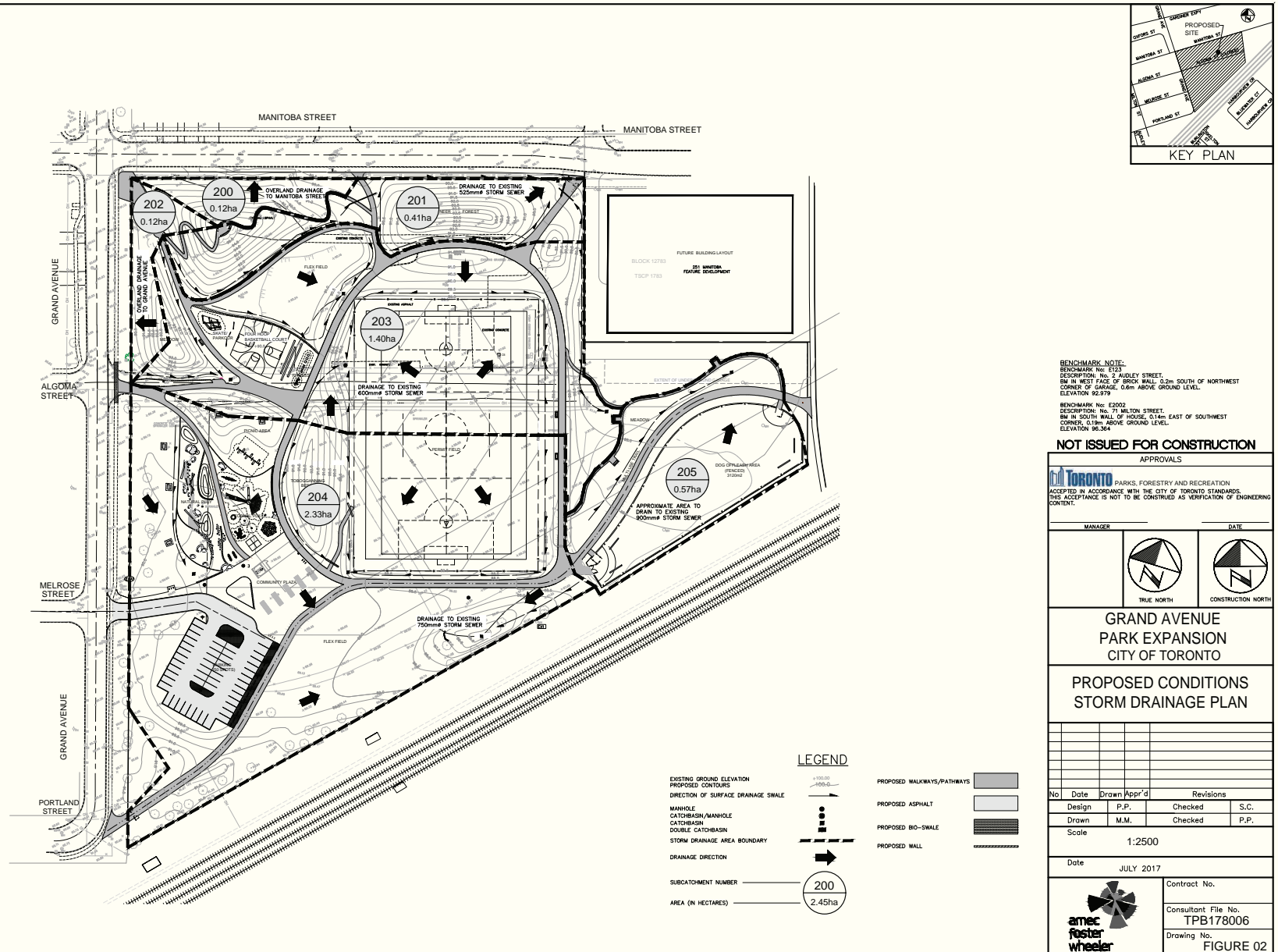
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- Sumard, Suzanne 2016.** In "From Tree to Shining Tree". Radiolab podcast. Available at: <http://www.radiolab.org/story/from-tree-to-shining-tree/>

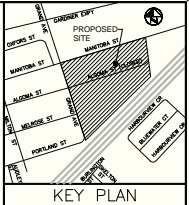
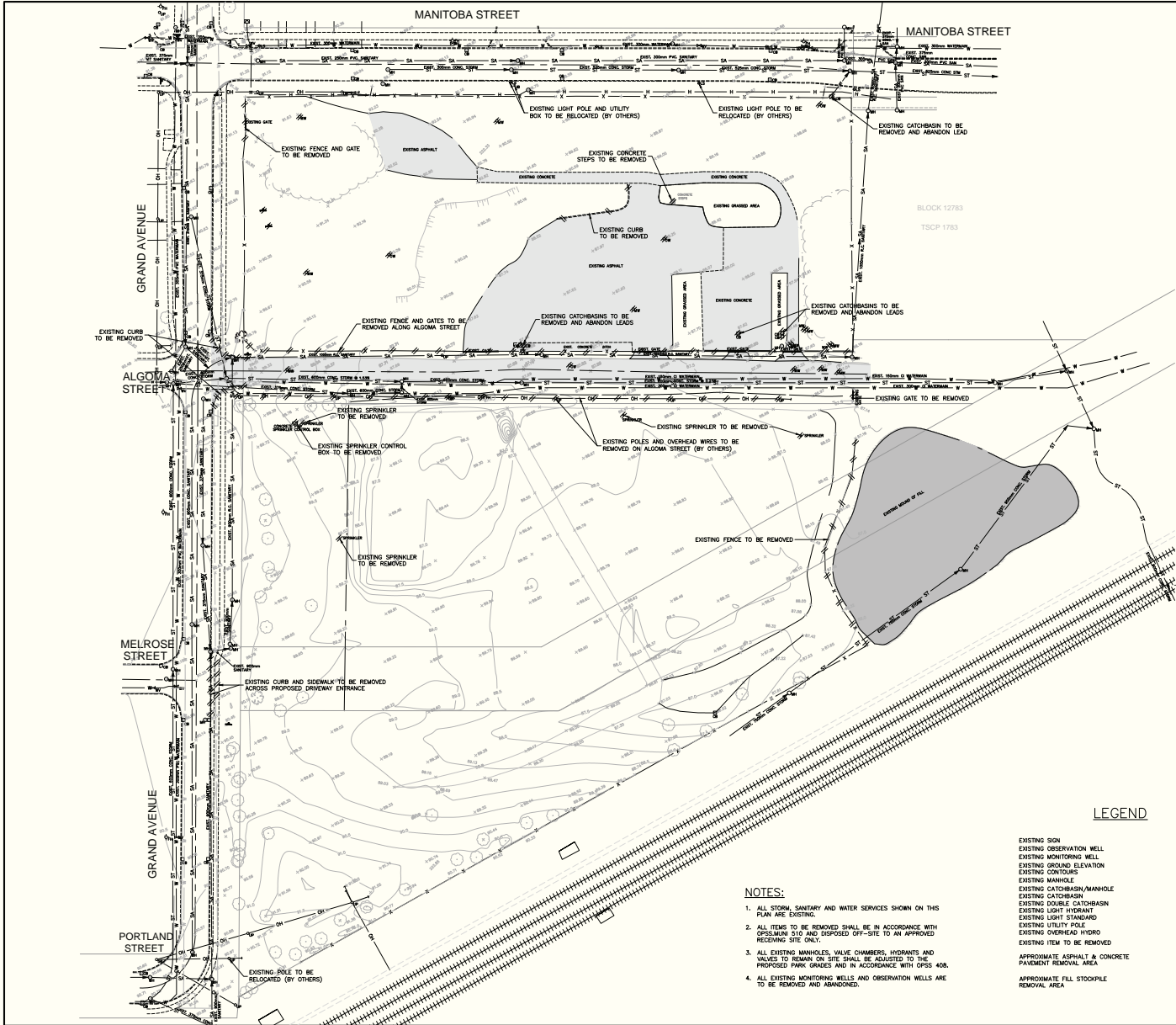
STORMWATER MANAGEMENT PLAN
EXISTING DRAINAGE



PROPOSED DRAINAGE





CIVIL WORKS
REMOVALS PLAN



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CORNER OF GARAGE, 0.6m ABOVE GROUND LEVEL.
ELEVATION 92.979
BENCHMARK No. E2002
DESCRIPTION: No. 71 MILTON STREET,
BM IN SOUTH WALL OF HOUSE, 0.14m EAST OF SOUTHWEST
CORNER, 0.19m ABOVE GROUND LEVEL.
ELEVATION 96.364

NOT ISSUED FOR CONSTRUCTION


APPROVALS	
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MANAGER	DATE
	
TRUE NORTH	CONSTRUCTION NORTH

GRAND AVENUE
PARK EXPANSION
CITY OF TORONTO

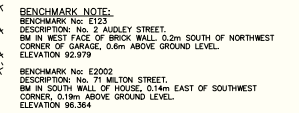
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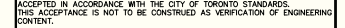
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APPROVALS



DATE _____



SITE GRADING PLAN
SHEET 2 OF 2

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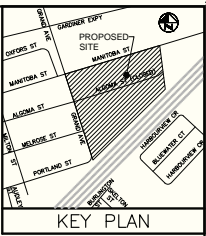
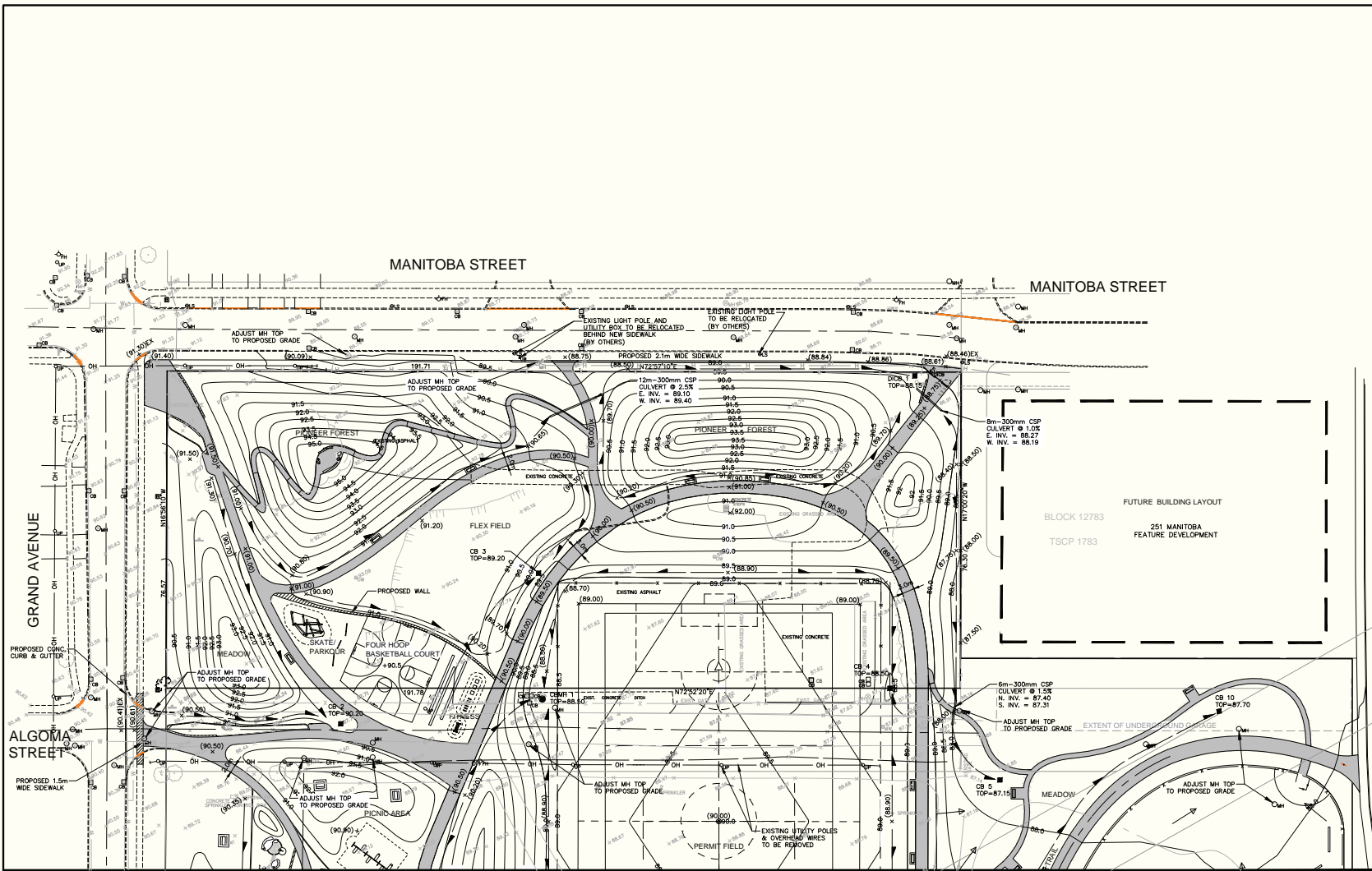
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2017-07-18
Last Saved: 2017-07-18



BENCHMARK NOTE:
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DESCRIPTION: No. 2 AUDLEY STREET.
BM IN WEST FACE OF BRICK WALL 0.2m SOUTH OF NORTHWEST CORNER OF GARAGE, 0.6m ABOVE GROUND LEVEL.
ELEVATION 92.979

BENCHMARK No: E2002
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BM IN SOUTH WALL OF HOUSE, 0.14m EAST OF SOUTHWEST CORNER, 0.19m ABOVE GROUND LEVEL.
ELEVATION 96.364

NOT ISSUED FOR CONSTRUCTION

APPROVALS
ACCEPTED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
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MANAGER	DATE
TRUE NORTH	CONSTRUCTION NORTH

**GRAND AVENUE
PARK EXPANSION
CITY OF TORONTO**

**SITE GRADING PLAN
SHEET 1 OF 2**

SEE SHEET SG-02

LEGEND

- EXISTING GROUND ELEVATION
 - PROPOSED CONTOURS
 - PROPOSED GROUND ELEVATION
 - PROPOSED GROUND ELEVATION TO MATCH EXISTING
 - PROPOSED SWALE ELEVATION
 - PROPOSED TOP OF WALL ELEVATION
 - PLAN ELEVATION (BY OTHERS)
 - DIRECTION OF SURFACE DRAINAGE SWALE
 - DIRECTION OF SHEET FLOW
 - MANHOLE
 - CATCHBASIN/MANHOLE
 - CATCHBASIN
 - DOUBLE CATCHBASIN
 - HYDRANT
 - EXISTING MANHOLE
 - EXISTING CATCHBASIN/MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING DOUBLE CATCHBASIN
 - EXISTING LIGHT HYDRANT
 - EXISTING LIGHT STANDARD
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD HYDRO
- PROPOSED WALKWAYS/PATHWAYS
PROPOSED ASPHALT
PROPOSED BIO-SWALE
PROPOSED WALL

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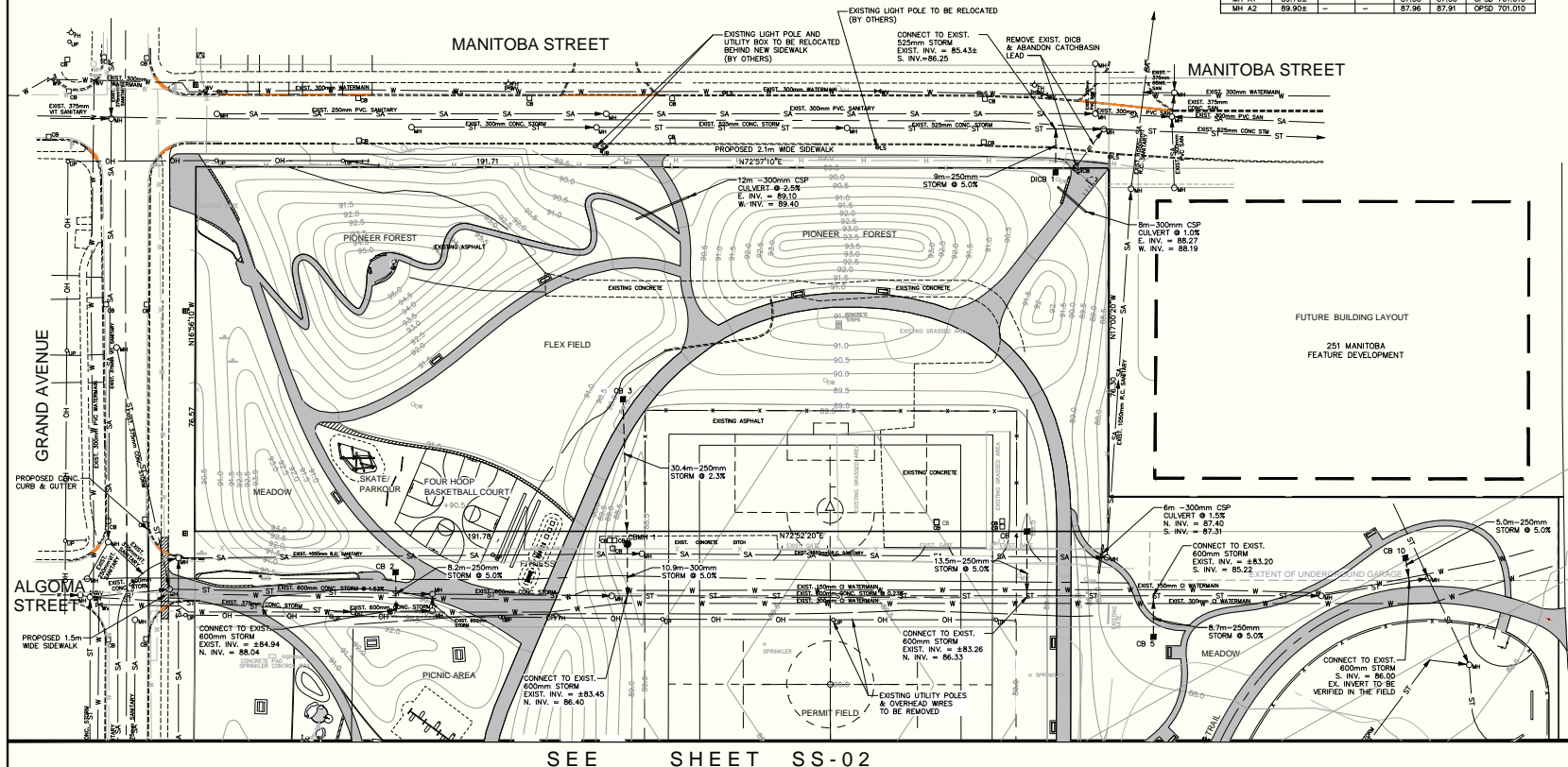
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SG-01



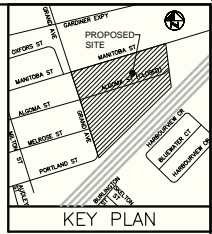
SITE SERVICING PLAN



SEE SHEET SS-02

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DMH 1	86.00	84.50	—	84.35	—	OPSD 702.040
MH 2	86.25	—	85.30	86.25	86.23	OPSD 701.010
CBMH 1	88.50	87.00	86.95	—	—	OPSD 701.010
CBMH 2	89.05	—	87.00	87.75	87.75	OPSD 701.010
CBMH 3	89.05	—	88.60	86.65	—	OPSD 701.010
DCB 1	88.15	86.70	—	—	—	OPSD 705.030
CB 2	90.20	—	88.45	—	—	1-705.010-01
CB 3	89.20	—	87.70	—	—	1-705.010-01
CB 4	88.50	—	87.00	—	—	1-705.010-01
CB 5	87.15	85.65	—	—	—	1-705.010-01
CB 6	89.40	88.20	—	—	—	1-705.010-01
CB 7	89.05	88.70	—	—	—	1-705.010-01
CB 8	88.00	—	86.75	—	—	1-705.010-01
CB 9	88.15	—	—	86.70	—	1-705.010-01
CB 10	87.70	—	86.25	—	—	1-705.010-01
MH 1	87.05	—	86.20	—	—	OPSD 804.030

SANITARY MANHOLE SCHEDULE						
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EX MH1	90.54	—	—	87.55	87.50	OPSD 701.010
MH A1	89.70	—	—	87.55	87.50	OPSD 701.010
MH A2	89.90	—	—	87.96	87.91	OPSD 701.010



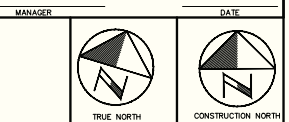
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 ELEVATION 92.979

BENCHMARK No. E202
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 BM IN SOUTH WALL OF HOUSE, 0.14m EAST OF SOUTHWEST CORNER, 0.19m ABOVE GROUND LEVEL.
 ELEVATION 96.364

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APPROVALS

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GRAND AVENUE
 PARK EXPANSION
 CITY OF TORONTO

SITE SERVICING PLAN
 SHEET 1 OF 2

No.	Date	Drawn	App'd	Revisions
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Drawn	M.L.	Checked	P.P.	

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Date JUNE 2017

Contract No.

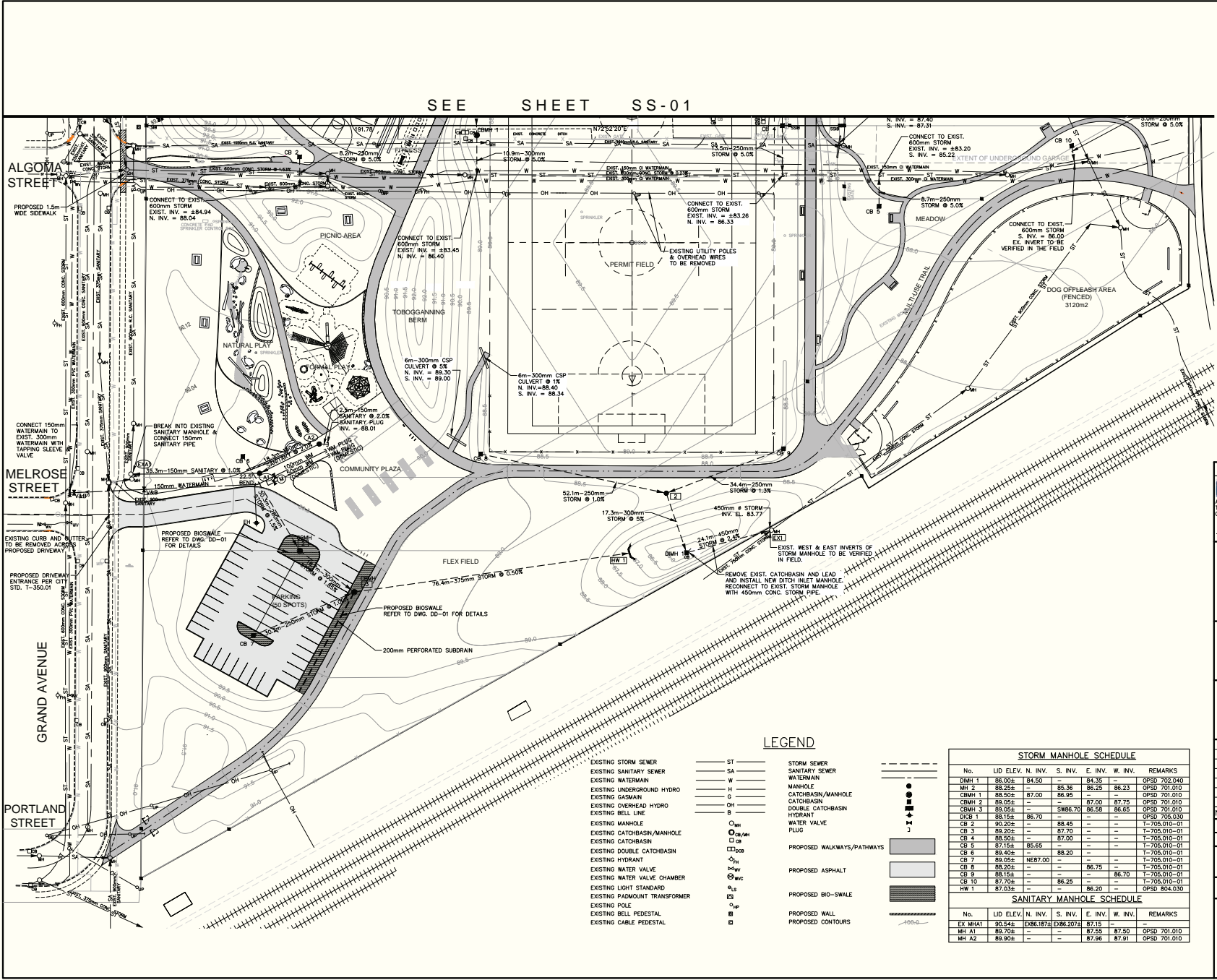
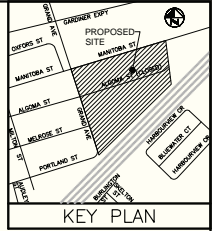
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Drawing No. SS 1



LEGEND	
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EXISTING SANITARY SEWER	SA
EXISTING WATERMAIN	W
EXISTING UNDERGROUND HYDRANT	H
EXISTING GASMAIN	G
EXISTING OVERHEAD HYDRANT	OH
EXISTING BELL LINE	B
EXISTING MANHOLE	MH
EXISTING CATCHBASIN/MANHOLE	CB
EXISTING CATCHBASIN	CB
EXISTING DOUBLE CATCHBASIN	DCB
EXISTING HYDRANT	H
EXISTING WATER VALVE	WV
EXISTING WATER VALVE CHAMBER	WVC
EXISTING LIGHT STANDARD	LS
EXISTING PADMOUNT TRANSFORMER	PT
EXISTING POLE	P
EXISTING BELL PEDESTAL	BP
EXISTING CABLE PEDESTAL	CP
STORM SEWER	ST
SANITARY SEWER	SA
WATERMAIN	W
MANHOLE	MH
CATCHBASIN/MANHOLE	CB
DOUBLE CATCHBASIN	DCB
HYDRANT	H
WATER VALVE	WV
PLUG	P
PROPOSED WALKWAYS/PATHWAYS	W
PROPOSED ASPHALT	A
PROPOSED BIO-SWALE	B
PROPOSED WALL	W
PROPOSED CONTOURS	C

SEE SHEET SS-01



BENCHMARK NOTE:
BENCHMARK No. E123
DESCRIPTION: No. 2 AUDLEY STREET.
BM IN WEST FACE OF BRICK WALL 0.2m SOUTH OF NORTHWEST
CORNER OF GARAGE, 0.6m ABOVE GROUND LEVEL.
ELEVATION 92.979

BENCHMARK No. E2002
DESCRIPTION: No. 71 MILTON STREET.
BM IN SOUTH WALL OF HOUSE, 0.14m EAST OF SOUTHWEST
CORNER, 0.19m ABOVE GROUND LEVEL.
ELEVATION 96.364

NOT ISSUED FOR CONSTRUCTION

APPROVALS

MANAGER	DATE
TRUE NORTH	CONSTRUCTION NORTH

GRAND AVENUE
PARK EXPANSION
CITY OF TORONTO

SITE SERVICING PLAN
SHEET 2 OF 2

STORM MANHOLE SCHEDULE						
No.	LID ELEV.	N. INV.	S. INV.	E. INV.	W. INV.	REMARKS
DMH 1	86.004	84.50	-	84.35	-	OPSD 702.040
DMH 2	86.255	-	85.36	86.25	86.23	OPSD 701.010
CBMH 1	88.503	87.00	86.95	-	-	OPSD 701.010
CBMH 2	89.054	-	87.00	87.75	87.75	OPSD 701.010
CBMH 3	89.054	-	86.70	86.58	86.65	OPSD 701.010
DMH 3	88.154	86.70	-	-	-	OPSD 705.030
CB 2	90.203	-	88.45	-	-	1-705.010-01
CB 3	89.203	-	87.70	-	-	1-705.010-01
CB 4	88.503	-	87.00	-	-	1-705.010-01
CB 5	87.153	85.65	-	-	-	1-705.010-01
CB 6	89.403	-	88.20	-	-	1-705.010-01
CB 7	89.054	NE87.50	-	-	-	1-705.010-01
CB 8	88.203	-	-	86.75	-	1-705.010-01
CB 9	88.154	-	-	86.70	-	1-705.010-01
CB 10	87.703	-	86.25	-	-	1-705.010-01
HW 1	87.033	-	-	86.20	-	OPSD 804.030

SANITARY MANHOLE SCHEDULE						
No.	LID ELEV.	N. INV.	S. INV.	E. INV.	W. INV.	REMARKS
EX MH#1	90.544	EX86.1874	EX86.2074	87.15	-	-
MH A1	89.704	-	-	87.55	87.50	OPSD 701.010
MH A2	89.804	-	-	87.96	87.91	OPSD 701.010

Path: P:\2017\Projects\TPB178006 - Grand Ave Park\02-DWG\01-LD-05-02.dwg
Plot: 2017-07-18
Last Saved: 2017-07-18
Plot: 2017-07-18
Last Saved: 2017-07-18
Plot: 2017-07-18
Last Saved: 2017-07-18

ELECTRICAL PLAN



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Etobicoke York Community Council, August 22, 2016

Mimico-Judson Regeneration Areas Study, Secondary Plan And Urban
Design Guidelines, TBD

Phase 1 Environmental Site Assessment, Former Mimico Sewage
Treatment Plant, December 2010

Phase 2 Environmental Site Assessment, Former Waste Transfer Site,
TBD

Bonar Creek Stormwater Management Facility And Legion Road
Extension Schedule C Class, Environmental Assessment, Environmental
Study Report, June 2010



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TORONTO