

Humber Bay Park Project Building Concept

Community Meeting #1 – Summary Report



This report was prepared by Lura Consulting, the independent facilitator and consultation specialist for the City of Toronto Humber Bay Park Project Building Concept. If you have any questions or comments regarding this report, please contact:

Liz Nield

505 Consumers Road, Suite 1005

Toronto, Ontario M2J 4Z2

416-809-3755

lnield@lura.ca



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1. Project Background



Figure 1: Aerial Map of Humber Bay Park East and West

The Humber Bay Parks offer a quiet, natural refuge for people and wildlife from traffic and high-density development on the waterfront. The parkland covers 43-hectares in Ward 6 on the Toronto Waterfront located at the mouth of Mimico Creek, south of Park Lawn Avenue and Marine Parade Drive.

Humber Bay Park, with its system of trails, rugged shoreline, and dramatic views, is a unique and rare waterfront experience within the larger metropolitan Toronto area offering a place for quiet, natural refuge on Toronto's Waterfront. A Master Plan for Humber Bay Park was launched in January 2016 to guide future park revitalization, establish priorities and inform decision making relating to this important Waterfront Park. An Architectural improvement project is also being considered within the context of the park. These two projects were intended to run concurrently and to inform one another as each developed in more detail.

This summary report describes the consultation activities that took place at Community Meeting #1 for the Building Concept. A complete Consultation Timeline with anticipated dates is depicted below.

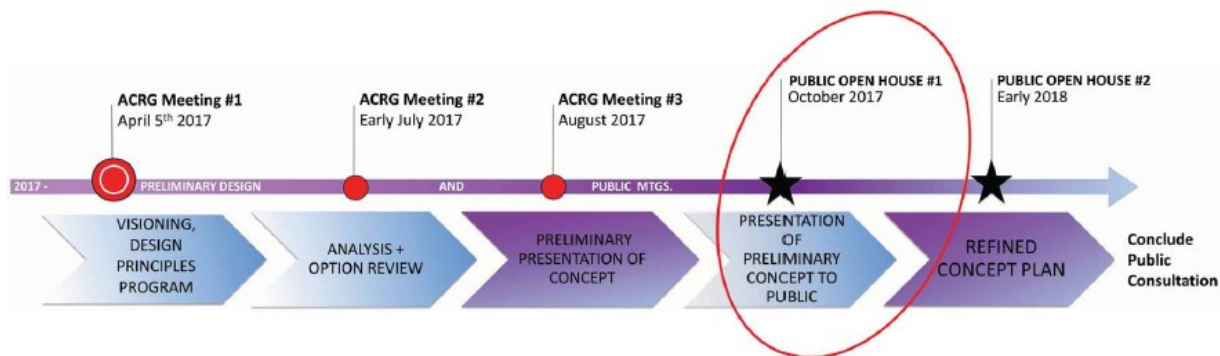


Figure 2: Consultation Timeline

An Architectural Community Resource Group was established by the City of Toronto, comprised of volunteers from the community that represent a wide range of park interests, users, groups and residents. The Architect team conducted three consultations meetings with the ACRG. During these meetings design information was shared/presented and input sought from the ACRG for use in developing the concept work presented today.

This meeting was the first of two Public Open Houses proposed for the Building and related landscape improvements. After the conclusion of the second Public Open House, the Architect team will proceed into the project Implementation Process.

2. Community Meeting #1 Format

The City of Toronto held the first Community Meeting for the Humber Bay Parks Project Building Concept on October 30, 2017 at Mimico Centennial Library.

The purpose of the meeting was to:

- Review the proposed building concept;
- Receive comments and input from the public on the building concept; and
- Discuss next steps

The format of the meeting consisted of an open house, which participants could attend one of two sessions (Session 1 from 3:30 p.m. to 5:30 p.m.; Session 2 from 6:30 p.m. to 8:00 p.m.). During the open house, participants had the opportunity to view display panels at a series of “topic stations”. Project team staff were available at each station to present the building concepts, listen to feedback, and answer questions. A combined total of approximately 80 people attended the meeting across the two sessions.

The topic stations presented at the open house are listed in the table below. All meeting materials were made available on the project website following the meeting: www.toronto.ca/humberbayparks.

| # | Station Topic |
|-------|---|
| 1 | Welcome |
| 2 | Master Plan Context |
| 3A-3C | What We Heard |
| 4A | Design Process – Site Evaluation |
| 4B | Integrating Building and Landscape |
| 4C | Expanding Park User & Habitat Opportunities |
| 4D | Views |
| 4E | Artist Rendering of Pond & Meadow |
| 5 | Next Steps |

Table 1: Topic Stations from Open House

Participants received an agenda and comment form upon arrival to the open house (Appendix A). The questions on the comment form were aimed at determining what participants liked about the proposal, what concerns they had and what refinements they suggest.

3. Summary of Feedback

Feedback was obtained through the following methods:

- a) Input during the Community Meeting;
- b) Comment forms submitted in-person and following the meeting; and
- c) Direct e-mails to City of Toronto staff.

To extend the opportunity for feedback to additional resident, the comment period remained open until November 6, 2017. People were invited to submit comments via e-mail or in person. In total, 41 comment forms were submitted during the comment period and 12 e-mails with feedback were sent following the Open House.

Participants were asked three questions. The questions and responses are summarized below. A complete record of all responses is provided in Appendix B.

Thinking about the building concept presented for the Humber Bay Park Project:

- 1) *What do you like?*
- 2) *What, if anything, concerns you and why?*
- 3) *What refinements, if any, would you suggest?*

Question 1: What do you like?

In general, there was strong support both for the building and for the overall design concept, a building as a landform integrated within a revived natural environment. The main building faces south onto the recreational pond, while the operations yard faces north-west, both tucked into a wooded berm and unobtrusive. Many cited the current proposal as a clear improvement from that which was presented previously. The elements that participants liked about the building concept can be summarized into

three main themes: integration with the natural landscape; respect for the environment and animal habitat; and, opportunities for human use.

First, participants were pleased that the building was well-integrated with the natural landscape. Many were supportive of the building's minimal footprint and low-profile, with the building being hidden under the existing berm. A number of participants were happy to see a smaller building and a reduction in the size of the parking lot, as compared to the last iteration. Furthermore, participants liked the natural elements of the building, especially the green roof and ample greenspace provided, and the separation of the operations yard from areas primarily used by the public.

Second, participants were supportive of the concept's respect for the existing environment and animal habitat. Many were pleased by the extended animal and bird habitats depicted, while others further reiterated the importance of continuing to protect existing habitats. A number of participants were supportive of the changes to water elements, indicating that these changes would improve the health of the pond.

Finally, participants commented on the opportunities for human use provided by the space. Overall, participants liked that the area could be used year-round. Many participants mentioned the lookouts, viewing areas, and accessible paths as positive elements.

Though the general response to the building and concept was positive, there was also a vocal minority who took issue with the idea of having *any* building at all on the site, stating that the park doesn't need a new building. Some also questioned the purpose of the building space, stating that additional meeting space is not needed.

Question 2: What, if anything, concerns you and why?

Despite general approval for the design of the building and surrounding lands, participants voiced a number of concerns about the building concept related to: maintenance and security; the building's purpose; respect for the environment and animal habitat; parking and accessibility; and the project's timeline and cost.

Many participants cited concern that the building would require ongoing maintenance and security, however, these costs were not accounted for in the proposed budget. There was also concern surrounding how the building would be monitored and staffed.

The use and programming of the building itself was also a major concern. A number of participants stated that they do not support the building at all, and would prefer only washrooms and storage facilities. Others were more supportive, but wanted clarity regarding the types of programming that would be permitted in the space. Some participants worried that the building might be repurposed for commercial use in the future.

Participants also addressed a number of environmental concerns. Primary concerns surrounded wildlife habitat. Participants called for the protection of existing habitats and asked that construction be mindful

of bird nesting season. It was also suggested that impact monitoring be established after construction. Participants also called for the prevention of invasive species, environmental baseline studies and/or an environmental assessment, and the inclusion of Aboriginal Peoples in the consultation process. One group of residents has called for the area to be designated a Migratory Bird Sanctuary.

Several participants commented on the lack of parking, particularly given the ongoing intensification and population growth in the area. Participants also discussed the accessibility of the park, with a focus on ensuring the pathways were safe and accessible for all uses, including wheelchairs, walking, biking, rollerblading, and ice skating. Surrounding roads (i.e. Marine Parade Drive and Humber Park Road) should provide safe access to the park for all road users, including cyclists and pedestrians.

Finally, participants addressed concerns relating to the project's cost and timeline. Participants would like to see more details of the project's budget. With respect to the timeline, participants felt the project was moving slowly and that the proposed timeline was overly optimistic. Participants also noted that the building plans should be integrated with the larger Master Plan.

Question 3: What refinements, if any, would you suggest?

In response to the final question, many participants reiterated their previous comments and concerns.

Recurring themes included:

- The ongoing need for maintenance and security;
- Ensuring accessibility and safety for all park users;
- A focus on the natural environment, specifically the use of native plants and the protection of existing habitat and greenspace;
- A call for further exploration on the number of parking spaces required;
- Clarification of the purpose of the building, with an emphasis on community use; and,
- Costing and timelines, ensuring the project is aligned with the City Budget cycle and the larger park Master Plan.

In this section, participants also commented that the washroom facilities should be open and maintained for year-round access. Furthermore, participants called for storage space, that could be used for local volunteer groups. The storage space should be accessible at all times, to allow volunteers to carry out their tasks effectively. Finally, some participants expressed a desire for a concession kiosk or food truck to provide light refreshments. This could be accompanied by seating and a "warm-up area" in the winter.

4. Next Steps

The project team will consider the input received in the refinement of the concept plan and schedule a second public open house in early 2018, before concluding consultation. It is anticipated design and tender work will continue through 2018, with construction to start late in the year. Updates on the project will be posted on the website: www.toronto.ca/humberbayparks.

More information on the consultation process will be posted at: www.toronto.ca/humberbayparks.

Appendix A – Community Meeting Agenda and Comment Form

Humber Bay Park Project - Building Concept

Public Open House

- Monday October 30, 2017
- Mimico Centennial Public Library, Lower Floor Auditorium
- 47 Station Road, Toronto, Ontario

Open House

| | |
|--------------------|-------------------|
| Afternoon Session: | 3:30 pm – 5:30 pm |
| Evening Session: | 6:30 pm – 8:00 pm |

Agenda

The City of Toronto is hosting a public meeting to review proposed architectural improvements in Humber Bay Park East. The improvements are intended to complement the Humber Bay Park Master Plan, improve park access and revitalize the park and surrounding area for years to come.

Meeting Purpose:

- To review the proposed building concept
- To receive comments/input from the public on the building concept
- Discuss next steps

Open House & Facilitated Discussion

City staff, together with the project architect, will be in attendance to answer questions around the following five themes:

1. Introduction and Project Consultation Process
2. The Design within the context of the Master Plan
3. What We Heard
4. Building Design Concept
5. Next Steps

