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Date: December 15, 2017

To: File
17 168973 NNY 15 OZ
3401 Dufferin Street
CON 2 WYS PT LOTS 8 AND 9 RP 66R13323 PARTS 11 AND 12 PT PART
10 RP 66R16192 PARTS 1 4 TO 8

From: Vanessa Covello, Senior Planner

Re: Notes from Community Consultation Open House held on November 30, 2017
from 5:00p.m. to 9:00p.m. at Yorkdale Secondary School, Cafeteria

ATTENDEES**Councillor:** Councillor Josh Colle, Ward 15, Eglinton-Lawrence**Applicant:** Urban Strategies Inc. and Oxford Properties**Planning Staff:** Vanessa Covello, Chair and Assigned PlannerAl Rezoski
Cathie Ferguson
Diane Silver
Ben DiRaimo
Mark Chlon
Seanna Kerr
Yishan Liu
Adam Pressick
Benson Lam

Approximately 53 members of the public attended the meeting.

MEETING DESCRIPTION

A Community Consultation meeting for the applications and Comprehensive Master Plan process was held on November 30, 2017. In attendance at the meeting were approximately 53 members of the public as well as city staff, the applicant's consultant team and the local Councillor. The meeting was conducted in an Open House format where presentation boards were displayed by Planning staff and the applicant. Residents were invited to leave commentary on the presentation boards, write comments on comment cards and discuss any issues with

Planning Staff. Also 3D models of all 3 submitted conceptual block master plans for the site were available for viewing by the public.

MEETING PURPOSE

The purpose of the meeting was to introduce the submitted Official Plan and Zoning By-law Amendment applications as well as the Block Master Plan study process the City will undertake with the applicant of the entire Yorkdale Shopping Centre site. Further community consultation meetings will be held as part of the Block Master Plan study process.

WHAT WE HEARD

At the Open House several general concerns were raised by residents with regard to:

- The importance of maintaining a sense of community for existing residents by integrating development within the existing community.
- The provision for on-site parkland dedication and useable green space.
- Concern with the shopping centre expansion being located too close to Dufferin Street.
- Implications to those business owners south of the Yorkdale Shopping Centre on Dufferin Street.
- Concerns that there should be appropriate parking and public transportation.
- Consideration of providing new structures towards the northern area of Shopping Centre parking lot only.
- Severe vehicular congestion problems in and around the site that must be resolved before permitting additional development on the Yorkdale site.
- The need for additional ingress and egress access points to the Shopping Centre.
- Need for a grocery store on site.
- Density and its effects on sewer capacity to nearby residential streets.

The meeting also provided an opportunity for residents to comment a number of questions. Below is a summary of questions that were provided to residents for comment:

1. What is working well or not working well at the Yorkdale site?

Responses on what is working well included:

- Current parking supply aligns well with the density on site
- Re-design of Yorkdale Park is working well
- New underground parking works well and contains adequate lighting and heating.

Responses on what is not working well included:

- Too much queuing of vehicular traffic getting into the south side of the mall
- Too much traffic congestion surrounding the site
- Shoppers parking in residential neighbourhoods surrounding the site
- Lack of trees/parks and gardens on site
- South Service Road is congested and requires a turning lane

- Traffic on Dufferin Street and at the underpass to Highway 401.

2. How can the Yorkdale site be improved?

Responses included the following:

- Improved access to Yorkdale for vehicles
- Control congestion in and around the site
- Improve signage visibility and directions
- Provide more lanes to access underground parking
- Skybridge from TTC subway station to the shopping centre requires improvements, currently poorly maintained
- Need a grocery store
- Need greenspaces on site
- Need integration with the community
- More crosswalks are required along the South Service Road.

3. What do you like or dislike about the 3 concept plans?

Responses with regard to likes included:

- More options to consider however hard to evaluate without more detail.

Responses with regard to dislikes included:

- Increased traffic
- Smog and pollution impacts
- Proposal is too dense
- Preference for development on the north side of the site
- Not enough points of ingress or egress
- Sewers and flooding on site
- Reduced views.

4. What Community Services and Facilities could be added to the Yorkdale lands to support new residents and the surrounding community?

Responses included:

- A senior hangout spot
- Fitness centre or recreational use (swimming pool)
- More lights along the South Service Road to the subway
- A library,
- An on-site park, greenspace or playground
- Maker space
- Accessible subway entrance into the shopping centre
- Dog park
- Art Centre.

5. How can the Yorkdale site be redeveloped to encourage walking, cycling

and transit use?

Responses included:

- More roads to connect Yorkdale to Baycrest Hospital
- Restaurants and cafes along Dufferin Street to animate the street
- More greenspace
- Bike lanes

The Open House Community Meeting was adjourned at 9:00pm

Attachments: City of Toronto and Applicant Presentation Boards