

Humber Bay Park Project Building Concept

Community Meeting #2 – 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:

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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. 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 #2 for the Building and Landscape Concept. A complete Consultation Timeline with anticipated dates is depicted below.

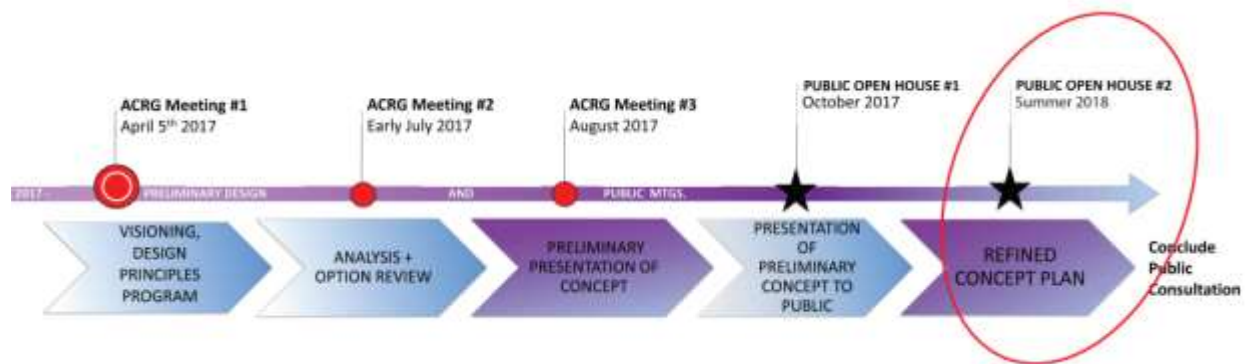


Figure 2: Consultation Timeline

An Architectural Community Resource Group (ACRG) 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 was sought from the ACRG for use in developing the concept work presented today.

This meeting was the second of two Public Open Houses proposed for the Building and related landscape improvements. The architect team will now proceed into the project Implementation Process.

2. Community Meeting #2 Format

The City of Toronto held the second Community Meeting for the Humber Bay Parks Project Building Concept on July 12, 2018 at Mimico Centennial Library.

The purpose of the meeting was to:

- Review the draft building and landscape concept and implementation of construction;
- Receive comments and input from the public on the building and landscape concept;
- Provide an update on the Mater Plan coordination and Master Plan priorities and phasing strategies; 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 70 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
5	Next Steps
6A	Phase 1 Site Plan
6B	Phase 1 Views
7	Implementation Strategy

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 July 26, 2018. People were invited to submit comments via e-mail or in person. In total, 27 comment forms were submitted during the comment period.

Participants were asked a series of questions;

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

- 1) *Does the building and landscape concept resemble your vision for Humber Bay Park? Why or why not?*
- 2) *What, if anything, could be improved?*
- 3) *Do you have any additional comments regarding the building and landscape concept?*

Thinking about the Master Plan presented for the Humber Bay Park Project:

- 4) *What do you like?*
- 5) *What, if anything, could be improved?*
- 6) *Do you have anything else to add?*

The key themes that emerged from the feedback are detailed below. A complete record of all responses is provided in Appendix B.

Building Concept

In general, there was support both for the building and for the overall landscape design concept, with the building designed as a landform integrated within a revived natural environment. The majority of feedback commentary was positive. Most participants were in favour of the building and praised the design work. The buildings naturalized feel, green roof, and eco-friendly features were all viewed positively.

Conversely, a few participants were not pleased by the building. A few participants said that the building seemed to be a waste of resources that could be better allocated to enhancing the natural elements of the parks or could be spent towards upgrading the existing buildings and trail networks. Some residents were pleased with the building, but felt that the structure should be moved down in order of priority.

Several participants suggested design elements and features that the building should contain. Year-round bathrooms and storage space for park organizations, such as the Friends of Humber Bay Park, were stressed as a priority. Additional building design features were suggested, such as change rooms and lockers for skaters and a small-scale kitchen for coffee and refreshments.

Some participants raised other concerns. Such as ongoing funding for building maintenance and operation will be found. For others, building security and sightlines were important. One participant expressed concern for the possible disturbance to wildlife during construction.

Walkways

Several residents were pleased with the proposed network of trails and walkways. Some participants said that the pathways should discourage cyclists from traveling too fast. One resident requested that delineation be marked between a walking side and a cycling side of the paths. Strong support was demonstrated for the proposed second bridge.

Transportation and Parking

Participants demonstrated their desire for the preservation of the existing stock of parking spaces. Any redesign of the parking lots should maintain or increase the amount of parking spots. Several participants suggested that new public transit routes be created to better connect the park to the City. One resident expressed concern related to the possibility of additional traffic in the neighbourhood.

Additional Features

A range of additional comments were received. The following is a descriptive list of the additional features that were suggested;

- Additional ice rinks with fire pits;
- Water features to avoid stagnation and mosquito outbreaks;
- More seating and picnic areas;

- More viewing platforms and vistas;
- Osprey platforms;
- Enhanced shoreline clean-up;
- An affordable tennis club;
- Additional garbage disposal bins;
- Sensory garden; and,
- Designated smoking zones for cannabis and cigarettes.

4. Next Steps

The project team will consider the input received in the refinement of the concept plan. 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 AND LANDSCAPE CONCEPT

Public Open House

Thursday July 12, 2018

Mimico Centennial Public Library, Lower Floor Auditorium
47 Station Road, Toronto, ON

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 and landscape concept and implementation of construction;
- To receive comments/input from the public on the building;
- Provide an update on the Master Plan coordination and Master Plan priorities and phasing strategies; and
- Discuss next steps

Open House

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

- Integrated Building and Ponds
- Implementation Strategy
- Budget and Timeline
- Master Plan
- Next Steps



Comment Form

Please provide your feedback in the space provided below and return it at the end of the meeting. Alternatively, you can email your comments to radamson@lura.ca by July 26, 2018.

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

- 1. Does the building and landscape concept resemble your vision for Humber Bay Park? Why or why not?**

- 2. What, if anything, could be improved?**

- 3. Do you have any additional comments regarding the building and landscape concept?**



Thinking about the Master Plan presented for the Humber Bay Park Project:

4. What do you like?

5. What, if anything, could be improved?

6. Do you have anything else to add?

Appendix B – Comment Form Responses

Appendix B lists all the comments received during the Community Meeting, through comment forms and through direct emails. Comments are provided verbatim.

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

1. Does the building and landscape concept resemble your vision for Humber Bay Park? Why or why not?

FORM 1

- Yes.

FORM 2

- I like the overall concepts, but very confused to try and understand what is actually going to happen. I am very disappointed to see the reduction in parking.

FORM 3

- I like the embedded increased green areas and accessible options to support everyone.

FORM 4

- Small scale.

FORM 5

- Somewhat but most important request would be to have adequate transport, particularly to downtown Toronto.
- For example, the GO train station at Parklawn and Lakeshore express GO buses to downtown, shuttle buses to downtown, picking up residents from each condo building.

FORM 6

- Yes, it does.

FORM 7

- Indifferent – good use of space and shade for hot summer days. Hard vision space with renditions.

FORM 8

- If it is absolutely needed, the building looks okay, but is a waste of money and will be an invitation to vandalism.

FORM 9

- Please ensure the new building will be in a quiet zone. I.e. no amplified music or other noise ever.
- The question arises: is the new building needed?
- FOHBP's original request was simply for year-round washrooms and adequate storage for park related tools and paraphernalia.

FORM 10

- It seems like a good improvement on what is there, updated and attractive. The stream is nice.

FORM 12

- Anything that help promote our landscapes. Get people out of their homes and visit these spaces.

FORM 13

- Yes.

FORM 14

- Yes, as I envisioned green roof, low ecological footprint, building into and related to the park space.
- No, as there is no indication if the washroom will have shelves, lockers or benches for people to use in winter to change from boots to skates. Further, there is no indication whether or not local groups can use the rooms for their meetings and leave some storage space.
- FOHBP, for example, are currently caretakers of the park and require a place to store their supplies. Other groups may need to in the future.

FORM 15

- Gorgeous building design.

FORM 17

- It is better than what was initially proposed. By concern expressed previously was inaccessible washrooms are there now going to be available all year long?

FORM 18

- Not everyone has a care to go deep into the park, there access to be no public parking into the park on one meeting areas. I have a mobility device.

FORM 19

- The proposed wetlands are good.
- The new pathways need to deter speeding cyclists. Parameters for 20km/h better on existing shared paths.

FORM 21

- Yes, great job building into the park and parkland.

FORM 22

- Ambitious approach. Will the anticipated end costs be within budget? Funds are tax dollars from city taxpayers. Not unlimited!

FORM 23

- No. It is wasteful spending and not a priority. The work is fine, but this project went in the wrong direction from the start. Sorry.

FORM 24

- When plans for a pavilion were original presented, the community shot it down. A pavilion was not wanted. Many thought the matter was settled: No Building.

FORM 25

- Green concept is excellent and blends into the natural landscape.

FORM 26

- Yes. Looks very well planned out.

2. What, if anything, could be improved?

FORM 1

- None.

FORM 2

- The plans are very confusing because there is so many options.

FORM 3

- Any walking areas designated for bikes and walkers be clearly separated (exclusive of trails which will not be inclusive to speedy cyclists).

FORM 4

- Add a small kitchen where volunteers or community groups can serve coffee or hot chocolate on a cold winter day. Similar things happen at other parks in the city.

FORM 5

- Install speed bumps on Marine Parade Drive (to slow down automobiles). Install speed bumps on bike paths to slow down cyclists.
- Bring in white sand and create a small bed – similar to Carmel, California. Add Muskoka chairs.

FORM 8

- There is an urgent requirement for storage space for volunteer group who do much hands-on work in the park.

FORM 11

- Include storage space for groups like FOHBP.

FORM 13

- Concerned about reduction in number of parking spaces. Park enhancements will draw more visitors and park users.
- Would like to see some storage space for park and stewardship groups included.

FORM 14

- Bicycle parking space in the parking lots – disabled parking spots.

FORM 15

- Remove purple loosestrife (invasive species) from drawings planting plan for wetland!

FORM 16

- I like the idea of the second bridge, but there needs to be a way to stop cyclists from going across the new one. Despite the sign, some race across the existing one.

FORM 18

- Put in public spots to sit in the park. Also provide picnic tables.
- Is there any planning in place for wheelchair and stroller access to all locations?

FORM 20

- Policing of grounds, i.e. party spots, illegal fire pits, provide designated areas with picnic tables, metal fire put and grate over it.
- Provide designated fishing spots away from rest stop.

FORM 21

- Ensure assembly space is adequate for future use.
- Pathways should discourage bikes and pedestrians using same.

FORM 22

- Entrance roadway to HBP West. Entrance roadway to HBP East seems okay at this time.

FORM 23

- Cancel everything. Sorry. “upcycle” the existing buildings, walkways. But, focus on the park, not new buildings or parking.

FORM 24

- Seven phasing principles. Reverse the sequence. Put the building last, if it is included at all.
- Planting and habitat renewal – this is what people care about.
- Pond modification. If the anticipated construction is summer 2020 and funding in major landscape works still has to be requested, when will the work on natural features be completed? That is what people most enjoy.

FORM 25

- Concerned about having a building with the front entrance hidden from view (especially during the night hours). The proposed building orientation hides the front from condos view and from the walkways.
- This is a security concern and would encourage unwanted behaviour/people at night hang around the buildings – hide from people and are hidden from the walkways on the walkway trails. If someone is loitering the walkers should be able to keep an eye on the loiterers.

FORM 26

- Open washrooms at the new building.

3. Do you have any additional comments regarding the building and landscape concept?

FORM 1

- None.

FORM 2

- Find a way to include more parking.

FORM 3

- Like the idea of the indoor space, but how will access be facilitated? If not monitored, this should be eliminated.

FORM 4

- Add an outdoor fire pit area where people can warm up after skating or a walk in the park. At Kew Gardens in the east end there is a fire pit adjacent to the skating rink and the city supplies firewood.

FORM 5

- Turn one of the ponds into an ice rink in the winter and have a water fountain/water feature in the summer.

FORM 6

- For landscape concept an ice-skating rink would be a great idea.

FORM 7

- It is nice, but what is the purpose?

FORM 8

- There has to be strict policing or fires will be set on this easily accessible roof.
- People will camp on and around the building.
- Increased garbage will be there and if the City does not allocate a maintenance budget the place will be a dump very quickly.

FORM 9

- Who is going to keep the building and surrounding area clean constantly? Who is going to patrol the grounds to prevent vandalism? The Park (east) could be closed to all vehicles from 8:00pm to 6:00am.

FORM 10

- Would like to see the washrooms open year-long, at least during the day.

FORM 12

- Redesign of pond system is very good and replacement of pumping system is essential especially if water can be drawn from the lake.

FORM 14

- Plan for twenty-four-seven access to the washrooms as many people enjoy the parking at night and during the winter.

FORM 15

- Is locker space planned for the building? It will be needed to facilitate community group's use.
- Please plan for long hours in the washrooms so visitors do not need to leave the park after a few hours.

FORM 16

- No comments. I like it!

FORM 17

- I like the naturalization of the existing ponds and the planned link on the second. I also like the idea of allowing skating.

FORM 18

- Not very clearly shown at this point. Sketches are fairly rough.
- How will you cope with the traffic problems? The area has presently a bottleneck on Parklawn and Lakeshore due to the condos and traffic.
- How do you plan to handle more people in the park/area in the future?

FORM 19

- Looks good. Keep it up!

FORM 21

- Love it.

FORM 22

- Maintenance costs of wetland and wet areas (ponds) is an unknown. Weed growth and intrusion by undesirable plant species, etc. could compromise pump maintaining water movement of circulation (to prevent stagnant conditions and mosquito breeding areas).

FORM 23

- The building and walkways are nice, I just do not think they are a priority, given the budget.

FORM 24

- What we heard. A small building 5000 square feet – 750 square meters.
- The question: Do you want a building in the park? Was not asked!
- I have not heard members of the community asking for a building. Reception, two multi-purpose rooms. Office area? For whom? Park operation? Is this the same as operations and yard (exterior)? Why cannot park operations be located with operations and yard?

FORM 25

- Community residents would like to have building activities twenty-four-seven to discourage loitering and ensure safety. Currently walkers use the trail until midnight, so there is almost always a community presence. (i.e. twenty-four-seven skating area would keep the area safe and free from loitering).

FORM 26

- A few more benches and natural shade.

Thinking about the Master Plan presented for the Humber Bay Park Project:

4. What do you like?

FORM 1

- I like the plan of second crossing across Mimico Creek.

FORM 2

- I like the new bridges and enlarging the bridges.

FORM 3

- I like the changes in parking without reducing the number of spaces. Lots moved to the road with existing lots being green spaces for people to enjoy. The extra bridge is a great idea – so are increased walkways.

FORM 5

- The building concept is amazing!

FORM 6

- Transportation, speed bumps on Marine Parade Drive and bike path, affordable tennis club, water fountain, Muskoka chairs, finishing the road on Marine Parade Drive.

FORM 7

- Add value to surrounding properties.

FORM 10

- Overall, it is a nice plan. It is not as detailed as the architectural boards for HB Park East, but the changes to parking seem good.

FORM 12

- Improving some of the underused areas.

FORM 13

- Overall plan is good thanks to public consultation.

FORM 14

- Landscaping is restoring to natural sustainable concepts that are an addition to the current wildlife conservation.

FORM 17

- Not really with plans.

FORM 18

- I like the elevated roof idea, but it needs areas to sit. I like the skating pond idea provided it is safe.

FORM 20

- Maintain hospitable environment for flora and fauna. Viewing platform over larger pond.

FORM 21

- Indoor space available to cool down, get out of rain. Vista spots.

FORM 22

- Energy conservation approaches. The application of geothermal heating and cooling for the new east park buildings and occupied areas. The gas source could be a ground source approach or a lake pond source.
- Removal/drilling of park landfill for a ground source system could be more expensive than anticipated.

FORM 23

- Change order. Do building last.
- Make pond a stream with a meadow. Fix the boardwalks. Keep the existing buildings.

FORM 24

- Bathrooms. This, after all, is what people were asking for. Preferably, ones open all year round properly maintained.
- Space for equipment and park maintenance. Obviously, this is crucial.
- I have not heard anyone asking for a lobby or multi-purpose rooms. There is little information about exactly how these facilities would be used, or where the funding would come from for continued operations.

FORM 25

- Architectural concept and green concept are excellent. Blends with the landscape.
- Please ensure building remains operational throughout the day and night – not just Monday – Friday from 9:00am to 2:00pm. Even with security presence in the evening, loitering and unwanted activity would not be deterred. Only ongoing use of the space (twenty-four hours a day, seven days a week) would deter unwanted activity.

FORM 26

- The change in parking lots. Makes the area more accessible.

5. What, if anything, could be improved?

FORM 1

- Have shaded meadow/parking. Please consider using solar panels to provide the shade.
- Electricity generated by the panels can be used for pumping water from Ontario lakes to wetlands/ponds.

FORM 2

- The plans of the drawing are very confusing.

FORM 3

- Include areas for litter disposal and recycling.

FORM 5

- Add affordable tennis club for the residents in the area.
- Add speed bumps, speed signs.
- Add ice rink/ water feature, man made beach -> bring in white sand from elsewhere to create a small beach. Clean ponds.

FORM 7

- Additional parking is needed with beautification, it will attract more visitors and there needs to be enough parking.

FORM 12

- Costs. Include a sensory garden.

FORM 13

- See concerns about reducing amount of parking spaces.

FORM 14

- More money added to retrofitting the pond and wetlands.

FORM 17

- See comment about planned new bridge.

FORM 18

- I hate going for walks in the park and being stuck smelling pot being smoked everywhere. Please allow special places for pot and cigarette smokers and other areas "smoke free".

FORM 20

- Deter speeding cyclists, official policing of park to deter vandalism, fire building, provide garbage bins along all eastward trail in HBP East.

FORM 22

- Security for park areas at night time?

FORM 24

- Much more emphasis (money and time) on the natural features of the park.
- With so many condos springing up, the last thing we need is another building, especially in the Humber Bay Shores area which is already full of pools and other recreational spaces in the new towers.

FORM 26

- Shorelines need to be cleaned up. Broken glass more secure garbage cans. Walkway/path up the Humber River.

6. Do you have anything else to add?

FORM 1

- None.

FORM 3

- I would hope the market space will still be available. Great market for our community.

FORM 4

- Need to add a nesting platform for Ospreys. Ospreys are seen in the park quite often.

FORM 5

- A water feature will help circulate some of the stagnant waters and reduce mosquitos.

FORM 6

- Please convert one of the ponds to an ice-skating rink.
- Please fix the Humber Bay Park sign on the path.

FORM 12

- Public meeting held at actual site.

FORM 13

- I hope council approves additional funding for phase one work before proceeding with building construction.

FORM 14

- As more details arise for the park architectural and landscaping, it would be good to continue onwards with public consultation at each of the steps.
- Also send out updates via email to residents who requested more information on the park construction work.

FORM 17

- I assume the need to group to be widened otherwise I do not know how the parking can be accommodated.

FORM 20

- Concerned that construction of the building will disrupt wildlife.

FORM 22

- Parking of vehicles of recreational visitors to the parks: parking meter charges should be limited in cost and during weekends and public holidays, be free/no charge. Also, parking charges, if any, be limited to start 9:00am and ending at 5:00pm.

FORM 23

- Keeping buildings and parking lots is greener than bulldozing them.

FORM 24

- Who is the driving force behind this proposed building? It is not a grassroots initiative although the efforts to persuade have been truly impressive.
- Why spend so much money in this area when there are more pressing needs in the community – an excellent community centre for everyone, further west on Lakeshore Road.

FORM 26

- I like the Master Plan.

EMAIL 1

- I hope in the future we can get rid of those Grebe platforms. There are many of us that want our area back and not to be attacked. They love the drama of the Grebes being in danger on the platform, the eggs are being eaten by minks etc. Good grief, take the platforms out so we can have peace.

EMAIL 2

- I thought the proposed plan for the new building and related pond/wetland enhancements looked very good.
- It is my understanding that included with the Council approval of a Capital Project for a program area is a corresponding approval of future-year operating funds required for the capital project. Is my understanding correct?
- And if yes, are you able to tell me that additional operating funding included with the previous approval of the new building funding?
- What, if any, amount of contingency funding is included in \$7M budget for the new building?
- What, if any, amount of contingency funding is included in the budget estimates for the pond/wetland enhancement (\$4.5M) and the new pumping system (\$1M).
- An attendee at the Open House told me that they understood that part of the new pumping system plan was to move the current intake pipe do a different location in order to have “cleaner” water pumped into channel/wetland/ponds. It sounded like a good idea. Is that the plan for the intake pipe?
- What are the current plans to consult with the community about future City programming in the new building?