

Sherway Area Secondary Plan Consultation Summary

Public Open Houses

This report is not intended to provide a verbatim transcript of the meeting, but instead provides a summary of the meeting's format and participant feedback. If you have any questions after reviewing this summary, please contact Melanie Melnyk, Senior Planner, Strategic Initiatives, City of Toronto, City Planning Division at Melanie.Melnyk@toronto.ca or 416-392-4524.

Meeting Overview

Toronto City Planning staff hosted two public Open Houses on Monday, May 27th 2019, 6:30-8:30 pm at St. Ambrose School, 20 Coules Court; and on Wednesday, May 29th 2019, 2:00-9:00 pm at Sherway Gardens Shopping Centre. The purpose of the events was to introduce the draft Sherway Area Secondary Plan to the community, providing both high-level and more detailed information on proposed policies and maps. The format of the meeting was an Open House with panels outlining the Plan's Vision, Guiding Principles and key policy directions for:

- Urban Structure
- Streets and Blocks
- Parks, Open Spaces and Public Realm
- Land Use
- Built Form
- Building a Complete Community
- Pedestrian, Cycling and Transit Mobility
- Precinct Plans and Implementation.

At the second Open House event, visitors could also explore an interactive 3-D computer visualization model showing one potential buildout scenario of the Sherway Area. Visitors were invited to provide their comments in person, in writing and on sticky notes attached directly to the display boards. City Planning staff were available to answer questions, facilitate discussions, and record feedback.

Approximately 25-30 people attended the first Open House at St. Ambrose School, and over 85 people visited the second Open House at Sherway Gardens.

Meeting materials presented at the Open House including the boards and draft Secondary Plan are available for review on the study website www.toronto.ca/sherwaystudy.

Meeting Background

The City Planning Division initiated the Sherway Area Study in 2013. Led by a multi-disciplinary consultant team including planners, urban designers, transportation and servicing engineers, the three-phase study concluded in 2016 following a series of consultation events with area residents and landowners. City Council directed staff to prepare a Secondary Plan to implement the study recommendations, along with the preparation of Urban Design and Streetscape Guidelines to guide the review of development applications. The City has also completed an Environmental Assessment of the Transportation and Servicing Master Plans to support growth in the Sherway Area. The Sherway Area Secondary Plan will build on this framework to provide specific direction on land use, built form, the public realm and mobility strategies.

City Planning staff will collect and consider feedback received through this consultation to prepare a recommended Secondary Plan for consideration by Etobicoke York Community Council in the Fall of 2019.

Summary of Feedback

Visitors to the Open Houses provided their comments in written form, and verbally to staff during the events. Summarized below are key themes that participants raised at the Open Houses.

Mobility and Connections

Residents from the neighbouring communities supported increased and improved connections for pedestrians and cyclists from outside the Sherway Area, stating that safe routes along existing streets and to the mall are limited. In particular, potential conflicts between cyclists and truck traffic were mentioned. Though it was felt that a pedestrian connection to the Alderwood neighbourhood is needed, others were concerned about vehicular traffic infiltration into the community. One participant highlighted the need to better connect the Etobicoke Creek trail system northward to Bloor Street and beyond.

Housing and Community Services and Facilities

Numerous participants expressed the need for schools, libraries, daycares and other community facilities to accompany growth, especially if the draft plan will promote more housing for families. Some stated that new units should be affordable for young families and adults. Others advised that senior accommodations, services, facilities and programming should be considered for an aging population. Several people asked about the Trillium hospital lands and whether there are plans for its expansion.

Land Use, Built Form and Development Capacity

Generally, participants expressed support for mid-rise development. Some felt that condo towers and increased residential growth would overwhelm the area in terms of traffic, while others supported tall buildings. Participants also supported seeing a finer grain of retail at grade to serve local, day-to-day needs in a main street environment not offered at the mall. Numerous participants expressed a desire to see a grocery store serving the neighbourhood.

Transit

Participants expressed a desire to see improved transit service to the area, and many asked about the proposed subway extension. Some supported the creation of a transit hub at the Queensway/West Mall intersection, while others who live in the new condominium buildings were concerned about it moving from its current location.

Parks and Public Realm

Generally, participants supported the ideas to establish new neighbourhood parks to serve the growing community. Many wanted better access to the ravine but they also want to see the trails better maintained and accessible. Some identified that the pedestrian bridge and the road leading to it are in poor condition and should be improved.

Other

Several area residents were concerned over local traffic, pollution and air quality issues due to congestion along the adjacent highways. Local and new residents described experiencing fumes from traffic congestion.

Event Promotion

Mail: The Meeting Notice was mailed to 4663 addresses in and around the Sherway Area. Addresses included residential units and businesses.

Email: City Planning emailed notices to area landowners who had identified themselves and/or participated in the Sherway Area Study previously, as well as to the City of Mississauga since the study area borders the City limits.

Online: The open houses were promoted through City Planning's official Twitter account and posted on the study website at www.toronto.ca/sherwaystudy.

Media: Notice of the Open Houses was advertised in the May 9, 2019 edition of the Etobicoke Guardian.

What Happens with the Feedback

The feedback collected will be reviewed and considered as staff finalize a recommended Secondary Plan for the area. The feedback will be considered alongside existing planning policy and directions (including provincial policy), as well as further input from stakeholders, City Divisions and agencies. City staff will include a summary of feedback received in its report to Council recommending a revised draft Secondary Plan.

Next Steps

When the recommended Secondary Plan is ready, the City Clerk's office will issue notice of a Statutory Public Meeting at Etobicoke York Community Council. The Secondary Plan will be available for public viewing at least 20 days prior to the meeting.

The members of Etobicoke York Community Council will receive both written and oral communications at the Statutory Public Meeting, before voting on whether to adopt the Sherway Area Secondary Plan.