

## Community Meeting 2 Engagement at a Glance

56,000

Notices  
sent to  
local  
residents



450+  
Attendees

800+

Online survey  
responses



82% 

Public satisfaction  
with community  
meeting event



44

Information  
panels



100+

comment  
forms  
completed

3

Activity  
stations



1000+

Sticky  
notes with  
public  
feedback

## 1.0 INTRODUCTION AND FORMAT

On January 27, 2020, the City of Toronto hosted the second Community Meeting for the Danforth Complete Street and Planning Study. The meeting was held at Monarch Park Collegiate at 1 Hanson Street, in the Cafeteria from 6:30 – 9:00 PM.

This meeting was held as a drop-in, open house format. The room was organized into 3 stations, for each of the Study components: Planning Study, Complete Street Study, and Retail and Economic Study. This gave participants flexibility to visit any or all of the stations they wanted to, based on their interest. A mapping activity was located in the centre of the room to get feedback on all Study components. Facilitators and Project Team members were available at the stations and activities to facilitate the discussion, and address any questions and comments.

The goals of the meeting were to:

- Share the updated Study Terms of Reference;
- Provide an overview of the Area Profile Report;
- Provide more information on each of the Study components;
- Report back on what we heard from Community Meeting #1; and,
- Continue to gather feedback on issues, opportunities, and priorities.

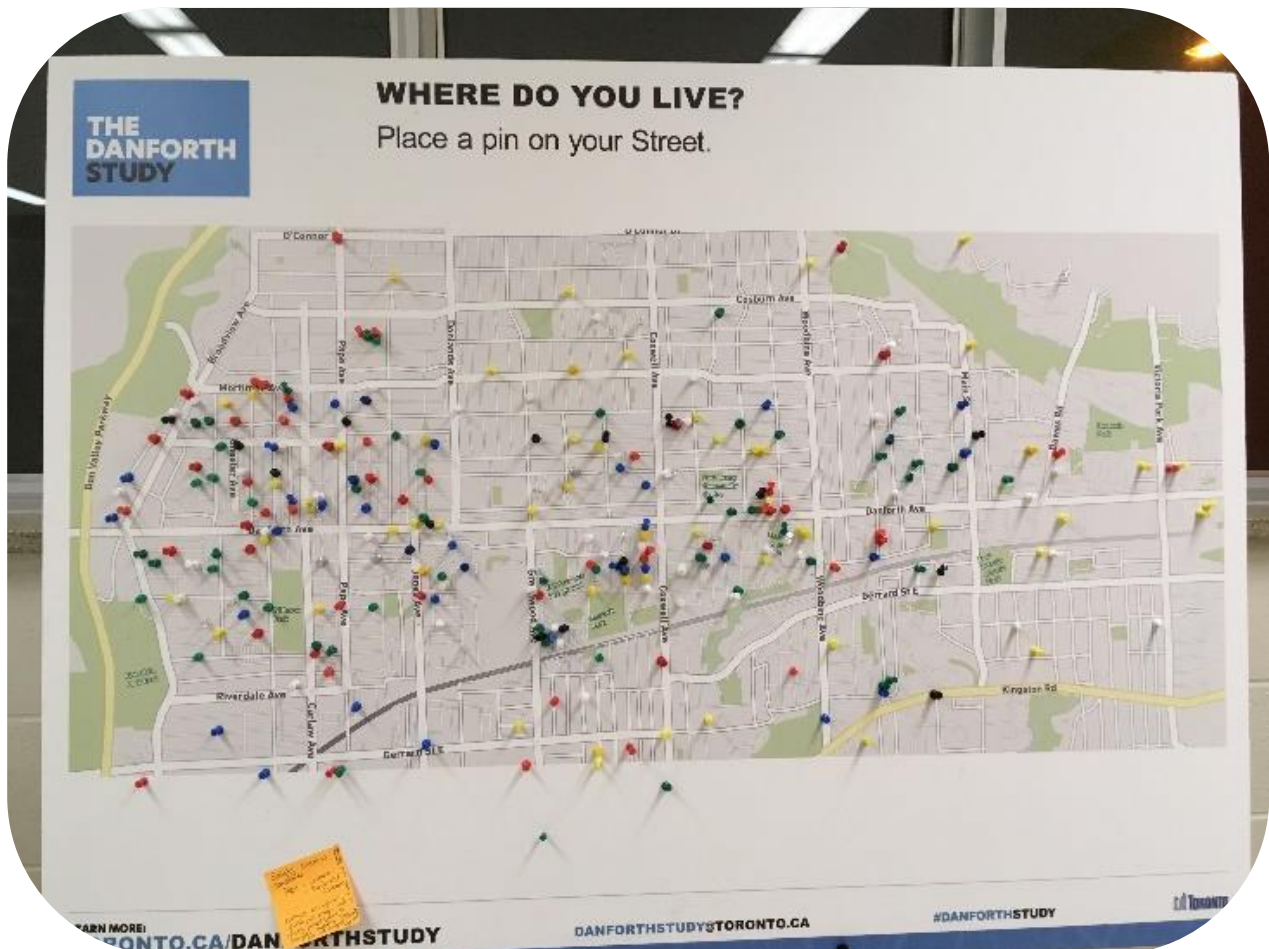


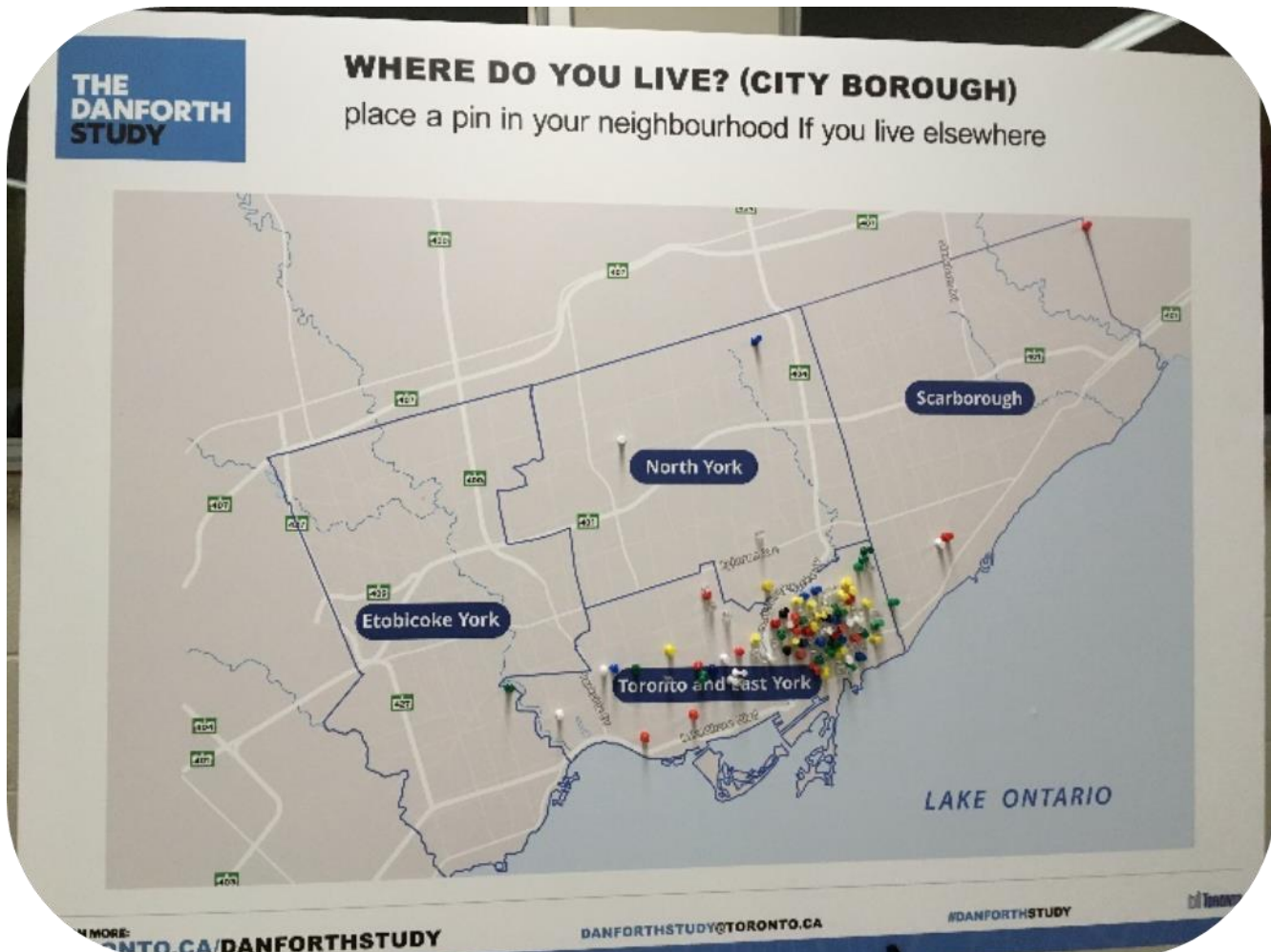
To advertise the event, 56,000 notices were sent out to residents within and around the Study area, and social media posts were used on Facebook (@CityPlanTO) and Twitter (@CityPlanTO and @TOTransport). The event was also advertised through Councillor Newsletters and updates, by email to the project contact list, and on the project website at [www.toronto.ca/danforthstudy](http://www.toronto.ca/danforthstudy). In total, there were approximately 450 members of the public who attended the meeting. Photographs from the meeting can be found in **Appendix 1**.

An online survey was also launched on January 27, 2020, in conjunction with Community Meeting #2.

### 2.0 OPEN HOUSE

Community members were welcomed to the meeting and asked to place a pin on a map to indicate where they live. The following are images of the “Where do you live?” maps.





The large majority of the public members who attended the meeting came from within 2 kilometers of the Study Area. In particular, the neighbourhoods west of Donlands in the Study Area were well represented. The maps also indicate that there is broader city interest in this project, as there were members of the public in attendance from other communities across the City.

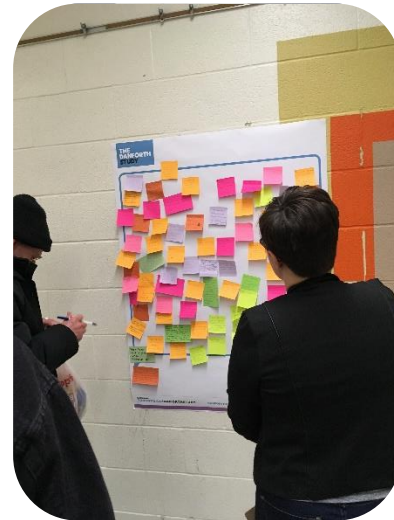
All open house panels are available online and can be viewed at:  
[www.toronto.ca/danforthstudy](https://www.toronto.ca/danforthstudy).

## 3.0 ACTIVITIES AND COMMENT FORMS

### Activity #1: Area Profile Report

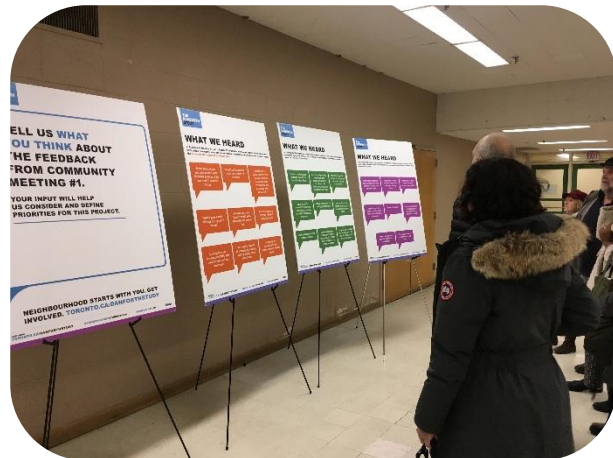
Within the Planning Study station, several panels were dedicated to the Area Profile Report, displaying the highlights and key findings from the report. The community was asked to answer the following questions, to reflect on the Area Profile Report information:

- What's something you learned from the Area Profile Report?
- What stands out and what would you like to learn more about?
- What's surprising to you?



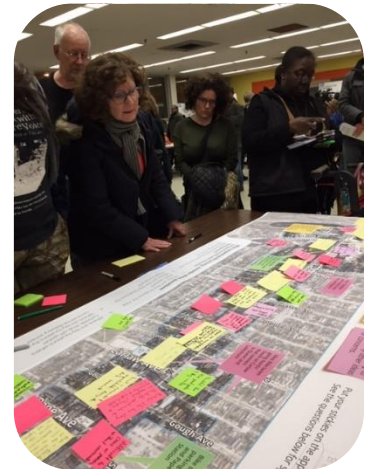
### Activity #2: What We Heard

In Community Meeting #1, we collected 75 completed workbooks, more than 600 sticky notes with public comments, and more than 100 completed comment forms. The key themes that emerged from this feedback were summarized and presented at Community Meeting #2. The public was asked to express their thoughts about Community Meeting #1, in order to help confirm what we heard, and help inform the development of priorities for the Study.



### Activity #3: Mapping Activity

At Community Meeting #1, one of the activities was a mapping exercise, where participants used different coloured stickies to identify what they loved about the Danforth (Green stickies), improvements needed (Yellow stickies), and other concerns or ideas they had (Pink stickies). The results from this activity are summarized in the **Community Meeting #1 Summary**, which can be found on the Study website at [www.toronto.ca/danforthstudy](http://www.toronto.ca/danforthstudy).



Building upon this activity from the first meeting, maps were updated to include the location-specific comments received from Community Meeting #1. The revised maps were used to engage the community in an exercise to identify anything that was missing, based broadly around the following questions:

- What do you love about the Danforth? (Green sticky notes)
- What needs improving? (Yellow sticky notes)
- What are your concerns or ideas? (Pink sticky notes)



Additionally, the public was also asked to answer the following questions on the map using sticky notes:

Complete Streets and Economic Development Studies (6km between Broadview Avenue and Victoria Park Avenue)

1. Where are key locations for new public spaces?
2. Where are the key locations for street furniture?
3. Where are key locations for curbside drop-off space?
4. Where are key locations for commercial delivery space?
5. Where are they locations where you have safety concerns?
6. Where are they key locations where you have difficulty in traveling within or through the area?
7. Where are key locations where there is not enough retail choice or mix of uses?

Planning Study (3km between Broadview Avenue and Coxwell Avenue)

1. Where are the key locations where growth should occur?
2. Where are key locations to improve pedestrian connectivity?
3. Where are key cultural heritage resources?

## **Comment Forms**

Comment forms were provided for attendees to illicit information regarding their preferences for receiving updates about future meetings, methods of engagement with opportunities to rate the meeting and provide any additional feedback. More than 100 comment forms were completed at the meeting. There were



also 303 votes cast in a marble ball activity, which asked attendees to vote on how satisfied they were with the meeting overall. The following is a summary of the comments and results:

- The majority (82%) of attendees felt okay, satisfied or very satisfied with the meeting. There were some attendees who felt unsatisfied (7%) and very unsatisfied (11%) with the meeting.
- Feedback received from those who were unsatisfied, included a preference for a presentation format rather than an open house, staff were not available to answer questions, or they wanted to see more progress on the Study, including street design options and alternatives.
- The top three ways that the public heard about the meeting was: 1) Mailed notice; 2) Social Media; 3) Word of Mouth.
- The top three ways that the public would prefer to receive future updates, events and meeting notices related to the Danforth Study are: 1) Email; 2) Mailed Notice; 3) Social Media.
- While there was general support for all public engagement methods for the study (workshops, online surveys, public meetings, pop-up and other events), the majority of respondents expressed preference for engagement through the online surveys and public meetings.

## 2.0 FEEDBACK RECEIVED

A significant amount of feedback was received from the public at Community Meeting #2, and through the online survey, including more than 1000 sticky notes, over 100 comment forms, and close to 800 online survey responses.

### Reporting Methodology

The feedback received was organized into two categories: **location-specific comments** (which are about a particular place within the Study Area) and **general comments** (which are not specific to a place or location within the Study Area).



An online survey was launched in conjunction with Community Meeting #2. This survey replicated the mapping activity at the meeting and was made available to the public to complete until March 6, 2020. The **location-specific comments** received from Community Meeting #2 were combined with the comments received from the online survey. Together, these findings are summarized and reported on in the Mapping Activity Report, which can be found on the Study website: [www.toronto.ca/danforthstudy](http://www.toronto.ca/danforthstudy).

### General Comments

The following sections summarize general feedback received from all activities and comment forms collected at Community Meeting #2. Feedback is organized by Study components, and then by theme. Themes under each study component are ordered by frequency, with the themes receiving the most comments listed first.

## **CONSIDERATIONS FOR THE STUDY OVERALL**

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### **Climate Change and Sustainability (27 comments)**

Many comments emphasized the importance of considering climate change, the climate crisis, and sustainability in this Study. Suggestions included prioritizing more environmentally friendly modes of transportation (cycling and walking) and incorporating elements of resiliency, such as native plants, sustainable building materials for development, and stormwater management.

### **Study Timelines (12 comments)**

These comments requested the Study progress more quickly, and solutions be implemented as soon as possible.

## **COMMUNITY MEETING #2**

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### **Suggestions for Engagement (23 comments)**

There were comments encouraging more use of online engagement, particularly social media. Some comments mentioned reducing the amount of content presented, eliminating planning jargon, and providing definitions for terminology, such as "heritage". Some additional comments suggested alternative formats such as small group discussions, engaging with marginalized groups, or hosting speakers and lectures. Some comments suggested more detailed information on the plan for bike lanes and detailed designs.

### **Positive Experiences (15 comments)**

These comments provided positive feedback about the meeting, which included the format, infographics, level of effort and research, and how informative the information presented was. Some comments also noted that staff were helpful and very approachable, and that people felt heard.

## **PLANNING STUDY**

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### **Development and Building Heights (58 comments)**

Many comments supported increasing density in the Study Area, however, doing so in a manner that respects the character of the neighbourhood. Comments suggested that

buildings and new developments should be low to mid-rise in order to preserve the human scale, neighbourhood feel of the community, sunlight, and reduce wind tunnel impacts. Some comments encouraged incorporating a mix of uses into new development, and suggested development and density be concentrated around TTC subway stations and the proposed Ontario Line. A few additional comments mentioned allowing for aging-in-place and consideration for future growth projections when developing the plan. There were also comments that mentioned concerns regarding the amount of power developers have and lack of transparency for the development process and final decisions.

**More Trees, Parks, and Greenery (37 comments)**

Many comments mentioned that the existing green spaces and trees on the Danforth were some of the features of the Danforth that community highly values. The majority of these comments also showed support for more trees and green spaces, including green roofs, linear parks, soft landscaping, and gardens. There was also support for maintaining existing local dog parks and parkettes.

**Heritage and Identity (22 comments)**

Many comments supported the need to preserve historic buildings on Danforth and designate certain properties as heritage, such as Player Estates. There were some comments about preserving the existing identity and feel of the Danforth, such as Little Ethiopia.

**Affordable Housing (21 comments)**

All comments received related to this theme supported increasing affordable housing options and rental units. Some comments received supported adding low to mid-rise apartments for low-income residents and housing for people who work locally.

**Area Profile Report (11 comments)**

Some comments indicated surprise by some of the population demographics reported in the report (e.g. slow population growth compared to Toronto, and lower senior population). Some comments mentioned that the report should recognize the importance of the indigenous cultural history of the area.

**Accessibility (9 comments)**

These comments raised accessibility priorities, such as wide sidewalks, ramps, accessible parking, adding elevators to buildings, and thoughtful placement of street

furniture to maintain wheelchair access. **Support for More Community Spaces and Services (8 comments)**

These comments identified the need for more community spaces, such as community centres, medical services, kitchens, gathering spaces, libraries, non-profits, and recreational centres. Generally, these comments spoke to the need for more spaces that provide people with the opportunity to meet and connect with others in the community.

**Safety (6)**

Some comments referenced a desire for better lighting to improve safety and wayfinding to providing better signage and legible guides and to key locations/destinations. Another comment discouraged the use of security cameras.

**Infrastructure (2)**

These comments were related to improving local water infrastructure, and ensuring that future storm water management infrastructure is flood resilient.

## COMPLETE STREET STUDY

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**Separated Bike Lanes (148 comments)**

Many of the general comments received supported bike lanes, particularly ones that are protected and separated to provide better connections and safety for cyclists, children, and all road users.

**Safety for All Road Users (34 comments)**

Many comments received related to safety and identified the need to improve the safety of the road for vulnerable road users. These comments included identifying safety concerns such as swerving and speeding vehicles, and sentiments of cyclists feeling at danger or fearful while cycling on the street.

**Enforcement of Traffic Laws (23 comments)**

Many comments indicated that the public would like to see more enforcement of traffic laws, to get all users to follow the rules of the road. The majority of these were related to speeding, running red lights, and distracted driving for vehicles. Some comments were related to enforcing traffic rules for cyclists and suggestions to license cyclists for better enforcement.

**More Bike Facilities, Especially Bike Parking (20 comments)**

Many people would like to see more cycling infrastructure, particularly bike parking along Danforth. It was indicated that more bike parking would provide cyclists with the ability to make more stops along Danforth Avenue to visit various businesses. It would also make biking more convenient. Other needs identified include bike repair co-ops, bike wayfinding signage, and street lighting.

**Streetscaping, Public Art, and Street Furniture (20 comments)**

Many comments supported the need for more art and street furniture, including more benches, statues, patios, planters, public seating, and water fountains. It was noted that there needs to be a balance between beauty and function in design.

**Crosswalks and Sidewalks (19 comments)**

Many comments within this theme mentioned enhancing the pedestrian experience through safer crosswalks and accessible sidewalks. Some comments suggested the need for wider sidewalks to facilitate walkability and accessibility. Some comments also indicated that crosswalks make it easier for pedestrians to get across the Danforth, and more mid-block crosswalks are needed.

**Less or No on-street Vehicular parking (19 comments)**

These comments supported the removal of or reducing parking spaces for cars along Danforth Avenue, as they indicated that parked cars leave no space for drivers and cyclists. Some comments noted that streets could be better used, rather than for car storage and parking could be moved underground or elsewhere.

**Support for a 2020 Bike Lane Pilot (17 comments)**

These comments supported a bike lane pilot in 2020, especially a protected or separated bike lane on Danforth Avenue.

**No Bike Lanes on Danforth (15 comments)**

These comments expressed a desire for no bike lanes on Danforth Avenue and maintaining the street for motor vehicles. Some of these comments identified that they would prefer the bike lanes to be on side streets rather than on Danforth Avenue.

**No Right/Left Turns (11 comments)**

The majority of these comments requested eliminating or limiting right turns on red lights along Danforth Avenue, in order to improve pedestrian safety. A few of these comments requested the elimination of left turns from Danforth Avenue completely.

**Suggestions for Addressing Traffic and Safety Issues (10 comments)**

These comments were suggestions from the public on ways to improve traffic and safety on Danforth Avenue, including adding bollards and planters to reduce driving onto curbs, reducing traffic speed, introducing photo cameras, and changing the direction of traffic in the middle lane at different times of the day.

**Suggestions for Vehicle Parking (10 comments)**

The community had many suggestions for vehicle parking, including: enforcing no parking times (between 7 AM – 10 AM and 4 PM to 6 PM), moving car parking to side streets, adding multi-storage parking facilities to take parking off the street, and re-examining parking by-laws to encourage transit usage.

**Support for More Car Parking (9 comments)**

These comments supported more parking for vehicles on Danforth Avenue, including underground parking and more accessible spaces.

**Winter Maintenance (9 comments)**

These comments requested better winter maintenance of streets, including snow and ice clearing. Some of these comments mentioned reducing road salt at subway entrances and sidewalks, not blocking sidewalks with snow, and developing a winter maintenance plan for any future bike lanes to keep them clear and useable all year round.

**Electric Vehicles, Ridesharing, and Car Share (8 comments)**

These comments suggested that the Study should consider and acknowledge electric vehicles, such as e-scooters, e-bikes, and more electric vehicle charging stations. There were also comments that suggested including spaces for ride and car sharing.

**TTC Suggestions (8 comments)**

Some of these comments suggested to increase the frequency and duration of local bus service. Other suggestions included bringing back streetcars on Danforth Avenue to meet future transit demands, and repairing broken TTC accessibility features such as elevators.

**Traffic Lights and Street Lights (7 comments)**

The most common comment under this theme was to make street light intervals longer to give more time for pedestrians to cross, especially those who are slower or have mobility issues. Some of the comments included suggestions for better traffic signal

timing and coordination for vehicles, and better street lighting to indicate the location of TTC subway stations.

**Loading/Unloading (7 comments)**

Some of these comments suggested restricting larger trucks, making loading zones more accessible both for delivery trucks and Wheel-Trans, and moving loading to laneways or the centre lane where possible.

**"Protected Intersections" (6 comments)**

All comments received for this theme supported "protected intersections", which provide a high level of safety for cyclists, often through geometric design and signal timing. Comments emphasized "protected intersections" be implemented where bike lanes intersect. Suggested features include shorter crossing distances, bike/pedestrian signals, concrete barriers, and safe turning points/intersection corners.

**Transportation Connections (4 comments)**

Some comments suggested improving connections to existing infrastructure such as the Don Valley Parkway and Main GO Station, and better planning coordination with ongoing projects such as the Ontario Line.

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**RETAIL AND ECONOMIC STUDY**

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**Cycling and Consumer Behaviour (19 comments)**

These comments specified a link between cycling and shopping on Danforth Avenue. Comments noted that cyclists would be more willing to shop on Danforth Avenue if there were bike lanes, and that bike lanes would facilitate the ability to shop more locally and conveniently.

**Support for Local Shops and Economy (18 comments)**

All comments related to this theme indicated a desire to support and preserve independent businesses and mom-and-pop type stores. There were some comments related to keeping rents and taxes low to avoid pricing out local business owners, and supporting local jobs.

**Suggestions to Address Vacant Businesses (7 comments)**

Some comments identified empty storefronts/businesses as a concern, and comments were provided to suggest ways to address this issue – including removing tax incentives for vacant businesses.

**Suggestions for Retail Spaces (6 comments)**

Some comments provided suggestions on how retail spaces should be designed, including more open space markets but also limiting the extent that vendors can extend onto sidewalks.

**Retail Options (5 comments)**

Some comments were positive about the retail options and variety available on Danforth Avenue. However, there were also gaps identified – such as a need for hardware, grocery, and liquor stores.

**No Chain Stores or Drive-thrus (3 comments)**

Some comments indicated that people would like to reduce or limit the number of chain stores, and the drive-thrus associated with these businesses.

## **5.0 OTHER FEEDBACK RECEIVED**

The Project Team, City Staff, and Consultants also gathered public feedback through their interactions with the public during the meeting. The following are themes that emerged from these discussions.

### **PLANNING STUDY**

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**Development and Buildings**

- Many residents are supportive of density, and think that it may help existing businesses. However, there is a concern that too much density could have a negative impact on neighbourhoods. Many people would like to restrict buildings to mid-storey heights to preserve the character of Danforth Avenue.
- Many people would like density to be focused at transit stations.

### **Trees and Greenery**

- Greenspace should be prioritized. The Danforth provides an opportunity to add functional greenspaces that help to restore ecosystems. Consider ways to involve the community, including children, in ecosystem regeneration.
- Green standards should be enforced as development and change occurs – such as more trees, plants and green roofs, even for smaller buildings.

### **Affordable Housing**

- More consideration is needed for affordable housing. There are also concerns that gentrification (or development) on Danforth will raise housing rents and prices, forcing people out of the community.

## **COMPLETE STREET STUDY**

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- Strong support for the implementation of safe cycling infrastructure (including a 2020 cycletrack pilot) along Danforth Avenue using high-quality and aesthetically pleasing materials.
- The City needs to reflect a balance between users – do not let any particular group dominate and/or polarize the conversation, and focus on improvements in safety and mobility for all users.
- Concerns over the potential loss of on-street parking.
- Interest for enforcement and year-round maintenance to be integral parts of the solution.
- Interest in supporting the existing patio culture along Danforth Avenue.
- Consider how any potential future changes to the street (including the installation of bike lanes) will impact cars and traffic on Danforth Avenue.

## **RETAIL AND ECONOMIC STUDY**

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### **Loading and Parking for Businesses**

- Some had concerns if trucks will still be able to access stores if bike lanes are installed, as trucks are already having to park in medians.
- Some concern about the loss of on-street parking and how this may affect businesses.

- Consider quick stop parking, where people can park for less than 5 minutes to run into a store and pick something up.
- Some businesses rely on the regional draw, and parking is important for this.

### **Retail/Business Prosperity**

- Some concerns that retail is already weak and changes could be disastrous for marginal businesses.
- Some mentioned that rents and taxes were increasing and that was hurting businesses.
- Some businesses indicated that they would like to locate in the Greektown Area (Broadview to Pape section) but it is too expensive and so they are opting for less expensive rent locations further east.
- There were questions about what the City is doing to address vacant storefronts.
- Loss of some of the ethnic businesses in the area such as Greek restaurants.
- Some residents are fearful that their favourite businesses may leave.

### **MEETING LOGISTICS AND ENGAGEMENT**

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- People were positive about the format of the meeting.
- People would like to see more of the results of the Planning Study completed from Coxwell Avenue to Victoria Park Road.
- More directional signage at all school entrances.
- There were questions about the timing of this project, and how the public's feedback will be used.

### **OUT OF SCOPE COMMENTS**

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There were some comments received that were out of the scope of the Study. These included municipal tax policy and suggestions/recommendations for improvements for locations outside of the Study Area boundaries. These comments will be reviewed by City staff and passed on to the appropriate department.

## 5.0 CONCLUSION AND NEXT STEPS

Similarly to the first community meeting, Community Meeting #2 was very well attended and there was significant interest from the community, both within the Study Area and city-wide. Key themes that emerged from this meeting include support for bike lanes, bike infrastructure and facilities, increased safety for all road users, the importance of protecting Danforth retail and supporting local businesses, support for mid-rise development at transit stations and affordable housing, support for trees, street furniture and green spaces, and protecting the character and neighbourhood feel of Danforth Avenue.

Comments and feedback received from this meeting will be used by the City to consider and define priorities for this project. All of the public feedback we have received to date will be used to help inform the next phase of the Study, which will include a draft planning framework and street design options.

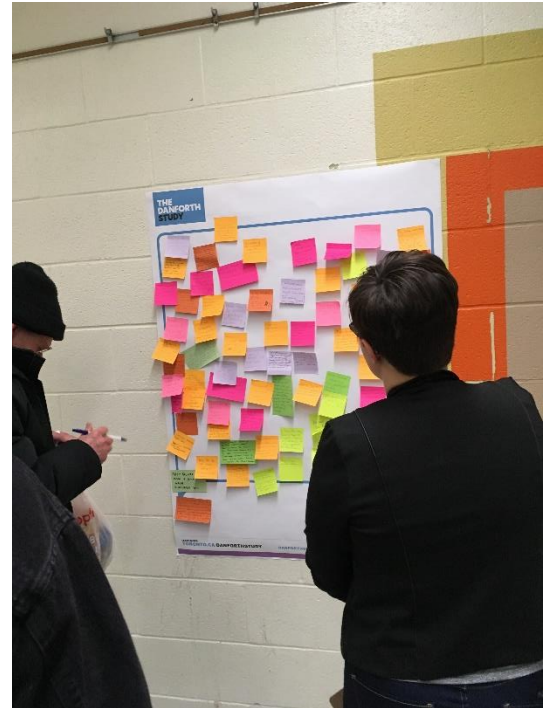
The results of the online survey, including more details on the location-specific comments received from Community Meeting #2 can be accessed in the Online Survey Report on the Study website at [www.toronto.ca/danforthstudy](http://www.toronto.ca/danforthstudy). Please continue to share your thoughts and feedback with us. Engagement will be ongoing throughout the duration of the Study, and updates will be provided on the next Community Meeting.

**APPENDIX 1 – Photos from Community Meeting #2**

**Meeting Participants**



## Information Panels



## Mapping Activity

