

May 2, 2016

**Summary Brief:           Session #2 – Targeted Discussions (April 18, 2016 | 7:00pm – 8:30pm)  
Imagining Ward 3: Managing Change**

## Introduction

Brook McIlroy Inc., in consultation with City Staff, facilitated Session #2 at the Burnhamthorpe Library on April 18<sup>th</sup>, 2016. The objective of the meeting was to review the findings of Session #1, and to engage in a roundtable discussion focusing on a series of thematically-organized targeted questions, which build on the opportunities and constraints which were identified in Session #1, and will contribute towards the establishment of community visions and guiding principles for the Applewood and Rathwood Neighbourhoods. The meeting was structured as follows:

## Agenda

7:00pm - 7:15pm	Doors Open / Sign-In & Introduction
7:15pm – 7:20pm	What We've Heard
7:20pm – 8:25pm	Targeted Discussion Topics
8:25pm – 8:30pm	Next Steps & Concluding Remarks

## Key Findings

The following points briefly summarize the key findings obtained in response to the targeted discussion topics.

### *Streetscapes, Parks & Open Spaces*

1. What streets should be prioritized for widened sidewalks, bicycle lanes, multi-use trails and other active transportation infrastructure?
  - o Burnhamthorpe Road incorporates a multi-use trail for pedestrians and cyclists, but would benefit from clearer demarcation across curb cuts and street intersections.
  - o Portions of Dixie Road and Cawthra Road incorporate a paved boulevard / curb edge, adjacent to the existing sidewalk. In the case of Dixie Road, this space functions as multi-use trail, but is narrow, interrupted by utilities and transit infrastructure, and are too close to the street edge. In both cases, such space would benefit from removal and replacement with landscaping. In the case of Dixie Road, one of the adjacent sidewalks (east or west) would benefit from widening to incorporate a multi-use trail – as is evident along other portions of Dixie Road.
  - o Greater emphasis should be placed on ensuring an appropriate transition between the composition of arterial roads in Ward 3 and those in adjacent Wards. For example, west of Ward 3, portions of Rathurn Road incorporate paved boulevard / curb edges, adjacent to landscaped boulevards and existing sidewalks. These spaces function as multi-use trails, but are narrow, interrupted by utilities and transit infrastructure, and are too close to the street edge. Such space would benefit from removal and replacement with landscaping, and one of the adjacent sidewalks (north or south side) would benefit from widening to incorporate a multi-use trail. Such a treatment should continue eastward into Ward 3.
  - o Portions of Bloor Street, Dundas Street and Cawthra Road would benefit from wider sidewalks and landscaped boulevards.
  - o Cawthra Road would benefit from a multi-use trail network or dedicated cycle track.

- Applewood Trail would benefit from an extension east of Dixie Road, safer and more clearly demarcated crossings at collector and arterial streets, particularly at Rathburn Road, and improved lighting and wayfinding signage.
2. How can we improve pedestrian movement and traffic calming along arterial and collector roads?
- Portions of Burnhamthorpe Road, Bloor Street, Dixie Road, Dundas Street and Cawthra Road incorporate wide asphalt or concrete medians which would benefit from landscaping, and incorporating clearly demarcated mid-block pedestrian connections.
  - Portions of Burnhamthorpe Road, Rathburn Road, Dixie Road, Dundas Street and Cawthra Road would benefit from narrowing, either through the removal of wide centre medians or dedicated and/or channelized right turn lanes.
  - Portions of Burnhamthorpe Road, Rathburn Road, Dixie Road, Dundas Street and Cawthra Road would benefit from the provision of additional street furniture, pedestrian-scaled lighting, street trees and landscaping.
  - Portions of Burnhamthorpe Road, Rathburn Road, Bloor Street, Dixie Road and Cawthra Road would benefit from additional signalized intersections at reduced spacing.
  - Portions of Bloor Street and Cawthra Road would benefit from wider sidewalks and landscaped boulevards.
  - Portions of Bloor Street and Cawthra Road would benefit from reduced curb cut widths and frequencies.
  - Portions of Burnhamthorpe Road, Rathburn Road, Dixie Road and Cawthra Road would benefit from softening and buffering along the edge of existing noise attenuation walls.
  - Corner conditions at major intersections along Burnhamthorpe Road, Rathburn Road, Dixie Road, Bloor Street and Cawthra Road would benefit from street furniture and landscaping.
3. Which parks and open spaces have the most significant impact on the character of Ward 3?
- Fleetwood Park, Garnet Wood Park, Rathwood Park, Cherry Hill Park, Applewood Heights Park, Applewood Hills Park, and Allison Park are all very significant to the Ward 3 community.
4. What types of amenities should be provided in parks and open spaces?
- The community would benefit from skating and water facilities, although these may result in potential liability issues.
  - Generally, all major parks and open spaces would benefit from new site furnishings, improved pedestrian-scale lighting, accent landscaping, pagodas or shade structures, and washroom / change facilities.
  - Fleetwood Park and Allison Park are particularly significant to the senior's population. The park would benefit from enhancements, including barrier-free access, new site furnishings and recreational activities, such as checkers tables.

## *Neighbourhood Infrastructure, Character & Built Form*

1. What areas should be targeted for new recreation facilities, and what types of community sports should be targeted?
- The community would benefit from the provision of active recreational uses which permit activity outside of school hours. Such uses should generally be provided within the existing park network and should include basketball courts, soccer fields, baseball

diamonds, ultimate frisbee fields, multi-use fields, and playgrounds. Such uses should be located in highly visible and accessible areas, and should be well lit to prioritize safety.

2. What elements define the character of each neighbourhood and sub-neighbourhood?
  - The neighbourhoods and sub-neighbourhoods which comprise Ward 3 are characterized by the following:
    - Age of housing stock (i.e. generally 1960's – 1980's);
    - Lot frontages and depths (i.e. generally moderate to wide lot frontages);
    - Housing typologies (i.e. the core areas of the neighbourhoods are generally comprised of single family detached homes, some with basement apartments);
    - Streetscape design (i.e. moderate to wide asphalt widths, bulb outs at some corners, combined / wide driveways and curb cuts, sidewalks on at least one side of the street, landscaping and street trees, etc.); and
    - Streetscape typologies (i.e. crescents, cul-de-sacs, non-linear / meandering / curvilinear streets, limited through streets, back-lotting onto adjacent arterial roads and natural heritage features).
  
3. Where should new development be permitted, and where are the “no go areas”? What building forms and typologies are appropriate for new development?
  - Generally, new development should be targeted along major arterial streets. Such developments should contribute towards the establishment of a sense of place and village-like character with buildings located adjacent to the street. Such development should incorporate a consistent rhythm of storefront entrances and glazing, with surface parking areas tucked in to the side or rear of buildings, and back-of-house functions screened from view along adjacent streets and open spaces. An appropriate precedent is the Port Credit Village along Lakeshore Road.
  - Portions of Burnhamthorpe Road, Bloor Street, Dundas Street, Dixie Road, Fieldgate Drive, and Ponytrail Drive should be targeted for future mixed commercial, office and residential uses, and a combination of low to mid-rise buildings with minimum building heights of 2 storeys.
  - Lands within and surrounding Rockwood Mall, along either side of Dixie Road, may be appropriate for taller mixed use or apartment buildings.
  - Stable low-rise residential areas, within the core of Ward 3 neighbourhoods, should not be targeted for future intensification and should be protected from over-development (i.e. too much house on a lot).

## Next Steps

Brook McIlroy Inc., in consultation with City Staff, will facilitate Session #3 at the Burnhamthorpe Library on May 10<sup>th</sup>, 2016. The objective of the meeting will be to present, and obtain feedback on, the community visions and guiding principles, as well as a range of implementation tools which can be utilized to help shape the character of the Applewood and Rathwood Neighbourhoods.