

Over 110 people signed in at this Kick-Off Public Meeting for the York Quay Revitalization Project. This report was written by Nicole Swerhun, Independent Meeting Facilitator, and is intended to reflect the key themes in the participant feedback received. If you have any comments or questions on this report, please forward them to Nicole (email nicole@swerhun.com or phone 416 999 2665) or Andrea Kelemen at Waterfront Toronto (email akelemen@waterfrontoronto.ca or phone 416 214 1344 ext. 248). This project is a partnership of Harbourfront Centre and Waterfront Toronto.

KEY MESSAGES FROM THE MEETING

These key messages are intended to reflect the key themes in the participant feedback received. For additional detail, please see the discussion notes and written feedback included in this report.

- 1. Make the space beautiful and functional.** There were a number of ideas on how best to design and use a revitalized York Quay. A few people suggested making the space beautiful with sculptures, fountains or a waterfall, public art, and possibly through the creation of a fire feature which could help celebrate the presence of indigenous cultures along the waterfront. In terms of uses, requests were made for the design team to consider including special areas for children and teens, and places for refuge from the elements, and particularly sun protection. There were also suggestions for “more green than concrete”, pitched rather than flat roofs in the cultural village, and washroom facilities.
- 2. Some local residents love the project, others would prefer to see more open space.** There were some local residents who said they loved the idea of the whole project and the effort to bring more people down to York Quay. Others who live in the area expressed worries about anything that would limit views to the lake, and instead said they’d prefer to see the area open and more along the lines of a park that brings calm and tranquility, rather than a cultural village that brings activity.
- 3. Considerable interest in vehicle movements.** Several participants asked questions about how cars, buses (school buses and tour buses), taxis and bikes would load and unload at York Quay, and how they would park. Suggestions were made for the team to consider providing some type of advance notice system to let people know that the parking garage is full well before they arrive at the garage entrance (so they can find other parking options). The importance of also providing ample bike parking, including bike lockers, was emphasized. It was also suggested that parking signage be standardized across the waterfront.
- 4. Questions about construction.** Local residents expressed some concern about noise related to construction, and asked questions about where people will park while the garage is being built.

I. MEETING OVERVIEW

On March 2, 2010 the first public meeting was held as part of the York Quay Revitalization Project – Phase II. The meeting was held in the Lakeside Terrace at Harbourfront Centre from 6:30 – 8:30 pm, and over 110 participants signed in. The purpose of the meeting was twofold: to introduce the York Quay Revitalization Project – Phase II; and to present and seek feedback on the emerging revitalization plans & opportunities on the site.

The agenda for the meeting is included as Attachment 1, and a list of participants is included as Attachment 2. A copy of the overview presentation delivered at the meeting is available at http://www.waterfrontoronto.ca/explore_projects2/central_waterfront/york_quay_revitalization.

Following approximately 45 minutes of presentation time, including providing participants the opportunity to ask questions of clarification, the meeting focused on hearing feedback on the following Discussion Questions:

1. For the Underground Parking Garage component of this project, do you have any feedback or advice regarding the plans developed to date?
2. The other project components are still at a very conceptual stage. What feedback or advice would you like to see the team consider as they further develop the concepts for the public squares and cultural village?
3. Do you have any other feedback or advice?

Two microphones were shared among the participants to capture their thoughts and comments. Their feedback was typed on the large screen, and more detailed written comments were received at and following the meeting.

The remainder of this report shares the detailed feedback received.

II. FEEDBACK FROM PLENARY DISCUSSION

The following notes reflect the feedback received during the meeting. It is organized around a number of key headings, including:

- a. Parking garage
- b. Public squares
- c. Cultural village
- d. Transportation
- e. Construction
- f. Island Airport

Note that responses from the Project Team are included *in italics*. Also, in addition to the feedback received at the meeting, several participants provided written comments at the meeting and/or in follow-up emails. Section III includes this feedback.

a. Parking Garage

- I like the idea of a light shaft into the garage from the parking area. How high above the surface will the light shaft extent? *It will not conflict with Canada Square.*
- Will there be any underground connections between the parking garage and adjacent buildings? *It will be designed to accommodate a potential future underground connection with Queens Quay Terminal.*
- I took from the presentation that this is going to be grand. This will hopefully be state of the art. Something to consider...we need something to inform people when the garage full, especially for people coming from out of town. Something they could see from several yards away. This could be a secondary signal that can be seen from distance. Something that looks creative or artistic.

b. Public Squares

- HTO park has limited shade. I live here, and I have a concern about the limited shade. I would like to see more trees. Is this planned? *Yes, it is our interest to plant trees. We look forward to sharing ideas on how to do this.*
- I always thought that a fire feature might be interesting along the waterfront – it connects to indigenous culture, and there are many many years of history on this. It could be within Canada Square – a controlled fire pit to bring warmth and beautiful light. It would create an opportunity for interesting story telling, smell wood burning. It would pay homage to the Lake's past and create a beautiful place and presence. It would help animate the space.
- Consider a waterfall feature.
- I would like to propose special area for children.
- I'd like to expand on children's play area, to include play toys up to teenagers, 15-18 yr olds, skateboard ramps, etc. so don't do this in other areas.
- Haven't heard anyone talking about the inclusion of the arts community in this project. Public art installations could help alleviate concerns raised tonight. Kids area, catching shade, etc. could all help with public art installations. Would like to see inclusion of arts community in this project. A: We're not there, but starting the conversation with Harbourfront – but as we move forward with how these would be programmed that would be great thing to investigate.
- I would like to see beautiful sculptures – or fountains. Look for ways to beautifully use the space.
- Is consideration being given to providing for more washroom and drinking facilities? *We're thinking about this.*

c. Cultural Village

- For the Village, consider having roof lines of buildings as something as other than flat roofs – could be pitched roofs (like near flat iron building).
- I was envisioning a substantial square on this big open property. Right now it looks like what's suggested is a somewhat glorified flea market for a good portion of the space. I was hoping for a much more open area. I didn't think we'd see 2 and 3 story buildings.
- I'm a resident on the 4th floor of the neighbouring condo – it seems like my view will be obstructed by the cultural village. This really seems like a retail shopping mall from my perspective. I highly endorse the below grade garage, but I would like to see the space kept open.

- The schematic of the site seems to include only a narrow passage to lake (especially with the cultural village and the extension to the Power Plant). This doesn't seem to maximize the view of the lake. I'm concerned that the view from Queen's Quay will be greatly reduced. *There's a minimum 8-10 metre width. When we start exploring the zoning on the site, we could look at setting back from the edge further to benefit retail development. I think there are mechanisms to preserve views through fairly wide spaces.*
- Idea of having space as quiet green space. There's a lot of development – Don Lands, etc. isn't there other space that could be used for parking and retail?
- A suggestion about the cultural village – could it be developed in way to allow light to penetrate so when walking north/south could see lake? *We're trying to come up with guidelines to help shape what architects could develop in the future. We're very receptive to allowing daylight to permeate these buildings more.*
- Appreciate the issue of winter, and trying to keep area as lively as possible in 6 months of year. But in summer, it's very lively, especially at HC and to the west. There really isn't very much calm until HTO park or further east in bit before get to Toronto Island ferry docks. How much more liveliness do we want in summer months?
- We need to promote more green space instead of concrete.
- Really think need serious look taken at cramming more commercial space into treasure that should be preserved. I think it should resemble more of a park, cultural village wouldn't be there. Area of tranquility.
- Before purchasing my condo that overlooks the parking lot, I was advised by City Hall that were plans for parking garage but they told me that there would be an open space on top. I would prefer open space to retail. Retail on Queen's Quay struggles, many stores closed and empty spaces. Concern about what happens if new retail isn't vibrant.

**In response to comments regarding the Cultural Village,
Bill Boyle shared the following thoughts:**

When we started thinking about this 10 years ago with 60 architects and planners they said "Whatever you do, when you create public spaces, make sure they're buffered so they're not vacant places 6 months of the year." With two very large urban spaces, we've learned at Harbourfront Centre that if we don't activate the edges of the squares people don't come anywhere near them during 6 months of the year. You'd be surprised and see how large Canada Square will be.

What I'm trying to explain is that this concept of the Cultural Village has been around for 10-15 years. It's not a retail mall - not at all. The idea is to provide activities for people to enjoy themselves here. At Harbourfront Centre we do surveys every year – visitors tell us they want to see more places to eat, drink relax. We see the 2nd and 3rd floors of the Cultural Village as artist studios, musician studios – part of the vision is to amplify the cultural uses that have been so successful here, and that have brought people here to celebrate arts and culture. In terms of park space, Waterfront Toronto is building many park spaces. Our goal is to find a balance. Public spaces need to be animated by activities around their edge. We see the Cultural Village as an opportunity to animate the two large public spaces. We are making similar animation efforts in other locations – this is consistent with the philosophy being applied across the waterfront.

d. Transportation

- Bike parking – will anything be done about it? *The team has always intended to provide ample bike parking. We're trying to incorporate bike parking in the space around the ramp into the garage and throughout the site.*
- Taxi loading will be accommodated where? *It is being accommodated in the Queen's Quay plan.*
- Given that this is a parking building, is it possible to find a way to standardize all signs to parking along Queen's Quay, and facilitate access to Lake Shore? *We're planning a comprehensive signage program as part of the Queen's Quay reconstruction, including directing people to parking. In terms of the suggestion about a high tech approach to giving people advance warning of full lots, we'll look into that.*
- Any update on bus management on Queen's Quay? *Plans are in the works as part of the Queens Quay Revitalization Project, and will be coming along.*
- What happens with tour buses? *We're working with the City on a bus management plan as part of the Queens Quay Revitalization Project. it will handle parking, loading, unloading, etc. We're happy to take your name and add you to the contact list.*

e. Construction

- I love the idea of the whole project. I like the idea of bringing Toronto people down here, tourists down here. It's all fantastic - "Go for it!" I want to make the Toronto waterfront like Chicago's. All that being said, when you start at 7 am drilling, I'll be calling you. *The Construction Project Manager for Waterfront Toronto lives across the street.*
- During construction the site will require a great deal of shoring and pile driving. Seems like it will be pretty noisy at least at the early stages. *We're not driving piles, we're auguring them, and that means there won't be the noise like you'd get from driving piles. We also will respect the City bylaws on when we're allowed to work. Ellis Don is an exceptional construction manager. We'll take every precaution we can to minimize noise.*
- If construction starts in May, how long will it take to complete the garage? *We expect to finish by March 2011.*
- Will you relocate the Service Canada Pavilion? *Decision hasn't been made whether it will continue on site.*

f. Island Airport

- I'm a resident and great supporter of Waterfront Toronto. This plan has been in the works for about 10 years and we're building 2 more major parks. I want this to be better than Chicago – I'm concerned that the Island Airport is disturbing what happens on the waterfront. Who owns airspace? Have there been any discussions on how to limit activity at the airport? *We have nothing to do with the airspace, so we have no jurisdiction over the airspace or airport. The only discussions we've had with Porter and the Federal government is about the music garden. We have more disruptions from party boats that go by than the airport, and we battle streetcar noise. Performers here are very used to ambient noise.*

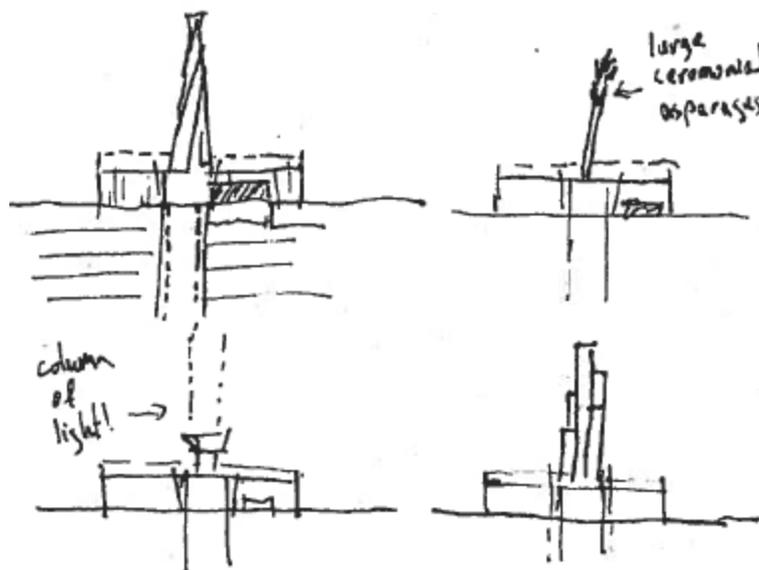
III. WRITTEN FEEDBACK

The following feedback was provided in workbooks & follow-up emails. The responses are organized around the three focus questions posed at the meeting.

1. For the underground parking garage component of this project, do you have any feedback or advice regarding the plans developed to date?

- Minimize the surface impacts. Don't make the same emergency exits as in Roundhouse Park.
- Don't try too hard to beautify the garage interior.
- Monitor the traffic on Lower Simcoe to not disrupt traffic flow from condo driveways in and out for residents living in condos adjacent to Harbourfront on Queen's Quay and Lower Simcoe.
- I would like to see a REDUCTION in the number of parking spots. If Waterfront Toronto wants to be known for sustainable revitalization practices, it needs to focus on what defines sustainability, such as the promotion of public transit which I did not hear any mention of in the presentation.
- Like the idea of landscaping on top of the entrance to the garage to replace the lost pines along Queen's Quay. Landscaping is extremely important to create the desired atmosphere of a resort, which the area currently has during the summer.
- New York has scoreboards displaying available parking spots in area. Could a small display show that at parking entrance?
- I like the light shaft and the lower Simcoe entrance.
- Is having natural light in the garage absolutely necessary? How much will this cost?
- Nice idea for integrating natural light into underground parking.
- Incorporate natural light into underground garage as much as possible.
- Incorporate green spaces to garage where applicable, (E.g. entrance way).
- Light tunnel puts people in relaxed mindset.
- Intrigued to investigate more green spaces within parks.
- The idea of the light shaft into the garage-as compelling as is the idea of building an iconic meeting space above. Why not extend that core vertically above ground to create a landmark feature? Go up a couple of stories. A tower, a beacon, a pole, what have you. Either way, be bold (See images below).





- Overall, very pleased with the design of the parking garage. The current above ground lot is quite an eye sore.
- The entrance facing southwest is very good to hide as much of it as possible from the street or condo owners facing the parking garage.
- The design of the ground above the parking garage will look exceptional if the design ends up being like the March 2nd presentation (ice floes).
- Although it seems that is a lot of open space for pedestrians above the parking garage, the bus turnaround will take up much of that open space since buses require a large turning radius. This should be thought out better.
- Please make sure any above-ground elements help frame (or at the very least don't block) the north-south axis to the water that runs along the west side of the cultural village. This axis needs to work better than the one that runs along the east side of York Quay Centre, which does not seem successful (perhaps because it is not well-defined at the north end and too narrow at the south end).

2. The other project components are still at a very conceptual stage. What feedback or advice would you like to see the team consider as they further develop the concepts for the public square(s) and/or the cultural village?

- Make sure it looks good in winter. Make sure it looks good when it's closed.
- Give pedestrians a perch over the water.
- Promote more green space for cultural village areas and parking garage areas.
- Utilize green space and have artificial grass.
- Fountains are good.
- I don't see how retail space translates into a cultural village. Yorkville is not a cultural village either, but rather a yuppie playground. It would be nice for the space to be more inclusive and less financially discriminative.
- Continuing with the cultural village theme, it is very much desired that the village buildings be architecturally similar to those found in York village north of Bloor between Bay and Yonge with generous use of trees. The community definitely would not want a

concrete jungle with flat roof buildings. This will become the entrance to the city and the quality of architecture (more individual buildings in appearance to those in the flat iron building area-a European look).

- Cultural village should stay to the west side of York Quay.
- No flea market and no food tents.
- I do not want to see large buildings in the cultural village components of the project and reduce the public squares and direct visualization of the Waterfront.
- Like the idea of viewing platform with landscaping and a fire feature.
- Consideration for the inclusion of some grassy green space.
- Consideration of a lake view from neighbouring condos.
- Consideration of sound reflection to nearby condos from future activities, need to mitigate.
- Build covered bike parking; bike lockers; bike station is needed; plan for large numbers of bikes; provide racks with built-in-locks.
- Low-profile, light-penetrating buildings.
- In the cultural village, please provide or design/integrate into the plan to allow for parking space.
- Why not place the cultural village in the Urban Park Space and make Canada Square much larger. I would like to suggest having the cultural village not obstruct a larger open space (i.e. public buildings to one side but have an open space that leads to Canada Square).
- Consider alternative land cover methods, particularly area on top of underground parking.
- Usage of concrete slab was proposed.
- What is the feasibility of integrating green space instead of concrete? This would enhance natural appeal.
- This is an open area that should resemble some elements that would merit its name Canada Square. So far, it is just an open square.
- Although most of it should be open, there should be water features, art work, and potentially some fire feature. This would make it pleasing to the eye and would make it a pleasant place to spend time.
- What would make visitors meet or stay longer: sitting areas, children's activities, daily featured attractions?
- The cultural village is more like a multi-storey retail and rental facility much like the York Quay center. This cultural village is not a village but copies another blocked view of the lake much like the York Quay Centre. It has too many stories (4) where only one floor is essentially described as a meeting area (1st floor). One very interesting storey with an interesting use of space and design would be much more effective.
- A one-storey design could also cleverly not block the view of the lake as was the original conceptual design by Greenberg Consultants of the Waterfront master plan. The addition of very good restaurants and other retail tenants that attract families, friends, etc. is a very good idea. The addition of bars, depending on certain types, would add noise at night and attract disruptive elements to the Waterfront. Certainly it is safe to walk around in the evening now but having certain bars open late may not be so safe anymore.
- Renovation and expansion to the west of York Quay centre could easily accommodate the other culture/arts elements being devised for the cultural village. Much of the space

of York Quay Centre could be used (as some is now empty) effectively as revenue generating space

- Please consider the potential for a wide set of south-facing steps at Canada Square as an informal seating/gathering place. (I've heard an architect point out that Toronto lacks anything like the stairs in Trafalgar Square, and that there are few opportunities to build them: the ROM faces east, the AGO faces north, and City Hall and the provincial legislature are both pretty flat). The Harbourfront Centre area already feels cluttered with kiosks and pavilions, so while it may make sense to zone for a pavilion in Canada Square, it really doesn't feel necessary to build one.

3. Do you have any other feedback or advice?

- Green space is very important.
- Art inspired project to protect the Harbourfront's image.
- Please make sure power points are in focus.
- Larger skating rink-this one now is too small.
- Will alternative energy be used to power the area?
- There is tremendous opportunity to create a beautiful open space at the waterfront and it is important to build something good.
- We feel that Waterfront Toronto has done a very commendable job in the developments thus far up and down the waterfront. Balancing many constituents and stakeholders' needs and wants and trying to please most resulting in a much improved waterfront that we can all be proud of.
- In the past you have taken the feedback and done your best to accommodate it into the plans as I am sure you will take all the feedback now being provided and will eventually finalize the York Quay revitalization plans.
- The concept originally conceived for this particular area should be preserved-that is of an open concept with direct access to the lake. The current motivation of maximizing revenue, however, may be in direct conflict with the original concept and should be re-evaluated. Although, some revenue does offset the construction and maintenance costs, it should not be the overriding factor in the design.
- Lanes of car traffic have been reduced to make room for bicycles and rollerblade traffic to encourage people to go to the waterfront. This increased volume of people needs places to sit and have a rest/picnic without having to feel obligated to spend money if the only rest/sitting areas are in restaurants and bars. We see this large volume of people from our balcony and a great majority of families are with children. This demographic of people is the focus of the activities/rest/open/green spaces/picnic areas in the design.

ATTACHMENT 1. Meeting Agenda



YORK QUAY REVITALIZATION – PHASE II

PUBLIC MEETING #1

Tuesday, March 2, 2010

6:30 – 8:30 pm

Harbourfront Centre, Lakeside Terrace

PROPOSED AGENDA

- 6:30 pm** **Introductions & Agenda Review**
Nicole Swerhun, Facilitator
- 6:35** **Presentation**
1. Introduction to the Project & the Process
Bill Boyle, Harbourfront Centre
Christopher Glaisek, Waterfront Toronto
 2. Revitalization Plans & Opportunities
Gullivar Shepard, Michael Van Valkenburgh Associates Landscape Architects
- Questions of clarification*
- 7:15** **Discussion**
1. For the Underground Parking Garage component of this project, do you have any feedback or advice regarding the plans developed to date?
 2. The other project components are still at a very conceptual stage. What feedback or advice would you like to see the team consider as they further develop the concepts for the public square(s) and/or the cultural village?
 3. Do you have any other feedback or advice?
- 8:25** **Next Steps**
Christopher Glaisek & Bill Boyle
- 8:30** **Adjourn**

ATTACHMENT 2. Participants

The following participants signed in as “residents” or without an affiliation (listed alphabetically by last name):

Carlo Aloe, Area resident	Innan	June Rowhill
Vanessa AvRuskin	Lorraine Joyner, Resident of	Sherri Russell
Grace Cam	Queen’s Quay	David Sharma
Bruce Clariad	Thomas Jurek, Resident	Ron Schwab, Resident
Stephen Cleason, Resident	Max Lee, Resident	Don Smith
Diana Cockburn, Resident of	C Lee	Keith Spence, Resident
Queen’s Quay	Paul Lin	Sandra Taylor
Randy Craig, Resident	Julia Lin	G. Telidis
Jaustine D	Omar Macias	Paul Tenic, Area Resident
Anh Do	Jim McDonald	Nigel Terpstra
Gayle Egan, Resident	Clay McFayden	I Thompson
Kim Finn, Resident	Braz Menezes	Ivor Tossell
David Fountaine	Yuwen Mi	Shirin Varzgani
Judith Friedland, Resident	Michael Morra, Area Resident	Michael Warren
Changwei Gao	Jim Namer	Patricia Watt
Bill Gaw	Michelle O	Craig White
Martin Friedland	Guy V Pare	Katharine Wywial
Yoko Fukada	Sean Perreira, Resident	John “Zac” Zachariassen
Iris Fung	Brent Poole, Resident	Reza Zahedi, Resident
Klaus & Friedel Hatje	David Pratt	Joel Zigler
Mallory Haughey	Norman Rancic	
James Hook	Evan Roberts, Resident	

The following participants signed in with an affiliation (listed alphabetically by affiliation):

Alda Stepraus, 33 Harbour Square	Jonathan Hunt, Seneca College
Albil Moffat, C3 Environmental Limited	Danny Romero, Seneca College
Nathan Corriveau, Active Ea	Julian Tersigni, Seneca College
Jeff Orlans, Brookfield	Chen Zhang, Seneca College
Rob Zeider, Brookfield	Aden Yusuf, Seneca
Joe Markowiak, City of Toronto	David Fisher, Transit
Jen Chan, Councillor Adam Vaughan’s Office	Sylvia Pellman, SLNA
Nigist Sawnuet, Disabled Sailing	Romy Yaron, SLWA
Brad Metzger, ED	Michael Rich, Toronto Port Authority
Brad Mehgan, Ellison	Alexandra Highcrest, Torontoist
Heather Haddell, Harbourfront Centre	Kevin Kowsari, U of T
Bruce Hutchinson, Harbourfront Centre	Sameh Abadir, U of T
Christine Saratsiotis, Harbourfront Centre	Hatice Yazar, W2MH
Vince Chiricosta, Newalta Corp.	Carol Jolly, Waterfront BIA
Matt Chudzinski, Seneca College	Sodright, WS
Andre Corbett, Seneca College	Marcia Boyd, YQNA
Scott Cowan, Seneca College	Ulla Colgrass, YQNA
Robert Duncan, Seneca College	Kelly Gorman, YQNA
Kanan Easwaran, Seneca College	Loe Graham, YQNA
Michael Foster, Seneca College	Michelle Ramsay-Borg, YQNA
Connor Fraleigh, Seneca College	Allan Rivers, YQNA

York Quay Revitalization Team

Helder Melo, Harbourfront Centre	Samantha Gileno, Waterfront Toronto
Bill Boyle, Harbourfront Centre	Chris Glaisek, Waterfront Toronto
Gullivar, Shephard, MVVA	Margaret Goodfellow, Waterfront Toronto
Nate Trevethan, MVVA	Andrea Keleman, Waterfront Toronto
Chris Barre, Waterfront Toronto	Nicole Swerhun, Independent Facilitator