

PUBLIC MEETING #1 – ONLINE FEEDBACK

July 19, 2013

OVERVIEW

On June 10, 2013, the Bathurst Land Use and Built Form Study Team hosted its first Public Meeting (Public Meeting #1). The purpose of the meeting was to introduce the study, present the Study Team’s preliminary existing conditions analysis, and listen to the community’s aspirations for Bathurst Street.

After the meeting, many participants suggested the team put the meeting’s discussion questions online to broaden the scope of public consultation. The team followed this suggestion and agreed to share its results as an Appendix to the Final Public Meeting #1 Summary. This document is that Appendix.

Bianca Wylie, Ian Malczewski, and Curt Murray of Swerhun Facilitation compiled these responses and analyzed them for common themes, which are presented below. The un-edited feedback submitted by survey respondents is appended as an attachment.

SURVEY SUMMARY

From June 17 – to July 12, the following three questions were available online:

- 1. What do you like about the land use, built form, and public realm on Bathurst Street (between Queen and Dupont Streets) as a whole?*
- 2. What do you think could be better about the land use, built form, and public realm on Bathurst Street (between Queen and Dupont Streets) as a whole?*
- 3. Do you have any other advice for the project team?*

171 people responded to these questions directly on the website, while 11 people responded via email.

SUMMARY OF THEMES FROM ONLINE FEEDBACK

- 1. What do you like about the land use, built form, and public realm on Bathurst Street (between Queen and Dupont Streets) as a whole?**

Land Use

- The diversity of land use and the variety of unique independent shops, residential, parks, restaurants, galleries and others as well as the mix of public and private buildings.
- The street does not feel overloaded or overly commercialized.
- Mixed residential and commercial use, and a good mix (diversity).
- Great parks and community amenities, including Alexandra Park and the green space of Central Tech as well as libraries, pools and theatres.

Built Form

- Architecture of the older houses and the heritage and history of the area.
- Livable small scale buildings with low-rise housing and no high-rises and the general character of the street.
- The “human scale” of development, small footprints on the buildings and good neighbourhood transitions as well as having its own “charm” and community feel.

Streetscape

- Transit and pedestrian-friendly, supports intimate street life, feels safe, has a certain charm.
- The low-rises allow for a sunny street environment.

2. What do you think could be better about the land use, built form, and public realm on Bathurst Street (between Queen and Dupont Streets) as a whole?

Land Use

- Ensuring that new development will not attract more cars or larger retailers to the street.
- Many respondents suggested an increase in commercial uses at large intersections should not include big-box retailers, while others said that some residents would benefit from big-box retail in the neighbourhood.

Built Form

- Update the façade of buildings along the street and find ways to improve upkeep so the heritage character of the architecture is better maintained.
- Protect the history and heritage of Bathurst.
- Improve the look of run-down storefronts and buildings.
- Encourage low and mid-rise development and restrict heights to mid-rise heights, a range of 4-5 storeys along Bathurst and 7-15 at major intersections was suggested.
- Encourage commercial at ground-level and residential at second-story and above.

Streetscape

- Increase green spaces, greenery and landscaping guidelines for public areas and an increased tree canopy for sidewalks. Some respondents suggested burying parking lots to free up green space.
- Improve pedestrian experience by creating wider sidewalks and better lighting as well as more resting stops and street furniture. Consider crosswalks and sidewalks.
- Consider bike lanes on Bathurst.

3. Do you have any other advice for the project team?

General Advice

- Make the study area feel like a neighbourhood, with a sense of community and continuity.
- Continue consulting with the community each step of the way and share as much information as possible with the residents but balance the conversation with all residents and stakeholders.
- Do not over-construct and do not fix what is not broken. Bathurst has an existing character that should be maintained.
- Take the opportunity to do sensible development and use the economic boost to create more daycare and public spaces.

Transportation

- Reduce traffic congestion and make traffic improvements.
- Expand TTC service.

Feedback Collected from Online Survey

Likes of Land Use, Built form and Public Realm	What could be better?	Other advice?
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Unified plan for signage • Landscaping guidelines for public areas fronting the street such TTC & parks • Effort to eliminate graffiti • Screen for garbage and recycling bins in front of houses that have no front yards • Green and unify the street; planters suspended from hydro poles 	<ul style="list-style-type: none"> • Make it a neighbourhood • Keep it a sense of community • Greenspace north of college more inviting • Tax breaks on business who change their signs
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Entire street underdeveloped; have larger buildings on major streets to increase density 	<ul style="list-style-type: none"> • From Dupont to College should have Mid-rise forms • From College to Queen should have high-rise density • Planning policies should be the deciding factor not the residents • Educate the residents on the benefits more
<ul style="list-style-type: none"> • Land use is very diverse in area; old buildings and homes, parking lots, parks, businesses, restaurants, galleries • Older architecture • Mixed uses homes; Bloor to Dupont • Bloor to Dupont; the variety of shops, restaurants, homes 	<ul style="list-style-type: none"> • Get rid of wasted space “dead areas” • Ugly buildings; Townhomes south of the park 	<ul style="list-style-type: none"> • Keep in mind how valuable a “walkable” neighbourhood can be • Diverse architecture • Mixed use; nothing new that is overwhelming • Include public art or spaces • More accessible park space • Avoid tall buildings
<ul style="list-style-type: none"> • Street cars 	<ul style="list-style-type: none"> • Build a tree canopy • Widening the sidewalks • Add bike lanes • Design a minimum setback for new buildings; for green space 	
<ul style="list-style-type: none"> • Scadding court and the container shops • Centre for Social Innovation • Church/theatre 	<ul style="list-style-type: none"> • Make it a destination not a transit corridor 	<ul style="list-style-type: none"> • Remove chain link fences (central tech field) • More street greenery • Higher density with mix commercial and residential • Avoid dead spots
<ul style="list-style-type: none"> • Streetcar south of Bloor • The tree stretch south of Dundas • Skate park connected to Scadding Park • Socially-oriented small business incubator on Bathurst south of Lennox (CSI) • Bathurst and Dundas intersection 	<ul style="list-style-type: none"> • Much strong mix of residential and commercial uses • Traffic improvements • Lack of dedicated left turn lanes at intersections • 3-6 storey mid-rise buildings for Queen – Dupont 	<ul style="list-style-type: none"> • Pedestrian level lighting through the existing commercial areas • Better walkable environment along Bathurst

<ul style="list-style-type: none"> • Low rise • Liveable 	<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Bloor – Dupont keep as low-rise residential density
<ul style="list-style-type: none"> • Unique small stores 	<ul style="list-style-type: none"> • Cleanliness aesthetics 	<ul style="list-style-type: none"> • Prefer to see unique space versus boxes
<ul style="list-style-type: none"> • Buildings have stayed the same level ; smooth transition to the residential neighbourhoods that border Bathurst 	<ul style="list-style-type: none"> • Widen sidewalks or add back a median • Add a bike lane • More investment into streetscape; flowers, trees • No large trucks • Two lanes of traffic and single streetcar track down the centre; vehicles pass each other at intersections 	<ul style="list-style-type: none"> • Make this project count; Toronto as a world leader in urban innovation and design
	<ul style="list-style-type: none"> • lower congestion • Streetcar add to inefficient route more congestion • Dedicated lane for streetcars 	<ul style="list-style-type: none"> • Subway station more efficient • Bathurst/Bloor could use a scramble pedestrian crossing
<ul style="list-style-type: none"> • No overloaded with stores and restaurants • Public parks & skating rink 	<ul style="list-style-type: none"> • Do not attract more cars 	<ul style="list-style-type: none"> • No Big box stores
<ul style="list-style-type: none"> • Heritage houses • Small quirky retailers 	<ul style="list-style-type: none"> • No large condos or big box stores • Keep existing green space • Bike lanes • More pedestrian friendly • Demolishing buildings from 50s-80s with no architectural value 	<ul style="list-style-type: none"> • Don't let developers building into green space
<ul style="list-style-type: none"> • Transit • Vibrant neighborhoods 	<ul style="list-style-type: none"> • Mixed use commercial and 4-5 storey housing above 	<ul style="list-style-type: none"> • Provide affordable rental units; Co-ops
	<ul style="list-style-type: none"> • Less dependency on public input 	<ul style="list-style-type: none"> • Include with the Wal-Mart; little parks and daycare
<ul style="list-style-type: none"> • Distinguishing characteristic of the older, built-up, central neighbourhoods 	<ul style="list-style-type: none"> • Street become more pedestrian friendly • Lose the hydro/lamp poles on sidewalks • New mix land use; more commercial • Increase densities only 8-12 stories 	<ul style="list-style-type: none"> • Don't impact the surrounding neighbourhoods
<ul style="list-style-type: none"> • Limit on height of buildings 	<ul style="list-style-type: none"> • Prevent massive condo towers (greater than 15 stories) • Include more parks and green spaces 	<ul style="list-style-type: none"> • When residents rsvp'd why not ask them for advanced questions which could be addressed in the meeting
<ul style="list-style-type: none"> • Density and variety • Streetcar • Alexandra Park • Lively intersection • Easy to get a taxi • Surrounding neighbourhoods • Older houses 	<ul style="list-style-type: none"> • Better streetscape for more pedestrian orientated street; wider sidewalks, trees, public spaces, slow traffic, bike lanes • Stronger commercial use at intersection • Increase parks sizes and accessible • Better streetcar stops • Updating facade of buildings along Bathurst 	<ul style="list-style-type: none"> • Make a Bathurst a destination not a transit orientated area • Address the noisy and smelly issues
	<ul style="list-style-type: none"> • Control car access more • Widen sidewalks with more trees along the street 	

<ul style="list-style-type: none"> • The mix of commercial • Alexander Park 	<ul style="list-style-type: none"> • Bury parking lots to make space for better street life • More residential (3-6) with commercial on ground floor • Alexander Park upgraded • Better library with better hours • Underground parking for hospital 	<ul style="list-style-type: none"> • Green space matters a lot • Empty lots should be turned into green space
<ul style="list-style-type: none"> • It integrate housing and neighbourhoods into busy avenues and commercial districts 	<ul style="list-style-type: none"> • Address the traffic and transit problems • Many sites are underutilized and poorly unkempt buildings • Better streetscape 	<ul style="list-style-type: none"> • Encourage development in this area • Capitalize off of developers in this area for transit funding, streetscape, affordable housing
	<ul style="list-style-type: none"> • Cleaned up and gentrified • Too many residences on the street; limits business generation • More business and less low-income housing 	<ul style="list-style-type: none"> • Start at Queen and move north “cleaning” the street; the “steam bath” businesses and shelters
<ul style="list-style-type: none"> • Nice old homes 	<ul style="list-style-type: none"> • Maintain older houses • More commercial uses • Greater density at all intersection • Use the scale of B.Street condos as a appropriate height for the entire of Bathurst 	<ul style="list-style-type: none"> • No Big Box • More denser and urbanized
<ul style="list-style-type: none"> • Houses 	<ul style="list-style-type: none"> • Need to wider sidewalks, shade, street level commercial uses 	<ul style="list-style-type: none"> • Small retail
	<ul style="list-style-type: none"> • No parking should be allowed on Bathurst • Revitalization should be encourage 	
<ul style="list-style-type: none"> • Mixed use with single family dwellings and stores 	<ul style="list-style-type: none"> • Update some of the parts of Bathurst • More mix use • More housing/senior residences 	<ul style="list-style-type: none"> • Consider the impact on people; the increase of foot traffic, added congestion
<ul style="list-style-type: none"> • Older buildings • Community hubs • Interesting stores with mixed use • Great parks • Good infill houses south of Dundas • No high rises • Some areas for low-income 	<ul style="list-style-type: none"> • Keep the area unique • More green space • New develop has to fit the character of the neighbourhood • Small scale businesses • Promote historical value of street • Better streetscape • Green space on roofs of mid-rises 	<ul style="list-style-type: none"> • Focus on the quality of life and livability and beauty
<ul style="list-style-type: none"> • Variety of residential and commercial uses 	<ul style="list-style-type: none"> • Better street design too allow smoother traffic flow 	
<ul style="list-style-type: none"> • Bathurst is a series of more built up areas at major street corners • Historically interesting housing • Height of building along Bathurst 	<ul style="list-style-type: none"> • Green spaces need to fully exploited • The street needs to function properly but still look pleasant • Eliminate left-turns and on-street parking near busy intersection, introduce bike lanes and widen sidewalks 	<ul style="list-style-type: none"> • More focus at the maintaining of the streetscape to insure that the street will look attractive • Redevelopment of the Honest Ed’s site; community orientated • No condo towers
<ul style="list-style-type: none"> • Subway and street car options • Lower density of buildings • Heritage buildings 	<ul style="list-style-type: none"> • Dedicated bike lane • More green spaces • No Big Box option 	<ul style="list-style-type: none"> • Continue with consulting every step of the way

<ul style="list-style-type: none"> Majority height of existing buildings Dedicated transportation 	<ul style="list-style-type: none"> Eliminate street parking; have underground parking More trees Unique street lights Hidden garbage bins for residential 	<ul style="list-style-type: none"> A vision of what will the area look like in future (50-75years); monorails?
<ul style="list-style-type: none"> Variety and human scale 	<ul style="list-style-type: none"> Street can be more walkable = better sidewalk life 	
	<ul style="list-style-type: none"> Better parking around Bathurst Neighbourhood on the west side needs better maintenance 	<ul style="list-style-type: none"> Limit the growth; low-rise development Increasing density will cause degradation to the communities
<ul style="list-style-type: none"> Urban shopping Parks Hospital Living space 	<ul style="list-style-type: none"> Wider sidewalks Better tree canopy 	<ul style="list-style-type: none"> Stop the high rises
<ul style="list-style-type: none"> Mix of commercial and residential buildings It is starting to be "cleaned up" 	<ul style="list-style-type: none"> More greenery; trees, plants Benches More as a Boulevard than a main street 	<ul style="list-style-type: none"> Focus on "human" and "green" of the study
<ul style="list-style-type: none"> Nothing 	<ul style="list-style-type: none"> Traffic calming Bike lanes Low-midrise buildings with street level shops 	
<ul style="list-style-type: none"> Local and history of the community 	<ul style="list-style-type: none"> Naturally pulled pedestrian traffic along Bathurst More local shops 	<ul style="list-style-type: none"> No megastores
<ul style="list-style-type: none"> Variety of shops and mixed with residential 	<ul style="list-style-type: none"> Bike lanes and some greenery 	<ul style="list-style-type: none"> Better community buildings and spaces for more interact
	<ul style="list-style-type: none"> Low rise European style housing with retail on ground floor LRT dedicated streetcar More parks Large promenades and elevated crossover 	<ul style="list-style-type: none"> Public space near hospital Fewer bars
<ul style="list-style-type: none"> Quiet and main street Ease of traveling by streetcar, bus, bike 	<ul style="list-style-type: none"> More small businesses 	<ul style="list-style-type: none"> No large businesses
<ul style="list-style-type: none"> Older houses 	<ul style="list-style-type: none"> More greenery 	
<ul style="list-style-type: none"> Traffic flow Green space 		
<ul style="list-style-type: none"> Parks Hospital facilities Street cars 	<ul style="list-style-type: none"> Too many empty neglected buildings More trees and green space 	<ul style="list-style-type: none"> Bike lanes
<ul style="list-style-type: none"> Mixed housing Green space Not overly commercialized 	<ul style="list-style-type: none"> Improve green space Improved storefronts Bike lanes 	<ul style="list-style-type: none"> No big box Invest in art and community spaces
	<ul style="list-style-type: none"> More welcoming structures supporting street life Beautify the streetscape 	<ul style="list-style-type: none"> Make it pedestrian bike friendly
<ul style="list-style-type: none"> Low-rise buildings Variety of small storefronts 	<ul style="list-style-type: none"> Better streetscape Protected bike lanes Eliminate on-street parking 	
<ul style="list-style-type: none"> Mix of housing and smaller businesses 	<ul style="list-style-type: none"> More attention paid to space 	<ul style="list-style-type: none"> No Wal-mart
<ul style="list-style-type: none"> Trees north of Bloor 	<ul style="list-style-type: none"> Clean up south of Bloor 	

<ul style="list-style-type: none"> • Low rise mix of residential and business 	<ul style="list-style-type: none"> • More small businesses • Low-rise housing that fits to the character of the street 	<ul style="list-style-type: none"> • No high-rises
	<ul style="list-style-type: none"> • Dedicated bike lanes • Better streetscape 	<ul style="list-style-type: none"> • Create Bathurst to be a lifeline for everyone not just car owners • Make businesses and homes from Queen to Dupont more attractive and beneficial for the community
<ul style="list-style-type: none"> • Combination of small businesses, residential and institutional use 	<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • No mega commercial use
<ul style="list-style-type: none"> • Quiet pedestrian traffic 	<ul style="list-style-type: none"> • Wider sidewalks • Additional greenspace 	
<ul style="list-style-type: none"> • Variability of form and function 	<ul style="list-style-type: none"> • Attention to sidewalks appeal • Better Lighting • Bike lanes 	<ul style="list-style-type: none"> • No car-based designed for new development; residential or commercial
	<ul style="list-style-type: none"> • Close down the road to traffic and let entrepreneurs open up shops 	
<ul style="list-style-type: none"> • First streetcar to get new vehicles • Balance between street-level retail and residences between Dupont & Bloor 	<ul style="list-style-type: none"> • More street level retail • Too residential down by Harbord • Houses need to be well-kept • Shut down McDonalds and develop on that land 	<ul style="list-style-type: none"> • Streetcars need to have an advantage over cars • Remove on-street parking
	<ul style="list-style-type: none"> • More like B-street condos • Extend sidewalk 	<ul style="list-style-type: none"> • The jog crosses Queens needs to be straightened out for safety reason
<ul style="list-style-type: none"> • Good mix of residential with retail • Good character 	<ul style="list-style-type: none"> • Wider sidewalk • Protected bike lane • Removal of car parking on street • Improve streetcar speeds (Limited left turns) 	<ul style="list-style-type: none"> • Focus on creating a future for a vibrant, healthy and happy Bathurst • More community feel and projects
<ul style="list-style-type: none"> • Low-rise character 	<ul style="list-style-type: none"> • Improvements to facilitate the easy movement of traffic; dedicated left turn signals at major intersections; dedicated bike lanes • Green spaces 	<ul style="list-style-type: none"> • Keep character of the area • Low-rise to Mid-rise only • Think of what high-rise developments will cause in traffic to this area
<ul style="list-style-type: none"> • Mixed use area 	<ul style="list-style-type: none"> • Rules about new condo/building heights • A commitment to preserving the history of this stretch of Bathurst • Improvements to transit • More community space • Remove parking on Bathurst street to improve traffic and streetcar congestion 	<ul style="list-style-type: none"> • No big box
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Need bike lanes • No on-street parking; 9am-7pm • Underground parking • Low-rise condos 	
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • More commercial services for residents 	<ul style="list-style-type: none"> • More restaurants, boutiques and pedestrian activity
<ul style="list-style-type: none"> • Chance of revitalization 	<ul style="list-style-type: none"> • Faster development 	
<ul style="list-style-type: none"> • Pedestrian friendly • Local businesses • No high rises 	<ul style="list-style-type: none"> • More green spaces 	<ul style="list-style-type: none"> • No mega stores

		<ul style="list-style-type: none"> Dedicated bicycle lanes would be a great asset
<ul style="list-style-type: none"> Lots of older buildings Small parks Minimal retail Affordable 	<ul style="list-style-type: none"> Revitalization for older homes More pedestrian friendly environment 	<ul style="list-style-type: none"> More affordable housing More parks and gardens
<ul style="list-style-type: none"> Low-moderate density Low-rise housing construction Parks 	<ul style="list-style-type: none"> Greater availability of affordable housing 	<ul style="list-style-type: none"> Retain multi-cultural diversity of this area of the city
<ul style="list-style-type: none"> Park 	<ul style="list-style-type: none"> More trees More small businesses and cafes 	
	<ul style="list-style-type: none"> Tree canopy improvement Brighter architectural interventions Larger green space 	
<ul style="list-style-type: none"> Mixture of houses and businesses 	<ul style="list-style-type: none"> Better streetscape 	<ul style="list-style-type: none"> No Wal-mart No major parking lots No clubs/bars
<ul style="list-style-type: none"> Mostly residential with small businesses interspersed 	<ul style="list-style-type: none"> Better traffic flow No street parking, no left turns 	<ul style="list-style-type: none"> Do not over-construct Only fix what is broken No large retailers
<ul style="list-style-type: none"> Scadding Park Harbord-Bloor 	<ul style="list-style-type: none"> Bike lanes More trees 	
<ul style="list-style-type: none"> Scadding Community Centre Sanderson Library Alexandra Parkland 	<ul style="list-style-type: none"> More retail – different types Small green space 	<ul style="list-style-type: none"> Consideration to long time residents Traffic issues Entice more younger families to this area More greenery to help with pollution
<ul style="list-style-type: none"> Happy to see a condo built at Bathurst and Bloor 	<ul style="list-style-type: none"> More public use spaces 	<ul style="list-style-type: none"> Stop Left turns Make Bathurst a pedestrian hub
	<ul style="list-style-type: none"> Medium and Density Only 4-5 storeys 	
	<ul style="list-style-type: none"> More small retail/bars/restaurants 	
<ul style="list-style-type: none"> Low rise housing Neighbourhood retail 	<ul style="list-style-type: none"> Mountain Co-op Whole Foods Movie Theatre Gym Indigo Bookstores 	<ul style="list-style-type: none"> Keep it under five stories Protect green space
<ul style="list-style-type: none"> Alexandra parks One-way streets 	<ul style="list-style-type: none"> Kromer into LCBO Bikes lanes Street lights 	
<ul style="list-style-type: none"> Hidden architectural jewels 	<ul style="list-style-type: none"> Encourage commercial use involving passers-by Underground parking lots Save historic buildings Buses rather than street cars 	<ul style="list-style-type: none"> Check the old city plan on mainstreeting
<ul style="list-style-type: none"> Central Tech School and King Edward provide a bit of openness and greenery 	<ul style="list-style-type: none"> The neighbourhood should be able to support small businesses More greenery and openness 	<ul style="list-style-type: none"> Less parking More bike lanes More trees Affordable housing
<ul style="list-style-type: none"> Feeling of old Toronto 	<ul style="list-style-type: none"> More greenery 	<ul style="list-style-type: none"> A better standard of cleanliness

<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Bike path • Safer sidewalks • Uniformed street wall • More retail • More shade trees 	<ul style="list-style-type: none"> • Safer for biking
<ul style="list-style-type: none"> • Mix of Public and private buildings • Residential homes 	<ul style="list-style-type: none"> • More places to eat and drink • Friendlier separations 	<ul style="list-style-type: none"> • Follow the city's new intensification allowances for main streets
<ul style="list-style-type: none"> • Diversity of building types, styles and uses 	<ul style="list-style-type: none"> • More sections need more attention 	<ul style="list-style-type: none"> • Anything that can help out the neighbourhood
<ul style="list-style-type: none"> • Street scale • Independent shops 	<ul style="list-style-type: none"> • More trees south of College • Bus shelter 	<ul style="list-style-type: none"> • No big boxes
<ul style="list-style-type: none"> • That there isn't that many high rises • Older buildings 	<ul style="list-style-type: none"> • A facade improvement plan 	<ul style="list-style-type: none"> • No condos with cement and glass and ugly mental • Building old fashion style
<ul style="list-style-type: none"> • Variety of industries and storefronts 	<ul style="list-style-type: none"> • Increase foot traffic 	<ul style="list-style-type: none"> • Decrease motor vehicles • Beautify and add trees
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Less chain businesses • Land and street scape for better walking environment 	
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • The streetscape • Traffic flow • Mix of uses • Density 	<ul style="list-style-type: none"> • LRT track? • Higher density on one side
<ul style="list-style-type: none"> • Diversity of uses, small businesses, home, health and other service centres and diversity of people 	<ul style="list-style-type: none"> • Better traffic flow • More small shops • Intensification of housing limited to six stories 	<ul style="list-style-type: none"> • Share information about the project with residents associations
<ul style="list-style-type: none"> • The human scale of the development 	<ul style="list-style-type: none"> • Pedestrian access – fewer obstructions on the sidewalks 	<ul style="list-style-type: none"> • Keep the scale of development suitable for adjacent residential neighborhoods
<ul style="list-style-type: none"> • Human scale 		<ul style="list-style-type: none"> • Preserve human scale and heritage streetscape • New building not overpower and dominate neighbourhoods
<ul style="list-style-type: none"> • The scale and community focus along Bathurst • New TTC car coming 	<ul style="list-style-type: none"> • Housing density could be revitalized and renewed (South of Bloor) • Reduce car traffic • College has no park / green space 	<ul style="list-style-type: none"> • Live work spaces use
<ul style="list-style-type: none"> • Alexandra Park • Skateboard rink 	<ul style="list-style-type: none"> • More trees 	<ul style="list-style-type: none"> • A boulevard with more trees
<ul style="list-style-type: none"> • Diversity of residential, retail and institutional uses 		<ul style="list-style-type: none"> • Better biking environment
<ul style="list-style-type: none"> • Transition between different neighbourhoods • Variety diversity in the businesses – old and new • History + tradition 	<ul style="list-style-type: none"> • Support small businesses • Traffic conditions 	<ul style="list-style-type: none"> • Preserve something of non-corporate chain Toronto
<ul style="list-style-type: none"> • Heritage • Pedestrian friendliness 	<ul style="list-style-type: none"> • Increase width of sidewalks • Profile the store fronts with some resting area 	<ul style="list-style-type: none"> • Encourage community involvement in project

<ul style="list-style-type: none"> Primarily small-footprint building and small local business focussed Public space around the library 	<ul style="list-style-type: none"> Don't fix this area 	<ul style="list-style-type: none"> Protect this rare neighbourhood from big-box retail
<ul style="list-style-type: none"> Built on a human scale 	<ul style="list-style-type: none"> Some dilapidated homes and stores could be replaced with 3-6 storey buildings for mixed use 	<ul style="list-style-type: none"> Street parking should be restricted
<ul style="list-style-type: none"> Heritage elements 	<ul style="list-style-type: none"> More open space; greenery 	<ul style="list-style-type: none"> Lots of research to determine what sort of historic or heritage elements there are
<ul style="list-style-type: none"> It serves its neighbourhood; intimate type of street life Commercial use is locally use 	<ul style="list-style-type: none"> All more uses for passersby – benches, paved areas, planting, lighting, plaques, trees 	<ul style="list-style-type: none"> RioCan proposal is very sterile and unappealing Promote better small local developments
<ul style="list-style-type: none"> Mix of land uses, scale and heights North of Bloor functions well 	<ul style="list-style-type: none"> Not enough public space Pedestrian environment is bad Re-development should be the same scale 	<ul style="list-style-type: none"> Share with the community information Know the plans of the owners of the major sites
<ul style="list-style-type: none"> Nothing 	<ul style="list-style-type: none"> Big sidewalks Outdoor patios/cafes Better planned parking; the cause of the congestion is from on-street parking 	<ul style="list-style-type: none"> Some spaces can suit taller buildings than other It couldn't get uglier than this
<ul style="list-style-type: none"> Shops Low rise Restaurants 	<ul style="list-style-type: none"> More lights for crossing More small stores, restaurant 	<ul style="list-style-type: none"> Super density will impact the street by too much Think about green space, parking and traffic
<ul style="list-style-type: none"> Low rise building 	<ul style="list-style-type: none"> More green spaces 	<ul style="list-style-type: none"> More sunshine Impacts on traffic
<ul style="list-style-type: none"> Small scale Walkable Community feel Small business owners Rents of storefronts are affordable 	<ul style="list-style-type: none"> Less traffic Greener Cleaner More shops Storefronts for commercial use only 	<ul style="list-style-type: none"> Think of how the surrounding community walks, rides and interacts with this space Increase size of sidewalks
<ul style="list-style-type: none"> Small, independent stores Old style houses Mixed-use Adaptive reuses techniques 	<ul style="list-style-type: none"> Graffiti removal 	<ul style="list-style-type: none"> Height limits of up to 5 stories (with higher limits only at intersection)
<ul style="list-style-type: none"> Varied forms 	<ul style="list-style-type: none"> Encourage more suitable in-fill; B-street condos 	
<ul style="list-style-type: none"> Retail corner at Bathurst and Bloor 	<ul style="list-style-type: none"> Better pedestrian experience Bike lanes 	<ul style="list-style-type: none"> Do not increase car traffic on Bathurst; High rises would add to this
	<ul style="list-style-type: none"> Sidewalk are too narrow and need to widen Reduce speed limits No parking times Affordable housing Mixed use 	<ul style="list-style-type: none"> No cars turning onto sidewalk for parking
	<ul style="list-style-type: none"> More street retail – 1or2 stories buildings isn't enough 	
	<ul style="list-style-type: none"> Bike lanes Street life; cafes/restaurants 	<ul style="list-style-type: none"> Think big but not big box, go more of a unique style

<ul style="list-style-type: none"> • Small development low density community oriented 	<ul style="list-style-type: none"> • More green space 	
<ul style="list-style-type: none"> • Multi-use 	<ul style="list-style-type: none"> • More parks 	
<ul style="list-style-type: none"> • Architecture • Density 	<ul style="list-style-type: none"> • Pedestrian friendly street 	<ul style="list-style-type: none"> • Bike lanes
<ul style="list-style-type: none"> • Diversity 	<ul style="list-style-type: none"> • Intersections flow of traffic 	<ul style="list-style-type: none"> • Traffic flow is only going to get worst
<ul style="list-style-type: none"> • Variety of streetscape 	<ul style="list-style-type: none"> • 2 lanes of traffic with layaways for parking 	<ul style="list-style-type: none"> • Stay away from a highway mind development
<ul style="list-style-type: none"> • Human-scaled 	<ul style="list-style-type: none"> • Fill in parking lots with useful buildings 	<ul style="list-style-type: none"> • Consider who is most likely to benefit from any given development; local residents or folks farther way?
<ul style="list-style-type: none"> • Aren't too many rises 	<ul style="list-style-type: none"> • It isn't very pleasant to walk down Bathurst; poor business and narrow sidewalks 	<ul style="list-style-type: none"> • More stores and restaurants
<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • Up to five stories along Bathurst 	<ul style="list-style-type: none"> • Buildings maintain a minimum standard of care; paint, front yard maintenance, building materials, etc
<ul style="list-style-type: none"> • Longstanding independent businesses 	<ul style="list-style-type: none"> • Reduce the homes in disrepair • More green space • Bus/Streetcar change over move from Bloor to St. Clair and build a park there • Update Ed's • More residential space 	<ul style="list-style-type: none"> • Parking and transit flow should be improved for business and residents than look at big box stores
<ul style="list-style-type: none"> • School • Parks • Old homes • Walkable • Safe • Community oriented 	<ul style="list-style-type: none"> • Less condos • Keep the community charm of the neighborhood 	<ul style="list-style-type: none"> • More art facilities
<ul style="list-style-type: none"> • Not overwhelming 	<ul style="list-style-type: none"> • Use only available buildings that are neglected as proposed build sites 	<ul style="list-style-type: none"> • Canadian owned stores
	<ul style="list-style-type: none"> • Bike lanes 	<ul style="list-style-type: none"> • Build on what make safe and healthy communities in dense, urbanized, downtown neighbourhoods • Promote walk, biking, transit • Discourage driving, parking and non-integrated land uses
<ul style="list-style-type: none"> • Diverse shopping and services 	<ul style="list-style-type: none"> • Better traffic flow need • Streetcar ROW 	<ul style="list-style-type: none"> • Keep stores local
<ul style="list-style-type: none"> • Great bars and restaurants • Skate park • Architecture with homes and churches & temple 	<ul style="list-style-type: none"> • More trees!! • More daycare • More public art 	<ul style="list-style-type: none"> • Use a Jane Jacobs approach
<ul style="list-style-type: none"> • Small scale walkable community 	<ul style="list-style-type: none"> • Fix up old buildings 	<ul style="list-style-type: none"> • No Wal-Mart
<ul style="list-style-type: none"> • History 	<ul style="list-style-type: none"> • Community garden • Affordable housing 	

<ul style="list-style-type: none"> Diversity of communities Diverse selection of independent retailers, restaurants and other uses of store front spaces 	<ul style="list-style-type: none"> Protection of heritage properties 	<ul style="list-style-type: none"> No Wal-Mart
<ul style="list-style-type: none"> Short streets Walkable Human scale Integrated residential Commercial Light industrial uses Diverse small businesses 	<ul style="list-style-type: none"> Keep it the same No parking lots 	<ul style="list-style-type: none"> No big-box
<ul style="list-style-type: none"> Walkable area 	<ul style="list-style-type: none"> Add more greenspace Bike lanes 	<ul style="list-style-type: none"> More greenspace
<ul style="list-style-type: none"> Human scale 	<ul style="list-style-type: none"> Large residential development on the contested Cromer Site 	<ul style="list-style-type: none"> No tall buildings
<ul style="list-style-type: none"> The scale of buildings 	<ul style="list-style-type: none"> Greening up buildings; better energy efficient 	<ul style="list-style-type: none"> Visual scale model of the project area
<ul style="list-style-type: none"> Diversity of buildings types Human scale buildings Heritage buildings No condos 	<ul style="list-style-type: none"> More greenspace Public space Street trees Bike lanes Better heritage care for buildings 	<ul style="list-style-type: none"> Maintain the unique character of Bathurst
<ul style="list-style-type: none"> People sized 	<ul style="list-style-type: none"> Clean up the area 	<ul style="list-style-type: none"> Stop Origami Condo Do wind studies
	<ul style="list-style-type: none"> Kromer Radio site is unappealing 	<ul style="list-style-type: none"> Judge the proposal on its merits
<ul style="list-style-type: none"> Low rise Park at Dundas Little shops 	<ul style="list-style-type: none"> Storefronts too big Wasteland Bike and pedestrian friendly 	<ul style="list-style-type: none"> Widen sidewalks and create a bike lane
<ul style="list-style-type: none"> Variety of small businesses, homes and public institutions 	<ul style="list-style-type: none"> More institutions serving the community No big box-stores Street festival? 	<ul style="list-style-type: none"> Protect our community from big-box stores; we don't need cheap price items
<ul style="list-style-type: none"> Old Toronto houses 	<ul style="list-style-type: none"> Traffic more friendly towards pedestrians 	<ul style="list-style-type: none"> Widen sidewalks and create a bike land Make the street one lane each way Attract smaller businesses and detract from congestion
<ul style="list-style-type: none"> Wide variety of use and scale 	<ul style="list-style-type: none"> Better street furnishing so the sidewalk can be the biggest Better locations of bike racks 	
<ul style="list-style-type: none"> Keep all green spaces, parks and public facilities Existing lower rise buildings 	<ul style="list-style-type: none"> Underground parking; college & bathurst Public square Mixed use Studio Loft Garages and Coach houses in Laneways Trees Straighten the dangerous S at Queen St Street cars go to St. Clair opening up space at Subway station for park 	
<ul style="list-style-type: none"> Mix of landmark buildings and places 	<ul style="list-style-type: none"> Cleanup of the buildings along Bathurst 	<ul style="list-style-type: none"> Bike lanes it will bring more sustainable traffic to the businesses in the area

Nothing	<ul style="list-style-type: none"> A way to make it so streetcars don't block traffic No left turns for cars More advanced greens for lefts Widen the sidewalks Laywaybys for parking Bike lanes 	
<ul style="list-style-type: none"> Human scale Mixed use Variety 	<ul style="list-style-type: none"> Clean up buildings/fronts yards 	<ul style="list-style-type: none"> Block the Origami project
<ul style="list-style-type: none"> Mix of uses 	<ul style="list-style-type: none"> Very poor walk environment Too many absentee owners/landlords and dilapidated houses Neglect affect most built form Revitalization and intensification – midrise heights 	<ul style="list-style-type: none"> Vision should not be uniform for entire stretch Bathurst-different character parts Transit also an issues
<ul style="list-style-type: none"> Lot of variety of land-use 	<ul style="list-style-type: none"> Build form is in poor condition 	<ul style="list-style-type: none"> The Bathurst streetscape does not lend itself to walking Improvement the public realm would give a real boost to the street
<ul style="list-style-type: none"> Diversity between residential commercial and green spaces 	<ul style="list-style-type: none"> More restaurants 	
<ul style="list-style-type: none"> The charm 	<ul style="list-style-type: none"> Parts are rundown and rejuvenated New development needs to include streetscape work to making walking more pleasant for pedestrians Bike lanes 	
<ul style="list-style-type: none"> Character of the 2 storey businesses/home 	<ul style="list-style-type: none"> No large condos at Kromer site 	<ul style="list-style-type: none"> Bike lanes
<ul style="list-style-type: none"> Streetcar tracks Vibrant area with shops 	<ul style="list-style-type: none"> Have the streetcar tracks go all the way south 	<ul style="list-style-type: none"> Keep mixed use Increase mixed income living Add greenspace
<ul style="list-style-type: none"> Mixed use Human scale built form 	<ul style="list-style-type: none"> Benefit from intensification Transit needs to be upgraded 	
<ul style="list-style-type: none"> Great mix of original buildings, residences and businesses Scadding Court Community Centre Low-rise buildings providing sun light 	<ul style="list-style-type: none"> Traffic is intense for pedestrian More frequent TTC coverage 	<ul style="list-style-type: none"> Corner of Dundas is the ugliest corner in Toronto New farmers market is a huge plus!!
<ul style="list-style-type: none"> Streetcar connections Library Parks Pool 	<ul style="list-style-type: none"> Feel safe biking = bike lanes Better pavement 	
<ul style="list-style-type: none"> Green space Central Tech Site line to CN Tower 	<ul style="list-style-type: none"> Traffic is awful and isn't nice streetscape for pedestrian No trees 	<ul style="list-style-type: none"> Consider changes with respect to increase in traffic both on major streets and residential
<ul style="list-style-type: none"> Low-rise character 6 stories is okay 	<ul style="list-style-type: none"> Mixed use – commercial at ground level Sidewalks could be wider 	
<ul style="list-style-type: none"> Diversity Uniqueness 	<ul style="list-style-type: none"> Continuity and harmony Less random development 	<ul style="list-style-type: none"> College and dundas very congested

<ul style="list-style-type: none"> Street works well as a traffic artery for vehicles and streetcars 	<ul style="list-style-type: none"> Ground floor with more retail Upper floor with residential Could be higher stories; 5-6 stories Streetscapes needs to be more inviting to bike and walk 	<ul style="list-style-type: none"> Should deal head on with current development applications; Kromer
<ul style="list-style-type: none"> Small shops Friendly neighbourhood stores Businesses that discourage cars 	<ul style="list-style-type: none"> Busy traffic streets Development that discourages visiting by car More attractive buildings, larger areas of required green spaces 	<ul style="list-style-type: none"> Agenda that balances all needs will be the superior plan
<ul style="list-style-type: none"> Mix commercial and residential; high and low rise 	<ul style="list-style-type: none"> More trees 	<ul style="list-style-type: none"> Consider the impact the streetcar has on potential residents; larger and more efficient
<ul style="list-style-type: none"> Community centre Park Container restaurants/ market 	<ul style="list-style-type: none"> Land use should be mixed use Midrise (6-8 stories) Consistent streetscape 	<ul style="list-style-type: none"> Low rise residential does not maximize the potential of its location at streetcar lines
<ul style="list-style-type: none"> Still residential; communities 	<ul style="list-style-type: none"> Keep height of buildings restricted 	<ul style="list-style-type: none"> Families have lived and still live in this area
<ul style="list-style-type: none"> Diversity Small commercial spaces Character of the buildings bricks 	<ul style="list-style-type: none"> Wider sidewalks Dedicated bike lanes No parking on the street No changes to mixed uses and affordable, small scale commercial uses More trees 	<ul style="list-style-type: none"> No large scale condo developments
<ul style="list-style-type: none"> Feel of a community Various types of housing, commercial and community 	<ul style="list-style-type: none"> More commercial use, more community housing better public transit more trees 	<ul style="list-style-type: none"> Not to have the NIMBY and Kensington supporters dominate the discussion Balance conversation
<ul style="list-style-type: none"> Primarily low-rise residential with some retail near major intersection 	<ul style="list-style-type: none"> Replacing of rundown buildings Kromer Radio is a mess Affordable housing 	<ul style="list-style-type: none"> Drop Wal-Mart and focus on building a better diverse community; more affordable housing
<ul style="list-style-type: none"> Nothing 	<ul style="list-style-type: none"> Streetscaping along the entire corridor, narrower window for on street parking / none at some points More mixed use developments Less residential More retail More open space/parks Better street lighting 	<ul style="list-style-type: none"> Streetscaping will have a big impact on revitalizing the corridor and provide a visual opportunity to celebrate Promote pedestrian use

Feedback Collected from Email

Likes of Land Use, Built form and Public Realm	What could be better?	Other advice?
<ul style="list-style-type: none"> In favour of intensification Approves the height of 4-5 storey buildings 	<ul style="list-style-type: none"> Would like staging down the rear of taller buildings to have better transition to the residential neighbourhoods 	

<ul style="list-style-type: none"> Bathurst is a prime location for development Streetcar 	<ul style="list-style-type: none"> Only developments of mid-rise up to 7 stories Streetcar extension to the North No on street parking Bike lanes on parallel streets Heritage incentive for facade up-keep Underground parking for new development Ground level commercial Setback have to be in place within 25m of an intersection 	<ul style="list-style-type: none"> More green space; located at the frontage of new development that have a setback Landscape roof terraces and green roofs TTC loop should be turned into park/public space Street furniture should be placed where setbacks are to maximum the area of sidewalks
<ul style="list-style-type: none"> Nothing 	<ul style="list-style-type: none"> New development to be green and off the grid so it is not a burden to the city's infrastructure 	<ul style="list-style-type: none"> New developments fees to help update the infrastructure that will be affected greatly from the increase of population to the area; hydro, sewers, transit, roads
<ul style="list-style-type: none"> Meeting notice in the mail (just have it come sooner) 		<ul style="list-style-type: none"> Question for next meeting: Is there a plan (short or long term) to shutdown and re-purpose the St. Christopher House?
		<ul style="list-style-type: none"> More green space and trees along the street to help clean the air
	<ul style="list-style-type: none"> Leave un-built land alone (wilderness) and re-built where development have already occurred Intelligent developments only; something that the community will benefit from 	<ul style="list-style-type: none"> Do not let developers impinge on existing open spaces.
	<ul style="list-style-type: none"> No high-rises in Annex 	<ul style="list-style-type: none"> Concerned that high-rises will come into the Annex section of Bathurst
<ul style="list-style-type: none"> Walkable retail experience in Annex and Queen 	<ul style="list-style-type: none"> Have mid-rise streetscape from Dupont – Queen Individual building character 	<ul style="list-style-type: none"> Allow owners of land to develop 6-10 storey buildings to give a individual character than a canyon look No more NIMBYism
		<ul style="list-style-type: none"> Need to include a TTC part in this study!
<ul style="list-style-type: none"> All the local involve and communicate at meetings 	<ul style="list-style-type: none"> More trees along Bathurst Do not building in green space 	<ul style="list-style-type: none"> Relocate Central Tech Fence; Trees or bushes More studio lofts and mixed use ideas for development Straighten the "S" part at Queen Larger protection for meetings