

Community Workshop #4 – October 1st, 2015

In 2015, First Gulf began an engagement process for the development of the site located at 21 Don Roadway. Over the last few months, there have been three Community Workshops and three Stakeholder Committee Meetings. These sessions were focussed on the engagement process, vision, and infrastructure, and have provided First Gulf with a significant amount of feedback. The following is a list of the main suggestions, ideas, and comments that were offered through the previous sessions.

Connections

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Transportation			
Offer car-free zones and aim to get trucks, couriers, and taxis off the roads			✓
Install several bridges over the Don River			✓
Consider other options to keeping the Gardiner			✓
Provide fine grained street network of short blocks			
Design for multiple-left turning lanes			✓
Offer public parking, exclusively underground			✓
Public transit			
Ensure the site has a GO Train stop	✓		
Consider shuttle to other transport hubs	✓		
Think about larger-scale and more functional transit	✓		
Provide a dedicated streetcar lane for Broadview			✓
Connections for non-drivers			
Make the site friendly to pedestrians and cyclists, define space for cyclists			✓
Provide connections for bikes and pedestrians	✓		
Ensure the nearby residents can easily access the side-bridges	✓		
Include a bike sharing program			✓
Provide walkable paths with natural sunlight and oxygen	✓		
Connect the site to the river	✓		
Consider future innovations in delivery of goods (i.e. drones)	✓		
Connect site to nearby communities (i.e. Distillery District)			✓

Mobility

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Make the site accessible under AODA (Accessibility for Ontarians with Disabilities Act)	✓		
Make the site universally accessible for all transportation forms	✓		
Implement complete streets design			✓
Offer public parking, exclusively underground			✓
Provide fitness trails and recreation space	✓		

Economic Development

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Consider how to provide opportunities for a balanced work life			✓
Have a business incubator mindset			✓

Modern and Flexible Office and Retail Space

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Have different types of shops, including mom and pop shops	✓		
Offer spontaneous and exciting shopping options			✓
Make office spaces flexible			✓
Consider market or food vendors			✓

Spectacular Parks and Public Services

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Include canals that link parks and public spaces to the water			✓
Integrate vertical parks into the building design			✓
Offer passive and active recreational park activity	✓		

Sustainability

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Work toward zero carbon emissions			✓
Use green roofs where possible			✓
Use “big data” to monitor sustainability			✓
Make all buildings at least LEED certified	✓		
Plan for extreme weather events	✓		
Improve current air quality			✓
Reuse storm water as much as possible			✓
Enhance biodiversity			✓
Focus on renewable energy sources			✓
Implement flood protection measures	✓		
Consider placing a reflective pool for capturing water			✓

Public Realm

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Ensure a focus on urban agriculture			✓
Provide site uses to animate site 24/7	✓		
Develop a strategy to deal with waste and garbage			✓
Consider an observatory close to the Lake, including a telescope and viewing platform			✓
Encourage aqua-culture on rooftops			✓
Create event spaces than can be animated year-round			
Create public spaces that are inter-generational	✓		
Ensure the site has movable furniture			✓
Provide a public dog park and doggy daycare			✓
Design large sidewalks			✓
Provide public benches	✓		
Add a large creative space			✓
Integrate the height of the office buildings to be consistent with surrounding communities.	✓		

Public Amenities

	<i>Yes</i>	<i>No</i>	<i>Exploring</i>
Include flexible incubator space and social enterprise space			
Ensure the site has a nursing home and healthcare facility			✓
Provide rehearsal and studio space for artists			✓
Consider building a university satellite campus			✓
Have a central square to promote a common area/focal point			✓
Have places of faith that are accessible during the day			✓
Include showers, lockers and change rooms for active transportation users			✓
Provide community centres, sports facilities, employment hubs, and theatres			✓
Highlight heritage features, including industrial heritage			
Offer amenities to tenants and the public	✓		
Include public bathrooms			✓
Plan for outdoor spaces and year-round recreational amenities			✓
Provide free public Wi-Fi			✓
Provide weather-protected transit stops	✓		
Provide electric vehicle charging stations			✓
Include a bike repair shop			✓