

APPENDIX D3 of PB-65-18

Summary of Public Consultation on the Appleby GO Mobility Hub Draft

Precinct Plan

June 2018

INTRODUCTION

On May 10, 2018, the third round of public consultation was held at the Appleby Ice Centre for the Appleby GO Mobility Hub. Members of the public were invited to attend and provide feedback on a draft precinct plan for the area.

The draft precinct plan was informed by public feedback gathered during the Mobility Hubs study process in 2017, including two stages of public consultation, as well as on-going technical studies. In May 2017, we heard from the community about what people value in the area, and in October 2017 we received community feedback on two draft concepts showing different options where future growth could be accommodated in the Appleby GO Mobility Hub.

With the input received in 2017, along with information from ongoing technical studies, the draft precinct plan for the Appleby GO Mobility Hub was produced. The draft precinct plan defines a vision for various areas within the Mobility Hub, to guide future development through the use of land such as residential and commercial, height, urban design considerations and more.

Approximately 29 people attended the event on May 10, 2018, where the draft precinct plan was presented. The event was structured as a drop-in open house with a series of display boards that provided information on the study, and described the intention statement and key directions of each precinct. Staff were present to discuss and answer questions. Comment sheets for each precinct were available to fill out or take away. An online workbook was also available to collect public comments on the draft precinct plan. Staff requested that comments on the draft precinct plan be returned by Monday June 4, 2018.

Along with the formal public drop-in open house, two additional drop-in open houses were held at various locations and were open to the public, landowners and other interested parties to discuss their specific properties, interests or concerns with staff one-on-one.

The feedback received from the open houses, email and through the online workbook is provided in the following section.

Draft Precinct Plan Feedback - May 2018

Below is the feedback received during the public consultation open houses and through the online workbook on the draft precinct plan for the Appleby GO Mobility Hub. Feedback is summarized to include general comments on the Appleby GO Mobility Hub draft precinct plan, as well as comments specific to each of the various precincts.

In addition to the formal open house on Thursday May 10, 2018 at the Appleby Ice Centre, additional drop-in open houses took place on the following dates:

Friday May 11 – Centennial Pool; 10:30 a.m. - noon

Monday May 14 – Centennial Pool; 2 – 3:30 p.m.

Feedback was received through comment sheets, emails and an online workbook that was available from May 21, 2018 to June 4, 2018.

General Feedback

- Highly support extension of Fairview St. to connect to Harvester Rd.
- Bikeable connections (perhaps alongside railroad tracks) connecting mobility hubs would be appreciated
- Additional pathways between existing/proposed connections from the centennial bikeway to cross Sherwood Forest park would be appreciated. As a cyclist, there is no direct path from my starting position (Centennial Bikeway @ Mullin Way) to my destination (Climber's Rock). The Fairview Rd. extension would allow a safe crossing over railroad via a below-grade tunnel, but there is no way for me to cross Sherwood Forest park as there are no paths from the Centennial Bikeway to Fairview St
- strong support for potential active transportation connection connecting Bridlewood Street to the Centennial Multi-use trail for a more direct walk to get there. A connection to the Centennial Multi-use trail from Bridlewood would benefit many people in this end of the neighborhood, and encourage less driving to and from the GO.
- Various comments on potential future amenities in the Appleby GO Mobility Hub:
 - Cultural aspects: such as a fountain in summer or a fountain combined with a sculpture.
 - Sporting recreation designated area that will allow for summer activity such as a skateboard pathway or a winter sledding area.
 - Given the name Appleby can be traced to meaning an apple farm in Nordic times it would be nice to plant a small groupings of them and have carved trunks every other space as a park feature. They would be blossoms in spring time and one could reap from the harvest in fall for the poor.
 - An educational hub within the hub would be nice for a select specialty of unique schooling. Music, painting. sculpting.
 - An area for open cafes and boutique style shopping would make for a lovely walk.

- Gazebos always lend themselves to strolling and or small entertainment possibilities-like chamber or harp or trio music or the like.
- Fine food is always a draw and given they are so near to the Go, then these could be of any number of potentials. Personal specialty shopping like a fine bakery or a fresh produce center, cheeses, specialty meats.
- a very local movie theater would be nice.

Parks and Open Space Precinct

- In the online workbook, a couple of respondents agreed with the intent of this precinct and one respondent did not agree with the general intent of the precinct. The following comments were provided:
 - We back onto the bike path and were witness to the four storey town homes built that back onto us. Don't need or want any further mid/high rise structures peering into our back yards
 - Protect natural habitat. New builds in the recent past, the creek has had no work done to reinforce the retaining walls in some areas. We have water flow from the north that increases with storms, causing sever flooding as it travels south the way the creek runs.
 - Note that the plan does not indicate an active transportation connection to Century Drive at South Service Road.

Public Service Precinct

- Yes, do agree with the general intent of the precinct.
- Need a plan for recreation/recreation facilities for south east Burlington. All current community centers are located in west Burlington or north of the QEW.
- South-east Burlington has a high seniors population who often need to use public transportation to access recreation facilities. Currently the only recreation facility in south east Burlington is Centennial Pool attached to a school that is closing.
- In the online workbook, respondents agreed with the general intent of this precinct. No further comments were provided.

Mid-Rise Residential Precinct

- Do not agree with the general intent of the Mid-Rise Residential Precinct.
- This precinct will create a wall of 11 storey buildings shadowing south. No privacy or sun.
- Needs more affordable housing/mixed income housing.
- Would like to see Burlington partner with non-profits to bring a closer community.
- Bring more designated housing zones to the area. Elderly housing important to compensate incoming population.
- In the online workbook, there was no consensus among respondents whether they agreed with the general intent of this precinct. The following comment was provided:

- Under no circumstances do we want or need multi-story buildings to overlook our backyards. It does not fit into this already pre-existing residential neighbourhood. We have lived here for over 50 years and couldn't imagine back yard neighbours to begin with, never mind being able to see a multi-level building from our backyard or them being able to see into our backyard, simply not acceptable.

Fairview Frequent Transit Corridor Precinct

- In the online workbook, there was no consensus among respondents with regards to whether they agreed with the general intent of intent of this precinct. The following comments were provided:
 - Concern with multi level building overlooking backyards south of Fairview Street
 - Need to be more specific with respect to location of park west of Appleby Line.

Appleby GO Central Precinct

- In the online workbook, there was no consensus among respondents with regards to whether they agreed with the general intent of intent of this precinct. The following comments were provided:
 - Put this type of development on the other side of the QEW or Harvester Rd.
 - Not suitable for this quiet, residential peaceful neighbourhood
 - No development likely without considering a move of the pork processing factory. Where would they go? What would happen to the jobs at that location?

Urban Employment Precinct

- Yes, I agree with the general intent of the precinct.
- Pork processing needs to go.
- Yes, I agree with the general intent of the precinct.
- I like the general employment behind the precinct.
- Parks, walkability, greenspaces, and the small-scale retail would be needed for this precinct. It would be great to see those included.
- In the online workbook, a couple respondents answered they were “not sure” if they agreed with the intent of this precinct and one respondent indicated they did not agree with the general intent of the precinct. The following comment was provided:
 - Enforcement mechanisms to clean up storage yards and store raw materials for industrial businesses. Proposed new roads cut through these businesses' current facilities, which will require significant compensation to enable their destruction and rebuild in an urban format. Plans are unlikely to come to fruition unless the pork processing plant goes elsewhere. Is there anywhere in Burlington that could support that? Bronte Meadows is too close to existing residential and we certainly wouldn't

want Bronte Creek Provincial Park to smell like pig. Don't think there's another location in Burlington that would be feasible for that business.

General Employment Precinct

- Yes, I agree with the general intent of the precinct.
- Keeping this precinct as a general employment area is very necessary to support further growth in the city.
- In the online workbook, a couple respondents that answered they were “not sure” if they agreed with the intent of this precinct and one respondent indicated they did agree with the general intent of the precinct. The following comment was provided:
 - These lands currently are predominantly occupied by food products producers, and other businesses which have a very significant environmental impact. Will uses be restricted in future? What happens to current businesses located here, which greatly reduce the value and development potential of surrounding lands?