

## **Concord West Urban Design + Streetscape Master Plan Study September 20, 2011 Public Workshop Feedback**

The *City of Vaughan Development Planning Department, Urban Design Division* and consulting firm *Janet Rosenberg + Associates* would like to thank all who were able to attend the September 20<sup>th</sup> Public Workshop. We enjoyed meeting with all of you and hearing your feedback to the draft study. We received many comments referring to the Regional Highway 7 and Keele Street projects, outside of this study's scope of work, which are not included in this summary. Also outside of the scope of work were comments referring to the Concord GO Centre Secondary Plan Area. Here are the comments that apply to our study:

### **I. Urban Design Framework – Overview**

- Could we incorporate a tree planting area on the south side of Highway 7, to the west of Keele Street, where there is a grade change from street level down to the commercial properties?
- Overall theme for our community should be 'living in green harmony'.

### **II. Streetscape Master Plan – Overview**

- Incorporate water feature with stone at the creek location to the east of where Hillside Avenue meets Highway 7.
- Fix and clean up the watercourse.
- Creek to the east of where Hillside Avenue meets Highway 7 is problematic due to its depth below street grade and flooding.
- I think this plan is going to work out great!! Good luck. Excellent so far. Great work!!!
- I have faith that the project will be in line with all the regional changes.
- I want to say that I have faith in this project and that everything will be better than what we have now!
- What will happen to the house on the southeast corner of the Keele Street & Rockview Gardens intersection? This house is built right on the property line.
- There are setback problems with the houses along the south side of Highway 7 (too little space between them and the streetscape).
- Make it pedestrian-friendly. Connect us to the Path.

- Would like to see a public art mural painted under the rail bridge overpass on Highway 7, so it's not so dismal when passing underneath.
- Will hydro lines be buried? (No)

### **III. Streetscape Master Plan – Gateways**

- Where is the space today for sidewalks and plantings at the gateways? Doesn't always seem to be enough space to accommodate the designs.
- There is no space available on north side of Jardin Drive Gateway for sidewalk and plantings.
- There is no area for planting at the Baldwin Avenue Gateway.
- Trees should be a mixture of evergreens and deciduous for all-season screening.
- Stone walls shown in precedent image are too high. Should be lower height (perhaps seat height).
- Custom crosswalk pattern is good.
- Do not like custom crosswalk pattern.
- Regarding planting beds: Keep flowers and grasses indigenous – it's in keeping with our natural green space near the CN tracks.
- Design the gateways as if you were designing the entrances for a natural park – ultimately, the residents would imitate this theme in their personal landscape plans and wow, wouldn't that be great, truly organic, free-flowing, a real jewel in the city of Vaughan.

### **IV. Streetscape Master Plan – Highway 7 & Keele Street Sections**

- If hydro poles cannot be buried, please improve poles to an ultra-modern style and re-use old poles in rural areas.
- Low medians!

### **V. Streetscape Master Plan – Materials & Furnishings**

#### **General:**

- Use rock, stone, wood, water (sound) for materials palette.
- Keep colours neutral.

**Paving:**

- Concrete pavers are OK.
- What are effects of salt on concrete pavers over time?

**Lighting Fixtures:**

- I don't like the Cor-ten finish option of the gateway lighting fixtures.
- Directional lights are alright for gateway lighting fixtures, but not these ugly stick fixtures.
- Are there any local precedents for gateway lighting fixtures?
- Street lighting fixtures are cool!
- Gateway lighting fixtures are nice!!
- Gateway lighting fixtures are nice if powder coated the proper colour.
- Gateway lighting fixtures are OK in Cor-ten steel finish.
- Lighting should be low key. Should not impact residents.

**Street Benches:**

- 'Neoromantico' wood bench is OK.
- 'Austin' bench is the better choice.
- 'Neoromantico' wood bench is nice!
- 'Neoromantico' wood bench is 2<sup>nd</sup> best.
- No metal benches.
- What is the life-span of the wood bench options relative to the metal bench?
- Wood benches or seating is acceptable.

**Litter & Recycling Receptacles:**

- Litter and recycling bins are OK.
- Should think ahead to 3-stream waste/recycling bins. Using single bins would create too much clutter.

**Bicycle Racks:**

- Bicycle racks are nice.

**Street Trees & Vegetation:**

- Low, natural plantings at gateway planting beds is very good!
- Incorporate evergreens in landscaping.
- Concern was expressed about the maintenance of street trees on Keele Street if they are to be planted on private lands.

**Custom Crosswalk Patterns:**

- No crosswalks that look like barcodes!

**Gateway Walls:**

- Stone walls are OK.
- Natural stone walls are OK, but not like the ones in the precedent image.
- Like the stone wall, but should be lower height than shown in the precedent image.
- No stone walls like the precedent image!
- Use natural rocks rather than walls at gateways.
- Can we have flagstone walls?
- No walls!
- No Cor-ten steel, it looks old!
- No Cor-ten steel materials.

**Tree Grates:**

- No black tree grates! Silver colour is great!

**Street Banners:**

- Banners could have the Blanding's Turtle on them, as a representation of Concord West.
- Recurring banners should reflect something green like our ratepayers logo – it's nice, check it out!
- Instead of banners that say nothing tell the story (history) of the Concord West area. Make it interesting.
- Banners should be low key and look cool.