

GLEN ROAD SOUTH PUBLIC SPACE

GLEN ROAD PEDESTRIAN BRIDGE & TUNNEL PROJECT

Community Meeting



Land Acknowledgement

Land Acknowledgement for Toronto

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Huron-Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

Agenda

- Glen Road South Project Background
 - Timeline
 - Design Concepts Explored
 - Consistent Design Elements
 - St. James Town Framework and Glen Road Heritage
- Proposed Revisions to the Design for Feedback
 - Tree Preservation and New Plantings
 - Retaining Walls
 - Railings
 - Pavers
 - Additional Elements

Glen Road South Project Background

Design Objectives

The Glen Road Public Space design is looking to achieve the following objectives:

- Provide equitable and inclusive access
- Enhance personal security
- Ensure safe and efficient movement of users through the space

As such the design draws on input and considering from various sources:

- Technical requirements
- City policy, standards, and guidelines
- Division and agency input (variety of technical disciplines)
- Public and stakeholder input and consultation
- Feedback from the Design Review Panel

Timeline

July to Aug: Public art process meeting & online feedback

Engagement begins with adjacent property

August 8: Stakeholder meeting Design #2 presented

November 26: Meeting with Glen Road Residents

July 8: Community consultation meeting review Design #4

August 10: BENA meeting

2019

2020

2021

Covid-19 Pause

Design #1

Design #2

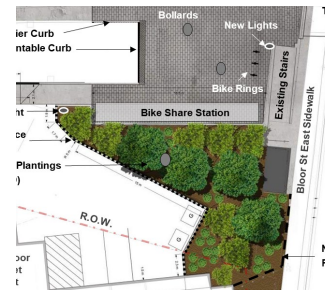
Design #3

July 16: Design Review Panel meeting

Design #4

Developed further details for Design #4 to address public feedback

Proposed Revisions to Design #4



Design revisions based on input from stakeholders, technical experts, and gaining further site details

Design Concept #1



- Green recreational space with passive seating
- Before CPTED review and landowner discussions

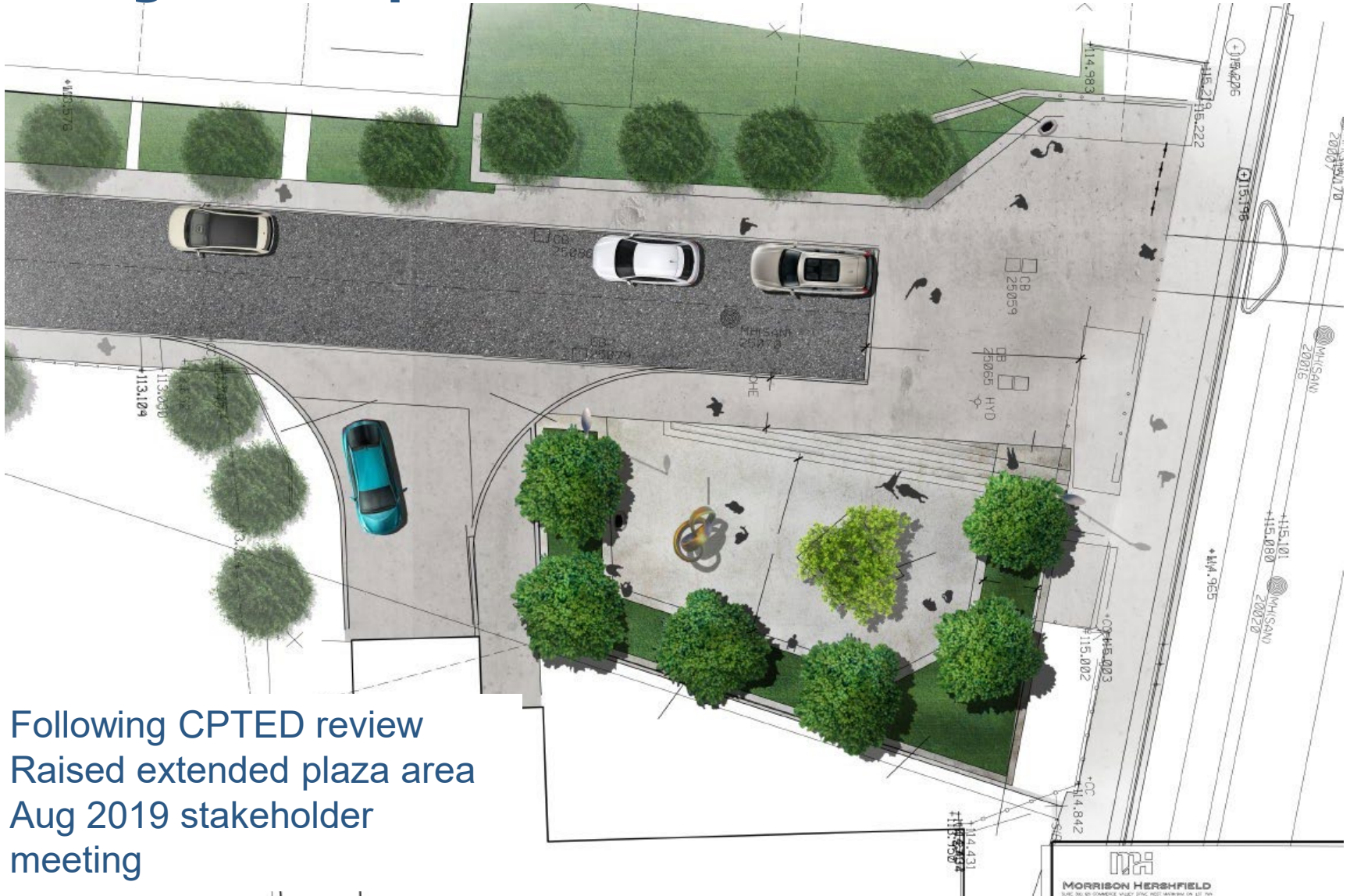
Design Concept #1

What We Heard:

- Safety concerns
- CPTED review occurred – clear sightlines, limit blind spots, increase and enhance lighting, increase pedestrian activity and public ownership (to deter abnormal activity)

- Green recreational space with passive seating
- Before CPTED review and landowner discussions

Design Concept #2



- Following CPTED review
- Raised extended plaza area
- Aug 2019 stakeholder meeting

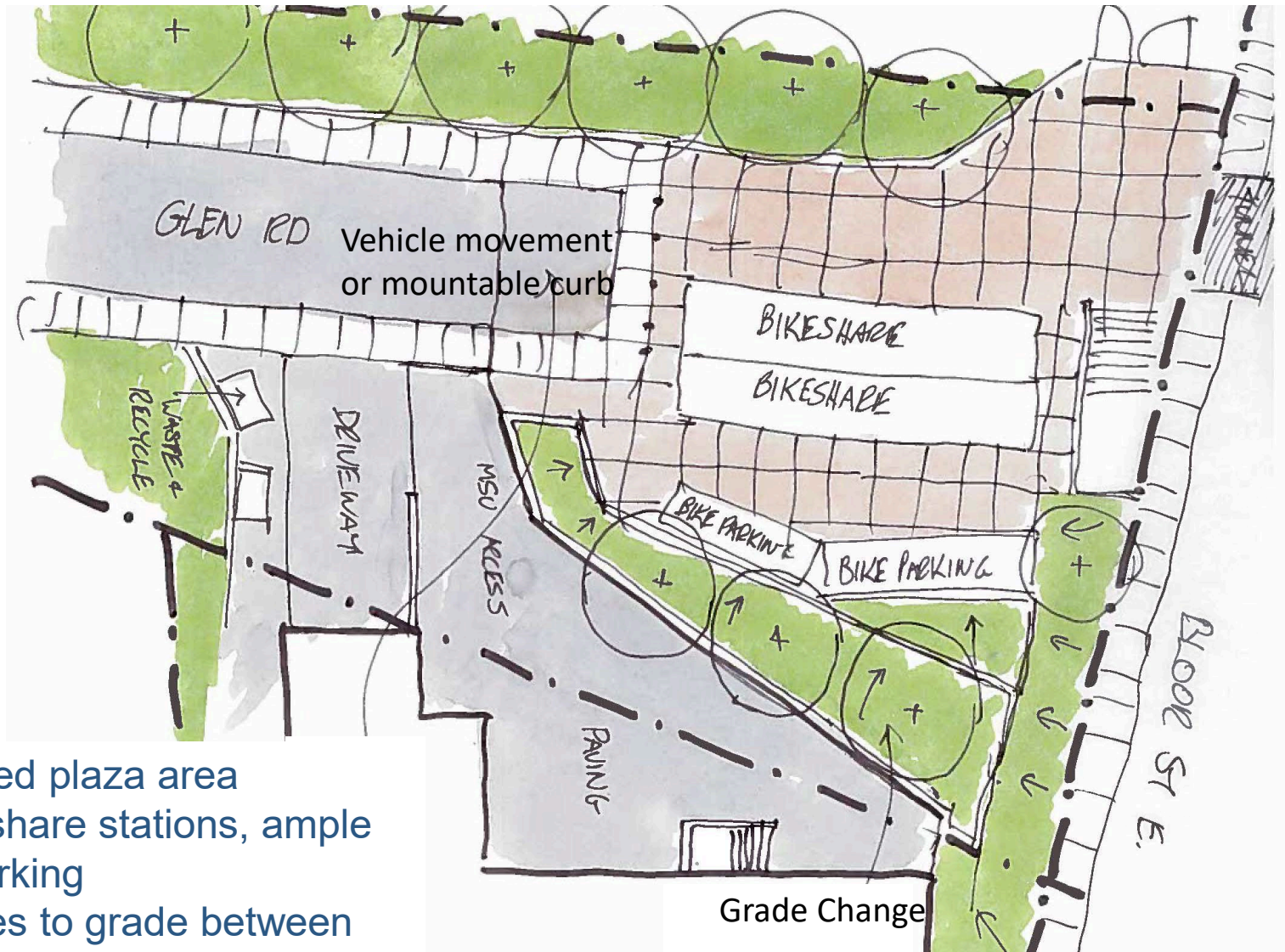
Design Concept #2

What We Heard:

- Accommodate adjacent property site servicing, enhance public safety and discourage undesirable street activity
- Addition of bike share and bike parking

- Following CPTED review
- Raised extended plaza area
- Aug 2019 stakeholder meeting

Design Concept #3



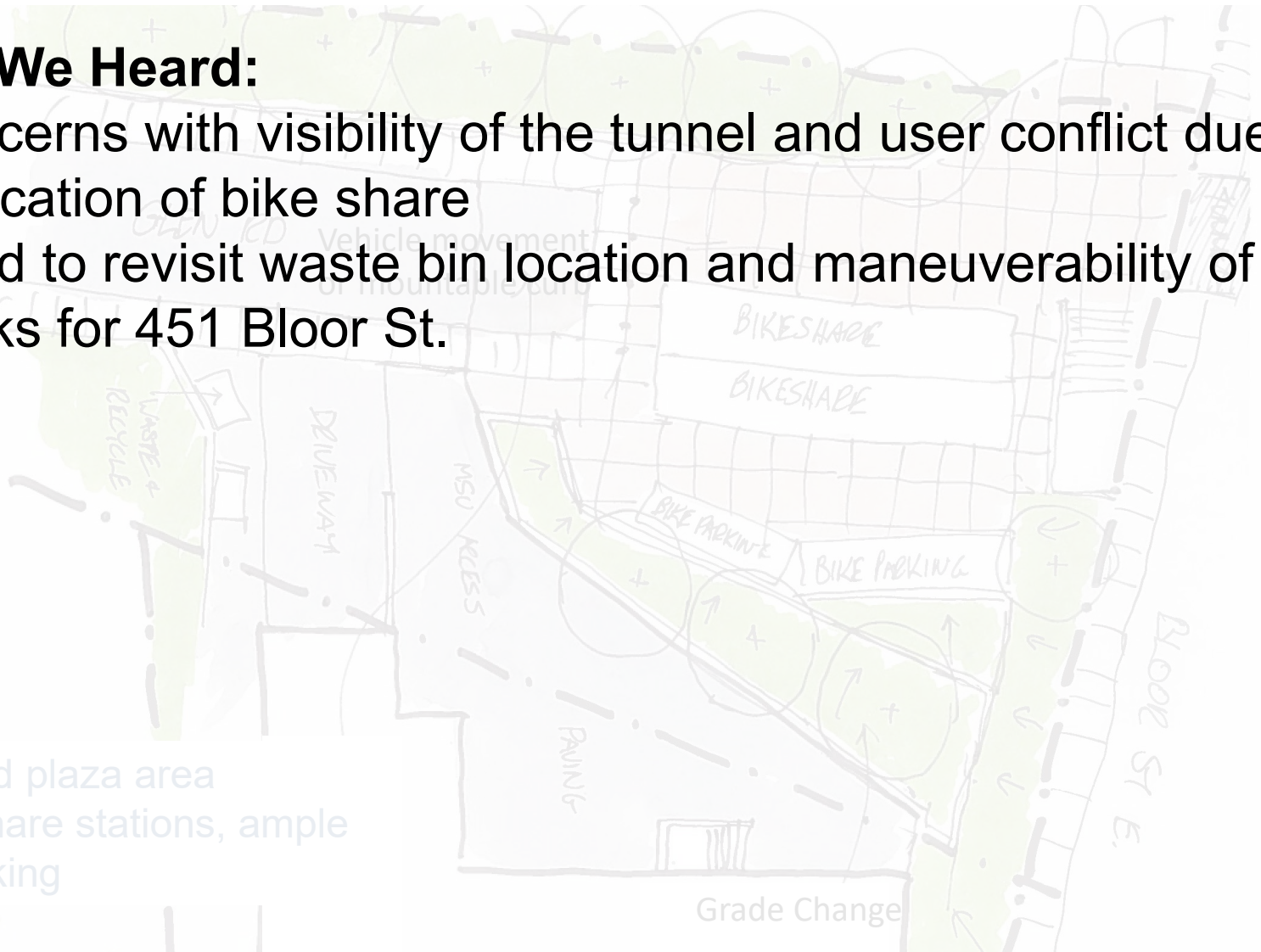
- Extended plaza area
- 2 bike share stations, ample bike parking
- Changes to grade between parking lot and plaza area

Design Concept #3

What We Heard:

- Concerns with visibility of the tunnel and user conflict due to location of bike share
- Need to revisit waste bin location and maneuverability of trucks for 451 Bloor St.

- Extended plaza area
- 2 bike share stations, ample bike parking



Design Concept #4

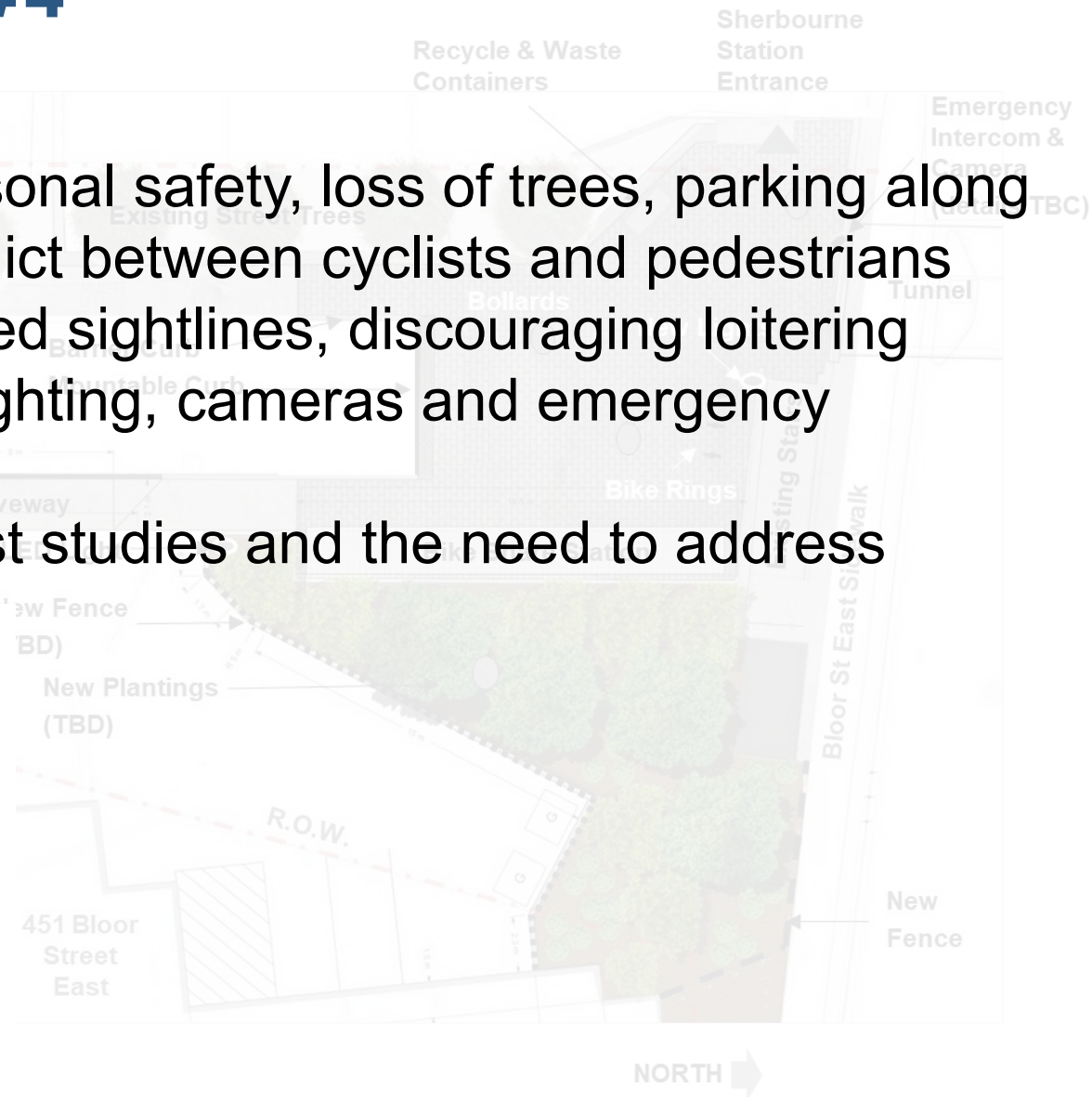


- Planting area enlarged
- Decreased bike share stations and bike parking
- Maintain vehicular site servicing and some parking spots at 451 Bloor St.

Design Concept #4

What We Heard:

- Concerns with personal safety, loss of trees, parking along Glen Rd, user conflict between cyclists and pedestrians
- Support for improved sightlines, discouraging loitering areas, enhanced lighting, cameras and emergency intercom
- Identification of past studies and the need to address heritage
- Decrease to extended public area
- Increased planting area
- Decrease to bike share station and bike parking
- Maintain site servicing and some parking spots at 451 Bloor St.



 PROPOSED FIRE HYDRANT
 PROPOSED LIGHT POLES



- August 19, 2021**

Consistent Elements from Previous Design

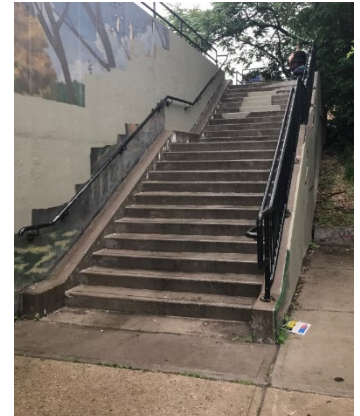
- New and enhanced lighting – public space, tunnel, bridge and barrier free access path
- Provisions for CCTV security cameras and emergency intercom system
- CPTED review concepts incorporated into design – natural observation, natural access control, and territorial reinforcement
- Repair deteriorated concrete on north retaining wall
- Public art component
- Existing stairs remain
- Bike share station (reduced size) and bike rings
- Extension of east sidewalk



Artistic concept inside tunnel



Example bike share



Existing stairs

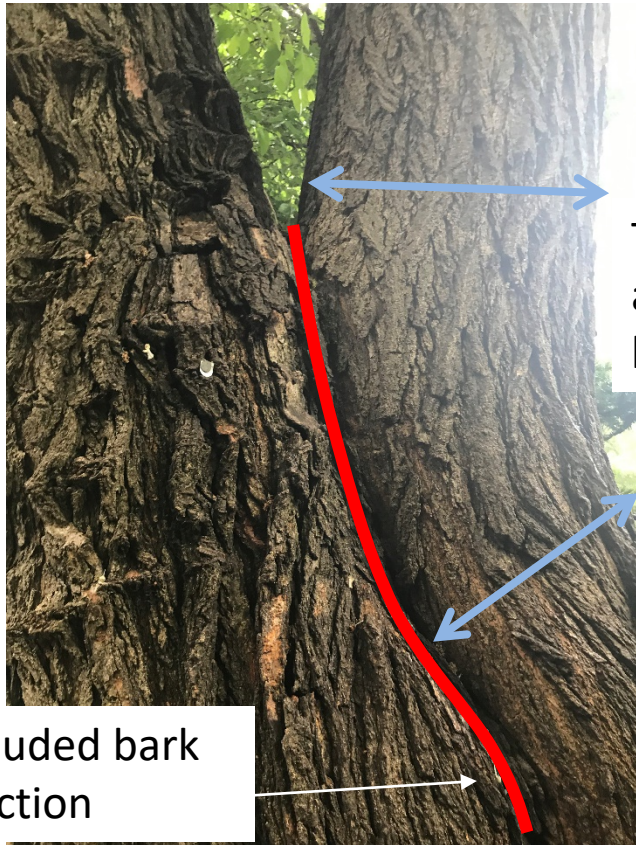
Extension of East Sidewalk

4 options explored to extend the east side walk:

1. Install sidewalk at existing curb
 - Conflict with tree roots – removal required
 - Reduced road width – loss of parking
2. Install sidewalk east of the tree (in right-of-way)
 - Grade difference excavation required would devastate the tree root system - removal required
3. Use of flexible sidewalk tile
 - Grade differences, unable to be AODA compliant, insufficient space
4. Install sidewalk in line with existing sidewalk – **Preferred**
 - No impact to width along Glen Rd, trees to be removed with new replacement plantings, railing and steps



White Mulberry Condition



Trunk is wider above the bottom section

Included bark junction



Trunk leaning into Glen rd (infrastructure, cars, sidewalk, homes)

- Assessed by arborist as a potential hazard due to two significant structural weaknesses – in grown fence and included bark (at the junction of the two main co-dominant stems, narrowing the structure of both)
- Invasive to Ontario
- Grading restricts ability to maintain tree and provide universal accessibility

North St James Town Planning Framework

Adopted by City Council August 25 and 26, 2010

To assess whether existing planning controls are appropriate and permit desirable development in the North St. James Town area, as well as identify area public realm objectives.

The Glen Road South public space project supports the objectives set out in this framework including: improvements to public realm such as accessibility, safety, lighting, enhancement of open spaces, safety on the pedestrian bridge and tunnel, and increase in public art.



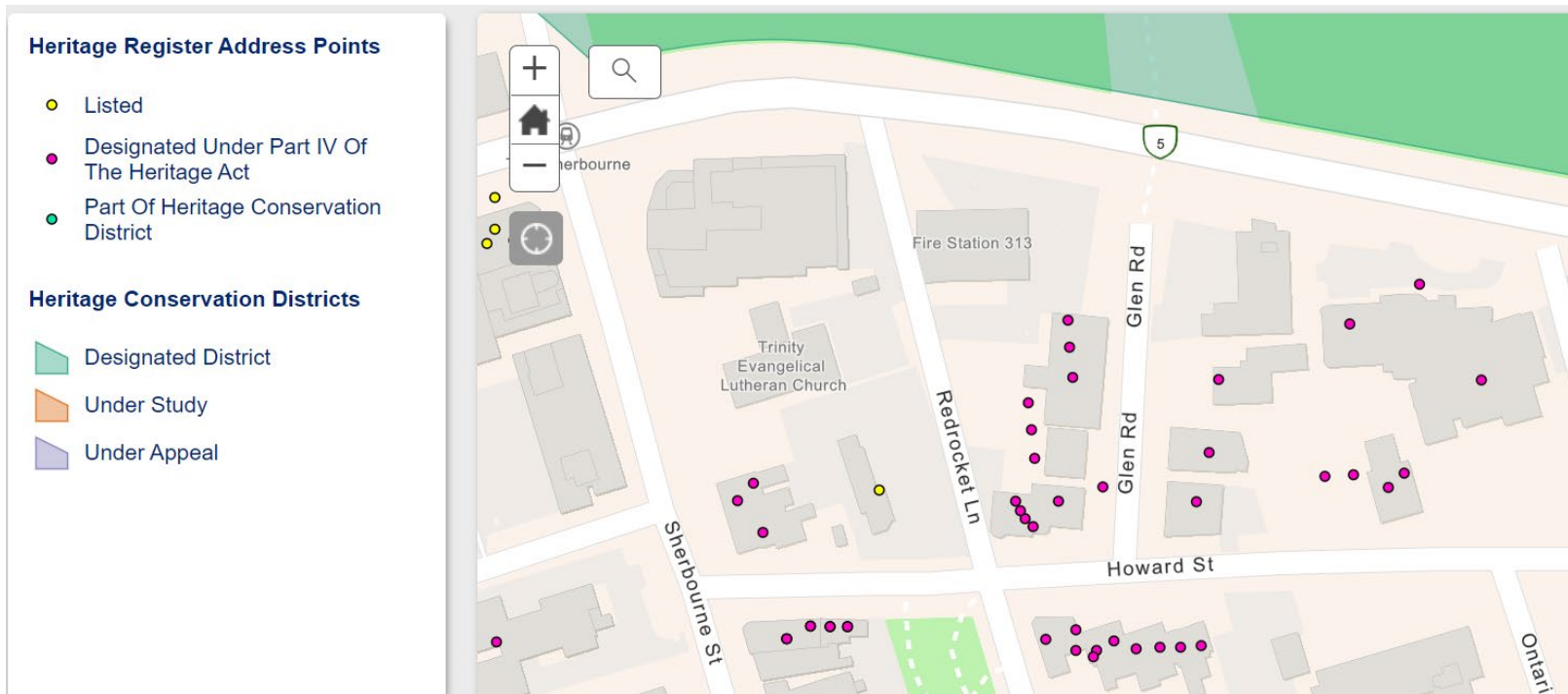
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Designated Heritage Resources

Designated as being of cultural heritage value or interest along Glen Road South: Glen Road Houses, The Roslyn Apartments, St. Simon's Rectory, William Muir house.

The buildings were designated between 2010 and 2013

The Morley Callaghan Footbridge was designated in 2003 within the South Rosedale Heritage Conservation District



St James Town Connects Framework

Adopted by City Council July 23, 2018

To provide a plan and strategic directions to improve open spaces in the St. James Town neighbourhood by creating more usable, safer and better defined open spaces and pedestrian connections.

"Glen Road Streetscape Key Project #7: There is an opportunity to align streetscape improvements with the Glen Road Pedestrian Bridge and Tunnel improvements through capital work being undertaken by Transportation Services as a result of an Environmental Assessment of the bridge and tunnel"



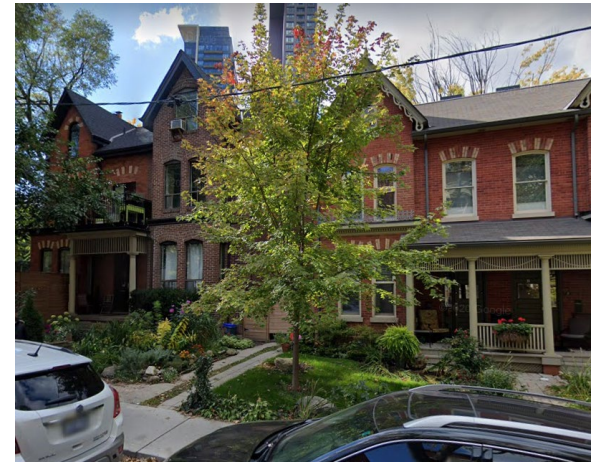
Potential for Other Public Realm Improvements

Road resurfacing or utility work recently occurred along Glen Rd in 2018. The City's practice is to coordinate streetscape improvements with road work. Additional road work for Glen Road is not required for the next 20 - 25 years.

Other improvements south of proposed public space are also limited due to the location of the sidewalks and context of the adjacent properties



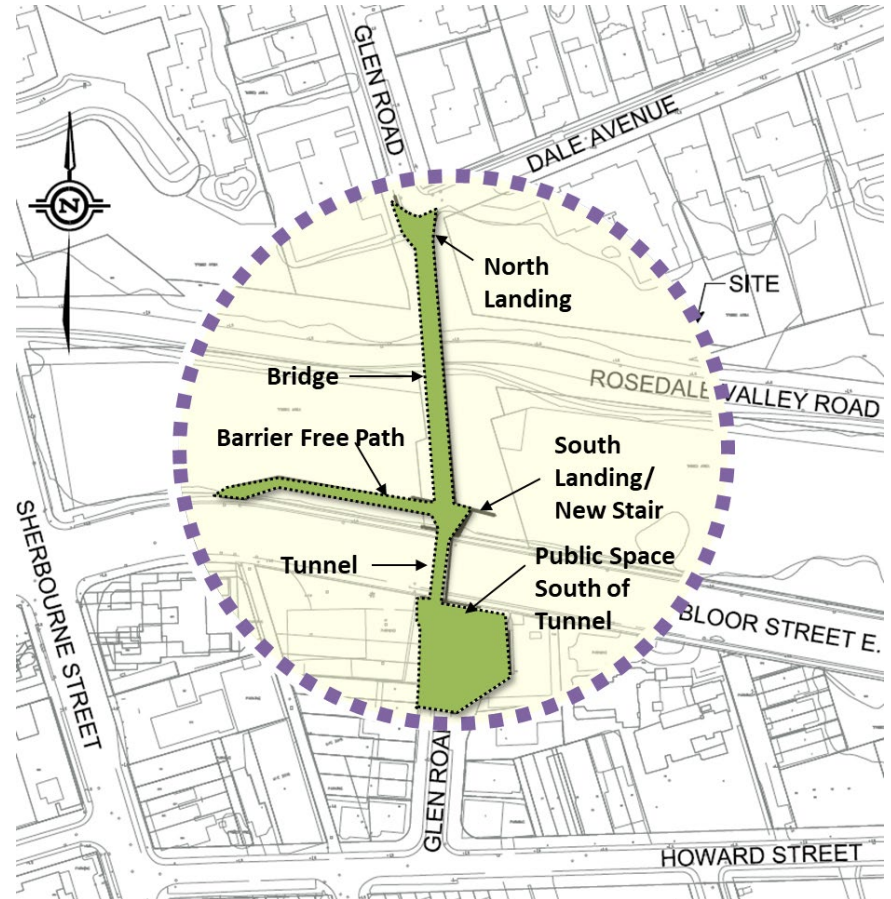
Limitations to Potential for Other Public Realm Improvements



Project Impacts – If Glen Rd South Deferred

Many efficiencies would be lost and construction costs and impacts would increase:

- Mobilization and demobilization of the site would need to occur twice
- Budget efficiency by tendering together including materials, mobilization and demobilization, and agreement and insurance process.
- Site access and staging areas now north of the tunnel, likely would move to south of the tunnel (as work would be completed north of the tunnel)



Sympathetic Design to the Character of Glen Road Buildings

Incorporate sympathetic design elements into the Glen Road South public space.

Seeking community feedback on:

- Retaining walls
- Railings
- Plaques
- Lighting
- Pavers



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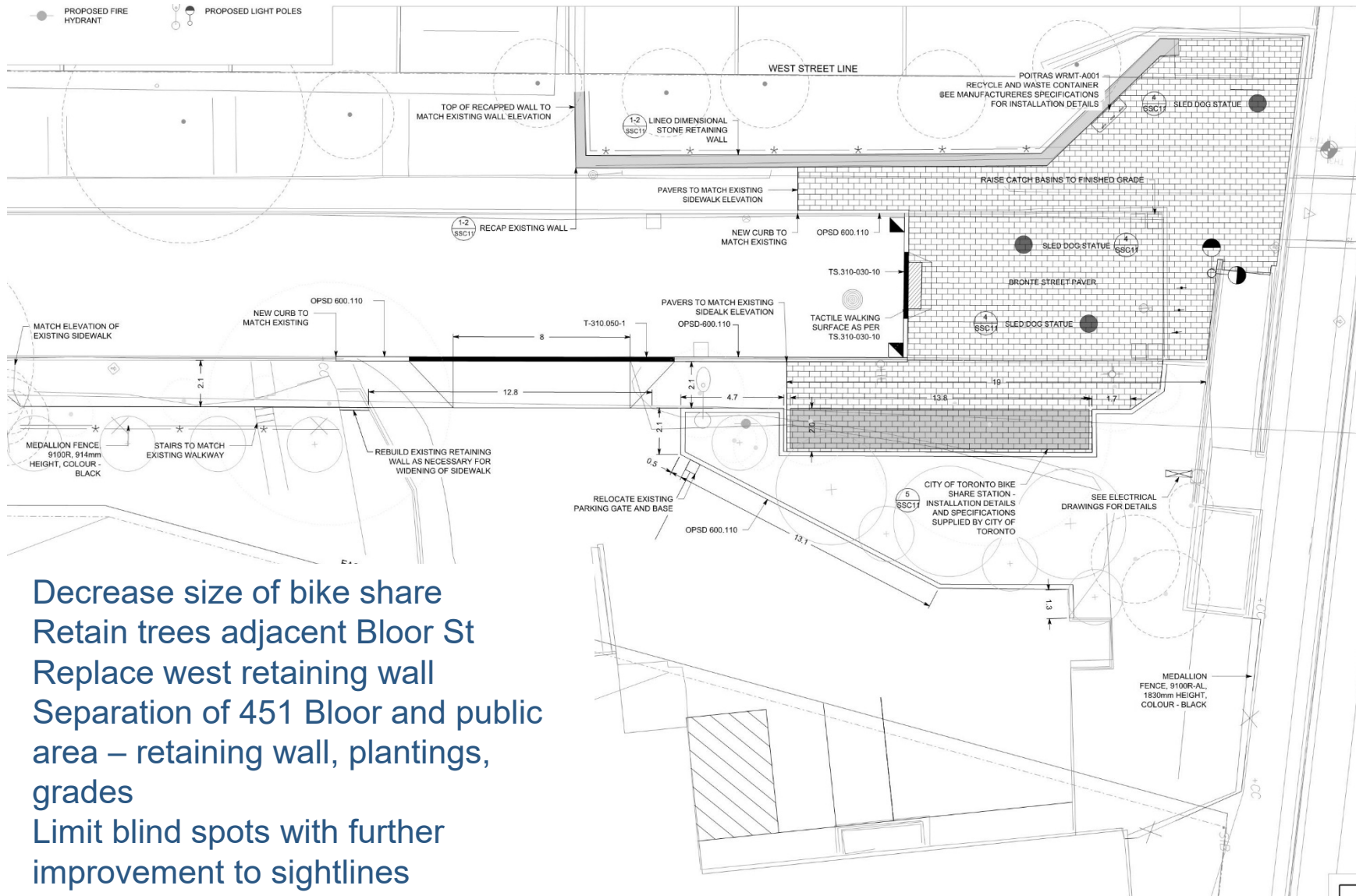
Proposed Revisions for Discussion – Meeting August 19, 2021

Looking for your feedback on:

- Proposed planting plans
- Retaining walls
- Railings
- Plaques
- Lighting
- Pavers

Please note photos shown are examples only, final design will be subject to technical review, stakeholder feedback, maintenance requirements, and adherence to City Standards, Guidelines and Policies

Proposed Revisions to Public Space



- Decrease size of bike share
- Retain trees adjacent Bloor St
- Replace west retaining wall
- Separation of 451 Bloor and public area – retaining wall, plantings, grades
- Limit blind spots with further improvement to sightlines
- Reduction of enclosed areas to allow for safe egress

Proposed Revisions to Public Space



Preserve large trees adjacent to Bloor Street and grade to remain as is

Minimal changes, new fence along Bloor St

Proposed Revisions to Public Space



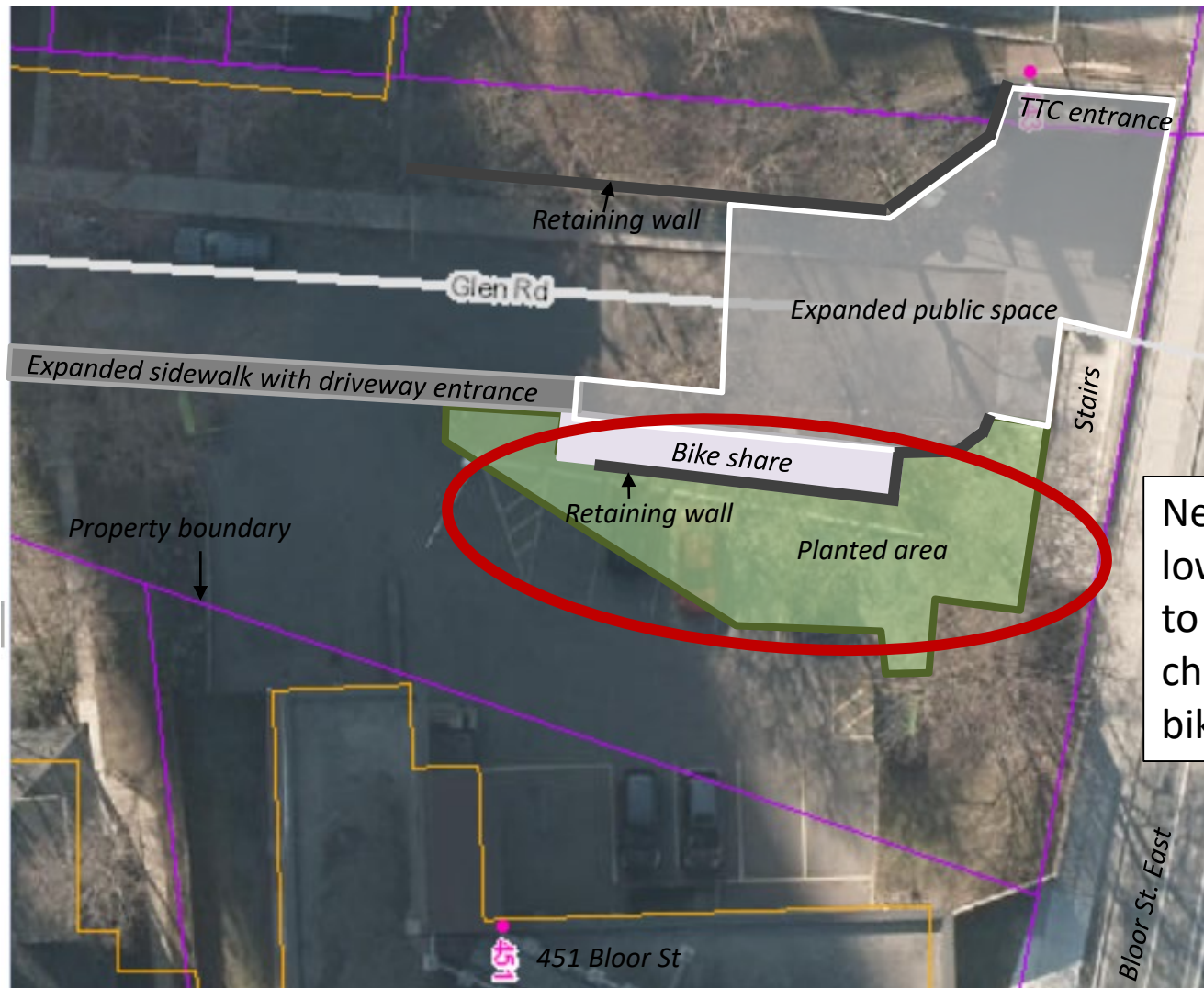
Low plantings
along fence

Replace fence –
transparent design

Area to remain
as is

Some trees retained,
some pruning
required

Proposed Revisions to Public Space



New Plantings,
low retaining wall
to maintain grade
changes, shorter
bike share

New railings

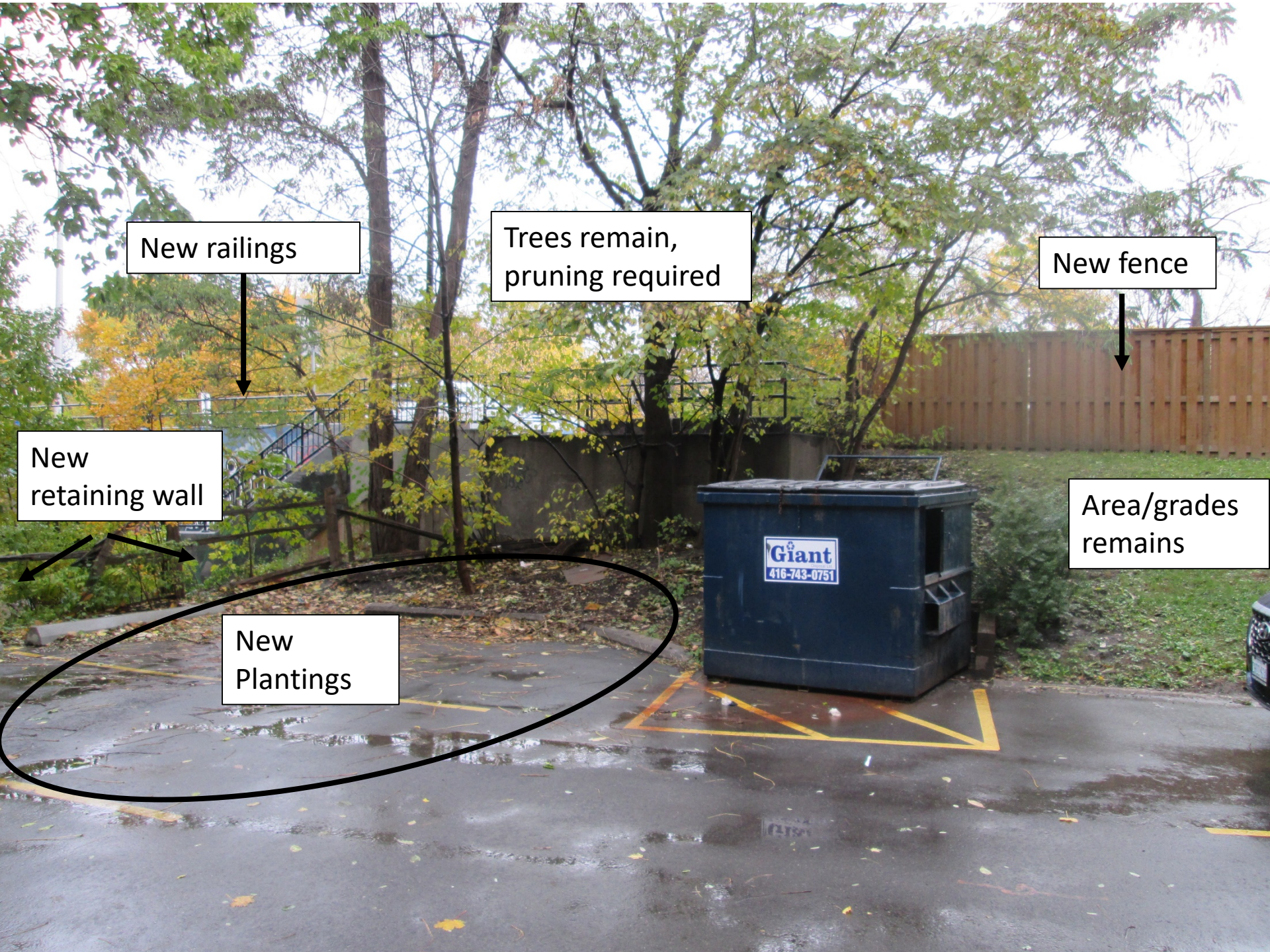
Trees remain,
pruning required

New fence

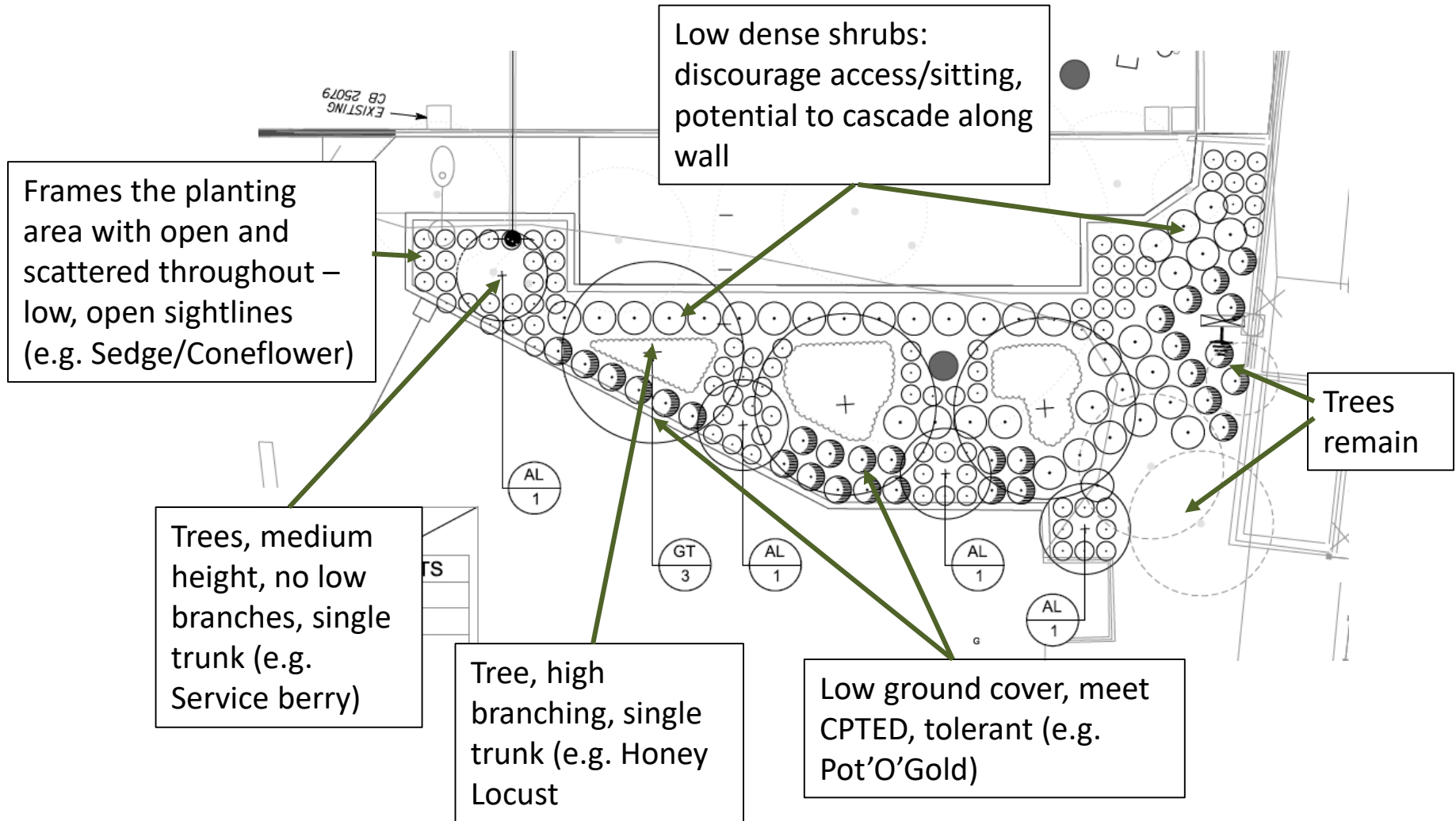
New
retaining wall

Area/grades
remains

New
Plantings



Potential Design Elements – Planting Plans



Potential Design Elements – Planting Plans



Thornless Honey Locust



Allegheny Serviceberry



Beebalm



Common Milkweed



Woodland Sunflower



Purple Coneflower



Bristle-leaf sedge



Canadian Yew



Pot'O'Gold

**Examples only*

Potential Design Elements – Planting Plans



Silver Maple



Allegheny Serviceberry



Prairie Phlox



Black Eyed Susan



Drooping Wood Sedge



Snow berry



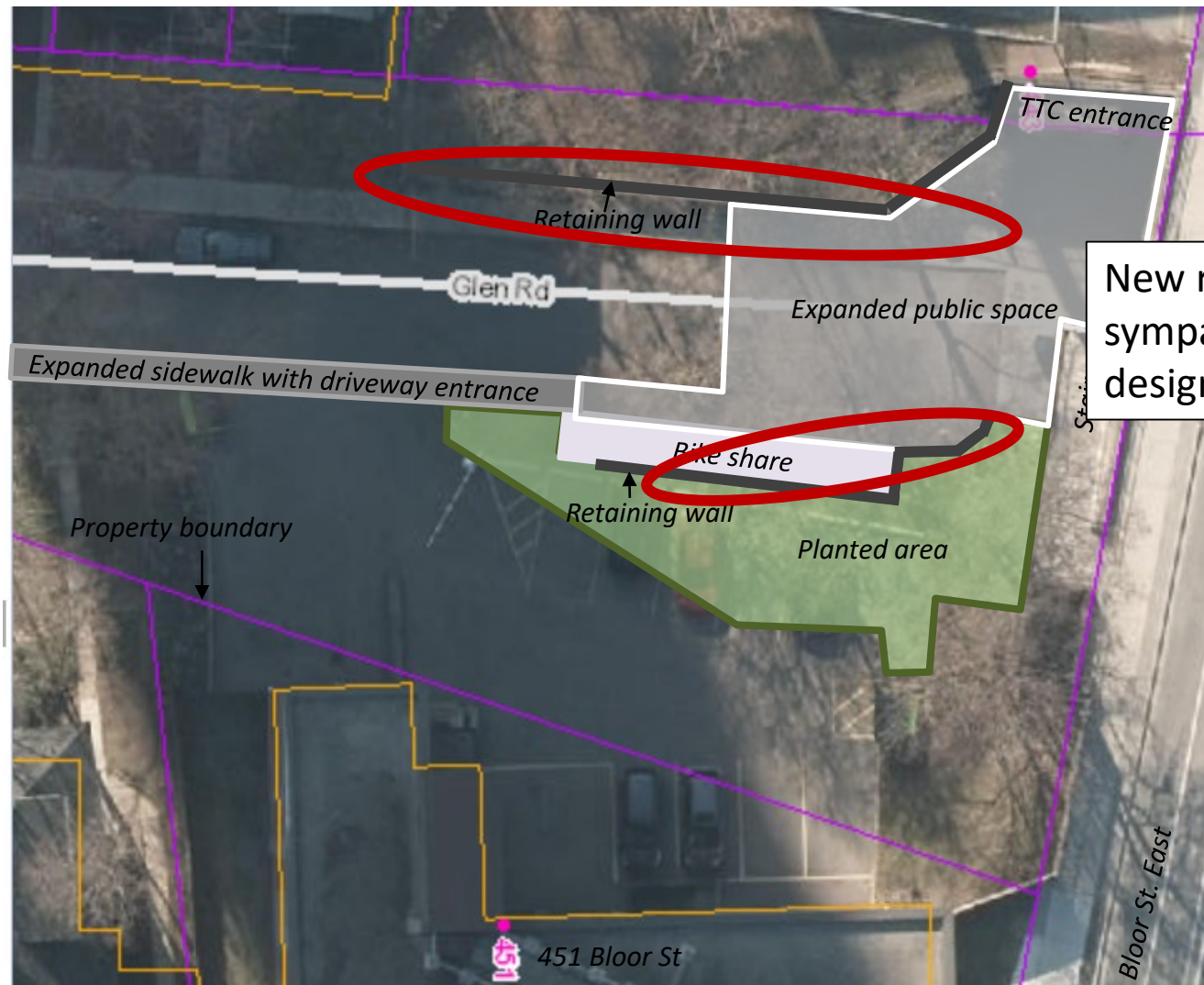
Smooth Aster



Wild Geranium

**Examples only*

Proposed Revisions to Public Space



New retaining walls –
sympathetic heritage
design

Proposed Revisions to Public Space

Potential to plant low plants along fence

New railings

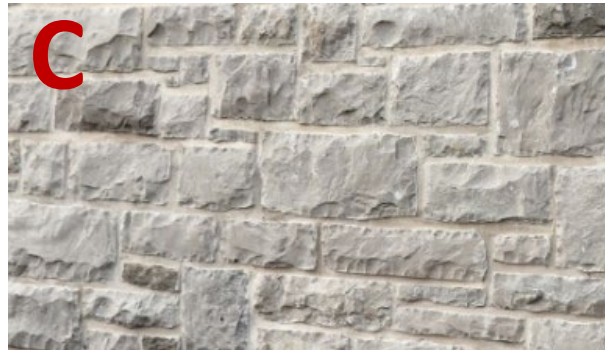
Trees remain

New retaining walls

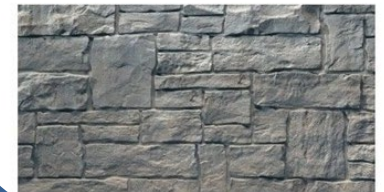


Potential Design Elements – Retaining Walls

Potential Designs

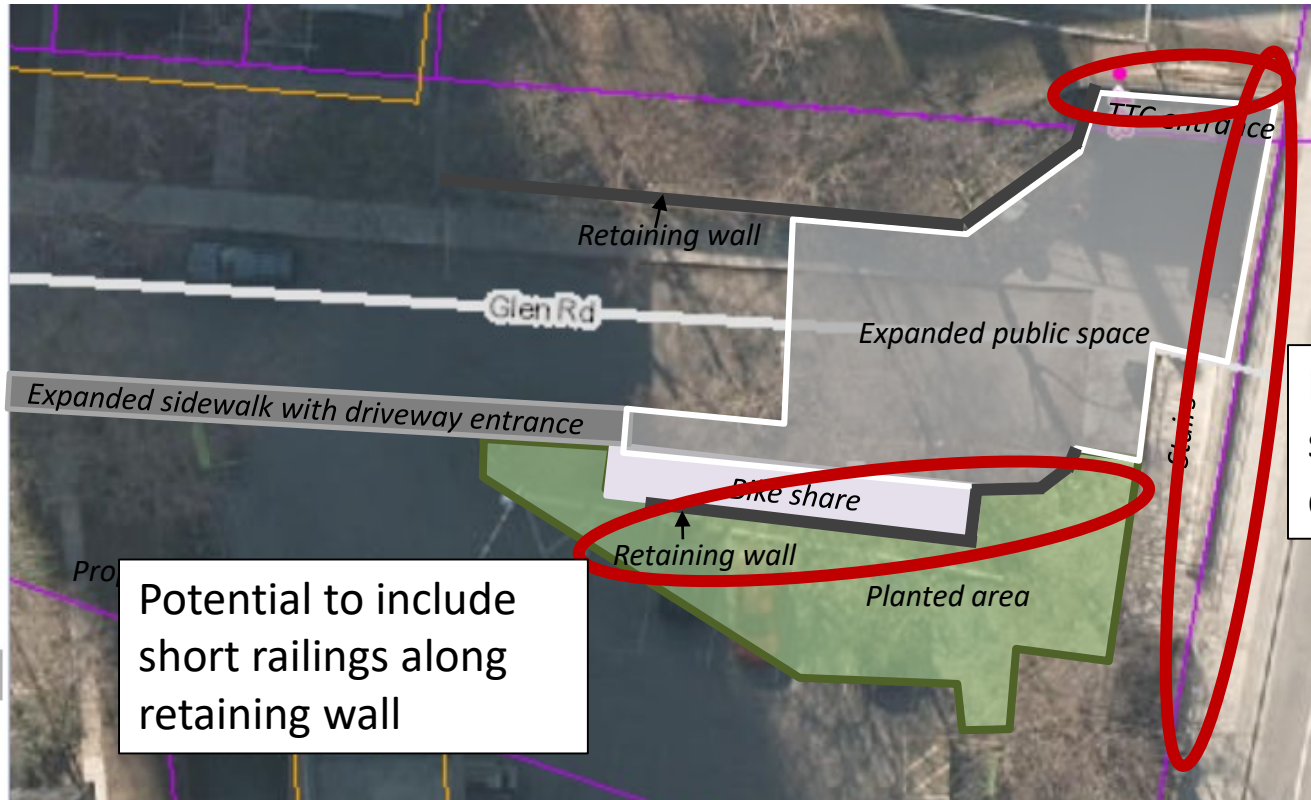


Potential Colours



**Examples only*

Proposed Revisions to Public Space



New railings – sympathetic heritage design

Potential to include short railings along retaining wall

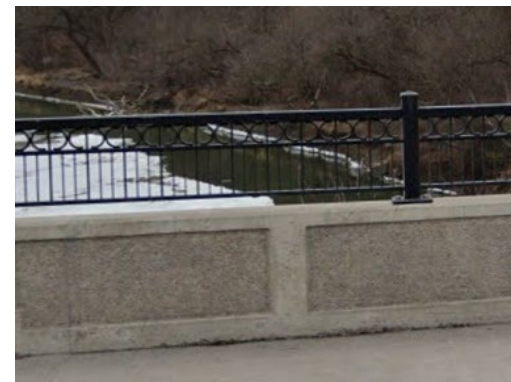


Potential Design Elements – Railings

Potential Designs

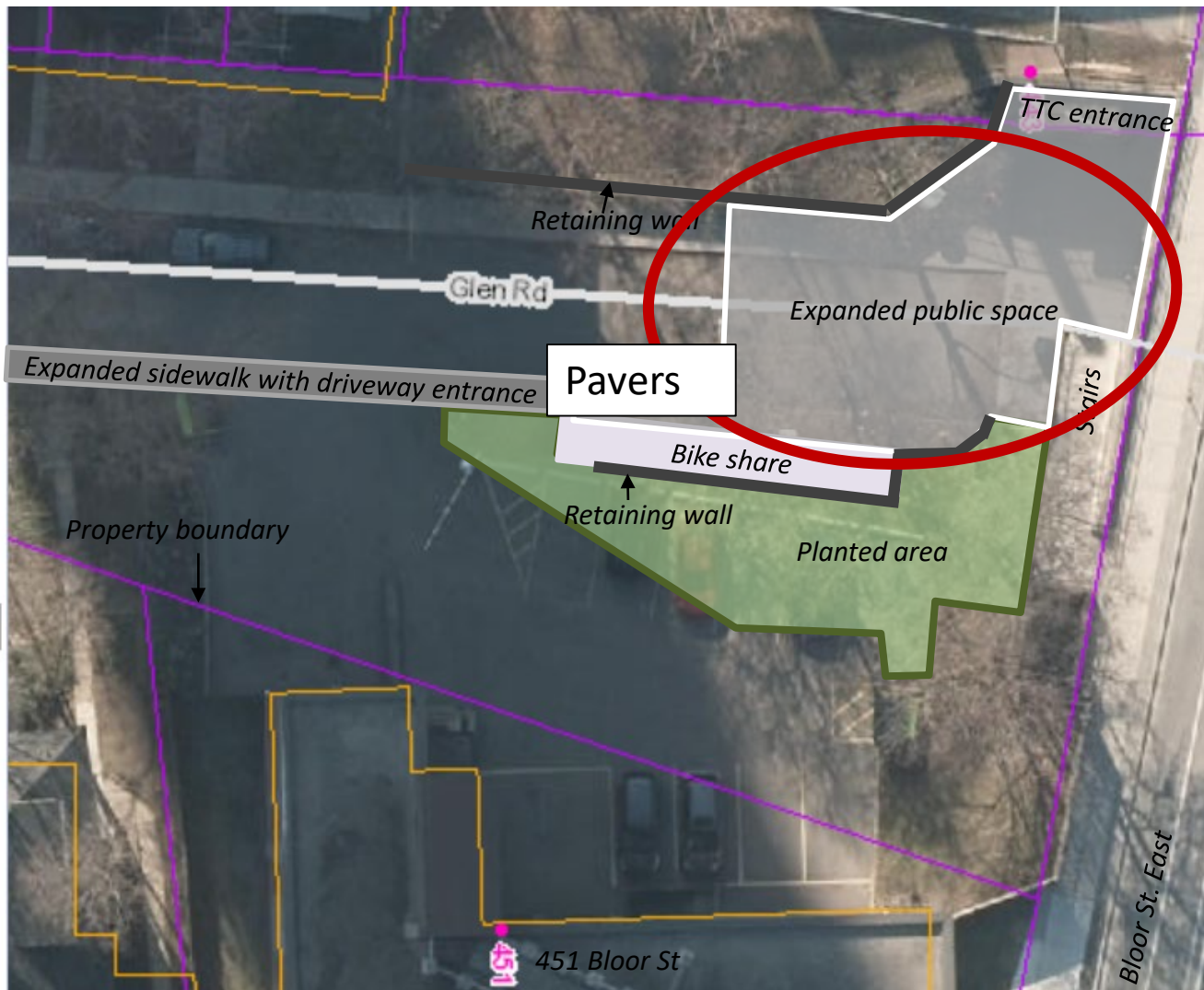


Parapet Wall



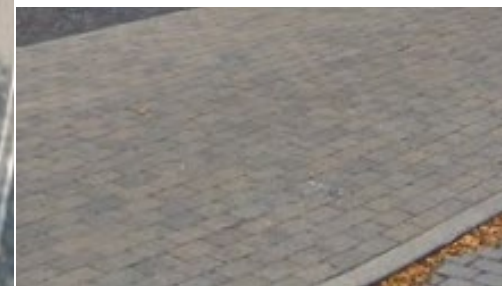
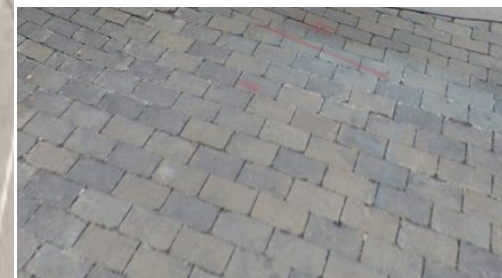
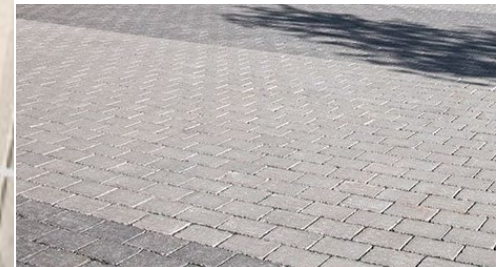
**Examples only*

Proposed Revisions to Public Space



Potential Pavers

Two colours mixed throughout – grey/sand or grey/grey

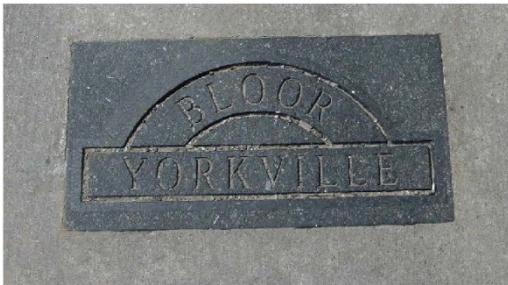


Additional Potential Design Elements

Heritage Plaque



Sidewalk Inlay



Lighting – St. James Town



Questions/Comments?

Please let us know your thoughts/feedback on:

- Proposed planting plans
- Retaining walls
- Railings
- Plaques/Inlays
- Lighting
- Pavers

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