



Masonville Transit Village Secondary Plan – Meeting Summary

Walk and Imagine My Neighbourhood Tour – May 23, 2019

London
CANADA

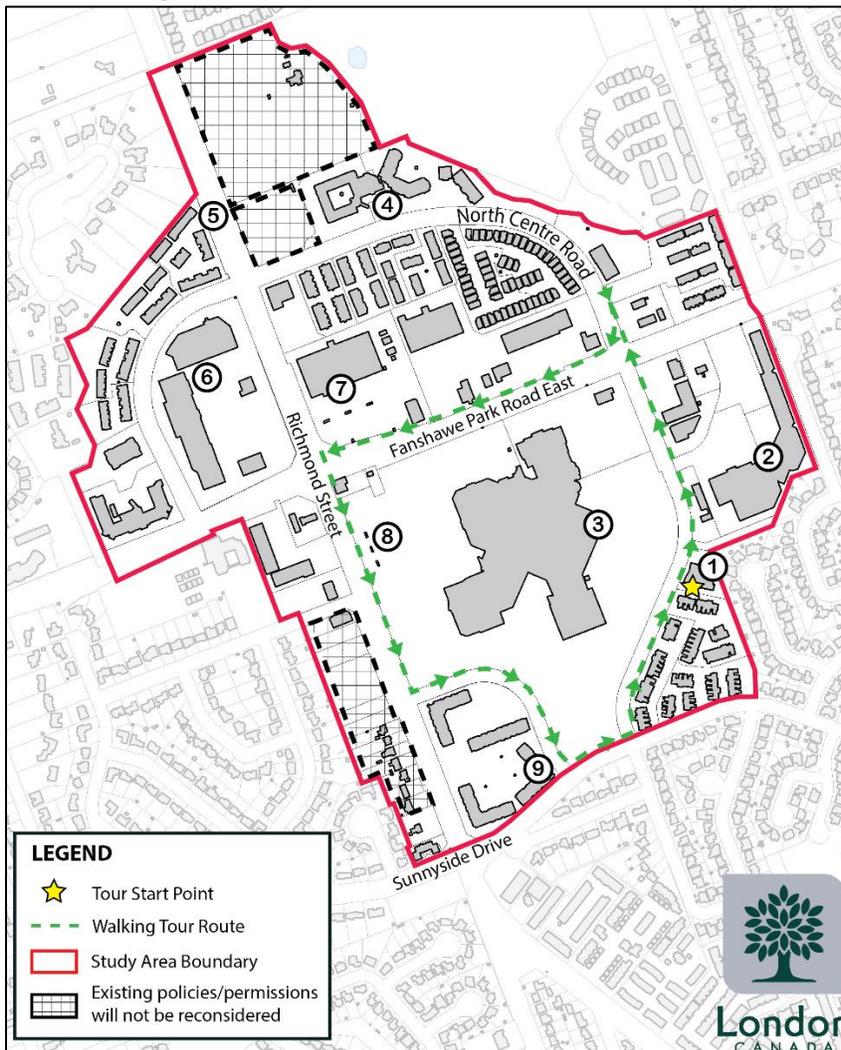
Meeting Overview

On Thursday, May 23, 2019, City Planning staff hosted a Walk and Imagine My Neighbourhood Tour from 6:30 p.m. to 8:00 p.m. The purpose of walking tour was for Staff to walk around the project's study area with residents and discuss their ideas about the current conditions and vision for the future.

Approximately 18 people participated in the walking tour. This feedback gathered from this walking tour will help to inform the future development of the Secondary Plan.

A “virtual walking tour” for those unable to attend the event can be found on the study website: www.getinvolved.london.ca/masonville.

The walking tour route can be found below:



Meeting Background

- The City of London is leading a study of the lands near the intersection of Fanshawe Park Road and Richmond Street (see above map) that are designated as a “Transit Village” in The London Plan (new Official Plan)
- Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods
- Study will create policies unique to Masonville to guide the future development of this area as a Transit Village
- The area is seeing development pressure and the creation of a Secondary Plan provides a proactive and coordinated approach to considering any future development applications by creating a policy framework unique to Masonville
- Allows for a comprehensive study of the area including such matters as parking, traffic, parkland, connections etc.

Summary of Feedback

The following provides a summary of the feedback received at the meeting:

Pedestrian environment needs improvement:

Participants identified many opportunities for improvement to walking conditions in the Study Area. Many identified that they did not feel safe walking in certain parts of the Study Area due to potential conflicts with cars and found the noise from traffic to detract from the pedestrian experience. Sidewalks were said to be uneven, which was identified as being particularly challenging in the winter. There was a desire identified for a sidewalk to be added to the south side of Sunnyside Crescent between Richmond Street and North Centre Road. There was also a concern expressed that the lights on North Centre Road, south of Fanshawe Park Road that allow for crossing between CF Masonville Place and the commercial plaza on the east, did not provide ample time for pedestrians to cross east/west.

Desire for additional greening:

Many participants expressed the desire for more greening in the Study Area, identifying this as a way to help to make the area more pedestrian-friendly.

Need for community gathering spaces (ie. civic squares, parks etc.):

The desire for community gathering spaces in the study area was identified by many participants. Participants indicated that these would be best located in areas that are separated from traffic noise.

Opportunities for intensification in certain location, but need to transition to low-rise development:

Participants identified that there may be opportunities for intensification in the Study Area, with many considering the greatest opportunities for intensification to be near the intersection of Fanshawe Park Road and Richmond Street or along Richmond Street, south of Fanshawe Park Road. While many participants thought there were opportunities for intensification in the Study Area, concerns were expressed about the need for new buildings to transition to low-rise residential uses both within and adjacent to the Study Area. Participants also expressed concern about potential wind effects that could be generated by tall buildings.

Desire for buildings to front onto sidewalks to be more accessible for pedestrians:

Participants identified buildings fronting onto and having access from the public sidewalk as desirable, as having to cross surface parking lots to access shops was identified as being challenging and at times dangerous for pedestrians.

Concerns about traffic volumes in the study area:

Participants identified concerns about traffic volumes in the Study Area, including concerns about noise and pedestrian safety. Concerns were expressed that intensification would lead to higher traffic volumes in the area.

Opportunities for bike lanes:

Participants identified the desire for more bike lanes in the Study Area, particularly along North Centre Road.

Pedestrian connections to the Masonville bus terminal need improvement:

Many of the participants identified that pedestrian connections to the Masonville bus terminal should be enhanced, as it can be challenging to walk to and from the terminal, as these connections often involve walking across surface parking lots.

Suggestion to see other examples of Transit Villages in other cities as part of next Community Information Meeting:

The suggestion was made by participants that it would be valuable to include examples of other Transit Villages at the next Community Information Meeting.

Event Promotion

Mail: The meeting notice was emailed out or mailed out to all individuals who had previously identified themselves as interested parties for the Secondary Plan.

Online: The event was promoted through the study website, www.getinvolved.london.ca/masonville.

Masonville Farmers' Market: This event was promoted by City Planning Staff at the Masonville Farmers' Market on May 17, 2019.

What Happens with the Feedback

The feedback collected will be reviewed and considered by Staff in the development of the Masonville Transit Village Secondary Plan. The feedback will be considered alongside a number of other inputs, including various planning principles, Official Plan policies, Provincial policies, guideline documents, technical comments from agencies and City divisions, additional feedback from community members and other stakeholders, and an analysis the surrounding context, in order to make the planning recommendations.

Next Steps

The feedback received will help to inform the development of the Secondary Plan. A Second Community Information Meeting will be held in Q2, 2019, and various other engagement activities will be held throughout the Spring, Summer, and Fall.

For more information on other engagement activities, please see the website: www.getinvolved.london.ca/masonville, or contact the file planner, Michelle Knieriem (mknieriem@london.ca; 519-661-2489 x4549) to find out more information or to subscribe to updates about the project.