

Master Plan for the Cheltenham Badlands Property Caledon, Ontario

Public meeting #3

Date and time: Wednesday, June 1, 2016 at 7 p.m.

Location: Inglewood Community Centre

Attendees:

- Approximately 40 members of the community
- Representatives from the following agencies on the Cheltenham Badlands Management Planning Team (CMBPT): Ontario Heritage Trust (OHT); Town of Caledon; Credit Valley Conservation (CVC)
- Representatives from Dillon Consulting Limited (Dillon) and Museum Planning Partners (MPP)

Purpose of the meeting

Public meeting #3 is the third in a series of public consultation events regarding the Master Plan for the Cheltenham Badlands property. The purpose of Public meeting #3 was to:

- Provide an update on the planning process to date; and,
- Present and seek feedback on the four preliminary site concepts

Meeting agenda

1. Sign-in and introductions – 7 to 7:10 p.m.
2. Presentation of site plan Concepts (Dillon/MPP) – 7:10 to 7:45 p.m.
3. Questions and Answers (Dillon/OHT) – 7:45 to 8:15 p.m.
4. Review display panels in open-house format – 8:15 to 9 p.m.
5. Meeting adjourned at 9 p.m.

Summary of meeting

I. Sign-in and introductions

The meeting commenced at approximately 7:10 p.m. Karla Kolli from Dillon Consulting facilitated the evening and outlined the purpose and format of the meeting.

Sean Fraser from the OHT provided updates to recent developments. Key points included:

- The Environmental Review Tribunal (ERT) hearing for the parking lot took place in February 2016. In May 2016, the ERT issued a decision to dismiss the appeal and uphold the approval of the development permit.
- As a result, in June, Region of Peel staff is submitting a request to council to release funds to implement a parking lot, connecting walkway and accessible parking space.
- In response to feedback requesting additional consultation with the local community, the OHT hosted supplementary discussion forums to receive targeted input from local residents and businesses on March 30 and April 12 respectively. In response to further feedback, an additional combined local community forum is planned for June 21, 2016.

** This meeting date was subsequently changed to June 22.**

- In response to feedback received, the OHT is working with the Town of Caledon to appoint a municipal representative from Ward I to the CBMPT.

2. Presentation by Dillon Consulting and Museum Planning Partners

Caroline Marshall from Dillon Consulting and Hugh Spencer from Museum Planning Partners presented to the group. The presentation provided a summary of the planning process to date, an overview of the four preliminary site concepts and a summary of interpretive elements being considered.

3. Questions and comments

Following the presentation, the floor was opened up to questions and comments from the group. Answers were provided, where possible and applicable.

1. Please consider having multilingual interpretation at the site for new Canadians.
2. Clarification is required regarding when the site will be opened. Will the site be opened only on finishing of the Master Plan? Is the parking lot going to be built and the site opened before the plan is done?
 - A. (OHT) *The site will not re-open until it is considered to be safe for visitors.*
3. I have concerns about the costs to realign Olde Base Line Road to accommodate the walkway and accessible parking area.
4. What is the design of the proposed walkway along Olde Base Line between the viewing platform and the parking lot?
5. Has the Region of Peel done a traffic safety study on the road to inform the design of the parking lot and walkway?
6. The statement that the Badlands exists because of what people did is incorrect. This didn't happen as a result of agriculture. It is a natural feature. Please make sure that the educational information is correct.
 - A. (MPP) *All interpretive information will need to be accurate. The participant was asked to submit the resources and technical evidence that supports his viewpoint so that it may be considered.*
7. I find it odd that access to the Badlands feature will be from the roadway and not within the property. I am concerned with the width of the walkway along Olde Base Line Road. Most people will take the path of least resistance and opt for the roadside option. This will be a heavily used walkway and will need to be designed for two-way traffic.
 - A. (OHT) *The Region of Peel traffic engineers are best able to provide details on the walkway dimensions on the Region of Peel roadway. This was followed up with an explanation that planning efforts are focused on greater accessibility for those who are less able to do long hikes, and need more accessible hikes. It was also pointed out that there are steep slopes and stairways along the Bruce Trail that will limit the potential for accessible trails within the site.*

8. Are we to assume that, because the appeal was dismissed, the parking lot will happen?
 - A. *(OHT) Region of Peel council will be making a decision regarding the parking lot recommendations and next steps in June. The Trust approved the planning and design of the parking lot on its lands.*

9. Will there be a toll booth in the parking lot?
 - A. *(OHT) Parking fees are being considered as part of the Master Plan.*

10. Do not open the property until the Master Plan has been developed. We need to ask the community whether they are in favour of the phased approach. We need to have all of the answers before we open any aspect of the site.

11. Do we know the number of visitors since the site has been closed? We know there are huge numbers when it's open, but what is it like since it has been closed? Has the closure affected numbers of visitors? The data should be updated.

12. There were large numbers of visitors and cars on the long weekend last October, even though the site was closed.

13. I don't think that the trails proposed to date are good enough. We need more than what is proposed. We should make the Badlands great.

14. At one of the earlier meetings, there was discussion about creating a viewing platform at the south end of the Badlands feature in order to be looking up at the Badlands instead of down. This is not reflected in any concepts. Why hasn't this been considered as an option?
 - A. *(Dillon): In reference to concept 4, the steep topography through that area would require stairs to connect the purple trail to the Bruce Trail. The purple trail is on a plateau area that overlooks the Badlands, so the view is down. It was further clarified that the best area to look up to the Badlands are from the Olde Base Line Side Trail near the wetland. An added challenge in this area is the requirement to cross the wetland.*

15. You talked about money. When do we get the options costed out?
 - A. *(OHT): The planning process is about identifying and developing the best plan or concept for the site. Although cost is part of the consideration, it is not the only criteria. The implementation of an extensive and potentially expensive plan may have to be phased.*
 - B. *(Dillon): A lot of any cost calculation depends on the materials used for implementation (e.g., viewing decks). High-quality materials are generally more expensive.*

16. Has the CVC been consulted about the parking lot? Is there an assessment of the trees?
 - A. *(OHT): The CVC has been represented on the CBMPT since it was created and has reviewed the design from an ecological perspective. The design of the parking lot is the result of extensive consultation with, and direct input from, the CVC, NEC, Town of Caledon, Region of Peel and others members of the team.*

17. The view of Toronto is also an important view to protect. Is there a consideration of views towards the city as well the Badlands?
- A. *(Dillon): Views of the city are generally from the flattened plateau where a viewing platform is proposed. There may be a need for some vegetation management to maintain the view.*
18. Would the businesses who want a quick opening of the site be willing to participate monetarily in order to get the elements built that would benefit both parties?
19. I am encouraged that we are looking at alternative parking locations (in reference to Creditview Road parking lot). The Region of Peel should wait for the Master Plan before they built the parking lot. It might not be needed, depending on the Master Plan.
20. Will we have permanent staff at the site on weekends? Currently, the Bruce Trail volunteers look after the area. An increase in visitors may result in larger amounts of garbage. Will staff be on site for maintenance purposes? I believe that permanent staff are needed to operate and maintain the site. Who will be doing that?
- A. *(OHT): Site operations and property management issues will be looked at in the Master Plan, along with revenue generation. One option could be that outside service providers be brought in to manage waste and tickets, and to maintain the area. Another consideration is that another partner with permanent staff could manage the site.*
21. We need to include messaging about “taking out what you take in,” as they do elsewhere – like in New Zealand.
22. Someone has enlarged the parking area on the curve of Creditview Road. People are parking there. Is this part of the OHT plan? Why isn’t there a trail shown connecting it?
- A. *(Town of Caledon): A councillor explained that the town had the soft shoulder enlarged for use by Bruce Trail volunteers in an effort to improve safety.*

The general Q&A period was concluded and any additional questions were deferred to the open-house portion of the evening. The presenters noted next steps in the process and contact information for the submission of evaluation forms and thanked everyone for their participation and feedback.

Concept evaluation exercise

Participants were provided a set of 11” x 17” maps illustrating the four concepts, along with descriptions, evaluation forms and instructions, and were asked to complete the following exercises, either at the meeting or as a take-away exercise.

Exercise #1 – Sticker dot voting

Please use the coloured dots provided to indicate your support for the various illustrated elements or features of the concepts on either the large-format plans displayed in the room, or on the 11” x 17” copies.

Green dots = Agree
Yellow dots = Somewhat agree
Red dots = Disagree
Sticky notes = Written comments

Exercise #2 – Cheltenham Badlands concept evaluations

On the Concept Evaluation sheets, please indicate:

- A. Your level of support for the various features contained in the concepts.
- B. Other ideas or comments that you feel should be considered.
- C. Your preferred concept, if you have one at this time.

Participants were asked to return the Concept Evaluation sheets at the meeting or via email or fax to the OHT at programs@heritagetrust.on.ca or by fax at 416-314-5979 by Wednesday, June 15, 2016.

The open-house portion of the meeting concluded at approximately 9:10 p.m.

Additional resources

Summary of the Concept Evaluation exercise results