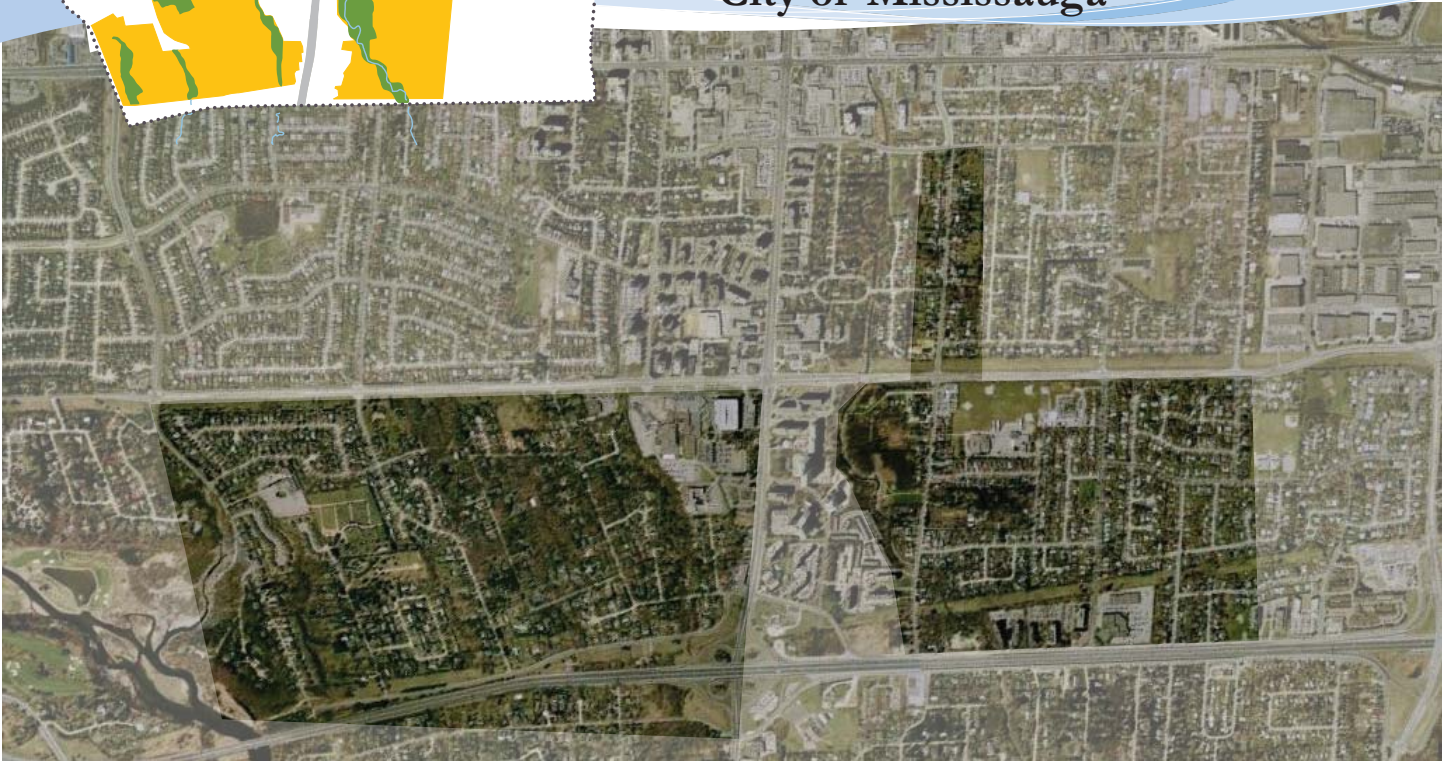




cooksville



**Area Specific Review
City of Mississauga**



**April 21, Kick-off Workshop
Summary Report**

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Area Specific Review City of Mississauga

1.0 Workshop at a Glance

The Kick-off Workshop began with an introductory PowerPoint presentation and Post-it Note exercise. Following the presentation, participants engaged in group discussions at their table based on one of two study area maps. The Post-it Note exercise allowed the Consultant Team to quickly determine the top priorities for the individual study areas while the detailed discussions generated more thorough recommendations. The findings are outlined below (section 1.1 and 1.2) and summarized in greater detail in Sections 2.0-5.0.

1.1 Post-it Note Priorities

From the Post-it Note exercise, the top priorities for each area were compiled. They are summarized below in order of importance (based on the number of comments collected for each priority).

Area 1: Gordon Woods

1. Maintain the Character of the Area (100%)
2. Protect and Preserve the Mature Forest/Trees (60%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (39%)
4. Control Impacts of New Development (24%)
5. Provide Opportunities for Parks and Trails (24%)

Area 2

1. Control Impacts of New Development (65%)
2. Maintain the Character of the Area (42%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (38%)
4. Provide Opportunities for Parks and Trails (31%)
5. Protect and Preserve the Mature Forest/Trees (10%)

1.2 “Top Ten” General Directions

Throughout the workshop there were a number of ideas that were consistently mentioned for both study areas. These ideas have been interpreted into general directions and include:

1. New development should be consistent with existing development.

If intensification and/or infill occurs there is a desire to maintain the density, lot size, and zoning standards that currently exist. Sub-divisions, “monster homes” and high-rise development should not be considered suitable in either of the study areas.

2. The “rural” character of the areas should be preserved.

There are a number of elements that contribute to the “rural” character in the two study areas including housing style, discontinuous and sidewalk-free streets, mature tree canopy and open drainage. These features should all be preserved.



Area 1: Gordon Woods



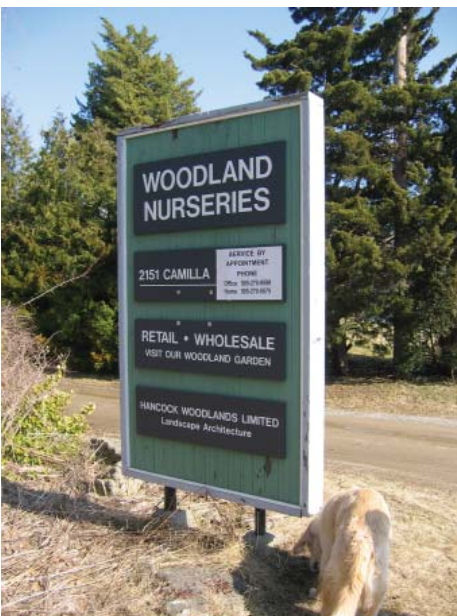
Area 2



Area Specific Review City of Mississauga



The large mature tree canopy.



The Hancock Estate and Woodland Nurseries

3. Maintain and protect the existing mature tree canopy.

Low-densities, a lack of paving, and no central sewage system (in Area 1:Gordon Woods) have created a water table that supports a canopy of large, mature trees throughout the study areas. Appropriate measures should be taken to ensure future development does not disrupt these features or this water table.

4. Develop new parks and open spaces.

To enhance the open space system in the study areas, new parks and open spaces should be developed wherever possible.

5. Preserve and maintain important natural features.

There are a number of existing parks in the study areas but it is generally felt that they are not being properly maintained (specifically Cliff Park and Stillmeadow Park) and are becoming dangerous places after dark. Care should be taken to ensure these parks are cleaned on a regular basis to make them more user friendly and deter undesirable behaviour.

There are also a number of creeks (Stavebank, Kenolli, Mary Fix, and Cooksville) in the study areas which should be cleaned up and enhanced with trails and increased public access and visibility.

6. Preserve and maintain important built features.

Important built features in the areas include St. Mary's and St. John's Lithuanian Cemeteries, Hancock Estate, the Tiveron Apple Market, and a number of properties in the Heritage Register but not designated as heritage properties (Duchess Olga Ramanov Residence, Kher Khai, Booth Round House, and Rawling Residence). The residents wished to see these places preserved.

7. Create more trails and greater connectivity.

Residents enjoy walking through the study areas but mentioned that more trails and greater connectivity between open spaces would be desirable, including safe crossings at The Queensway and a system of trails along the Stavebank, Kenolli, Mary Fix, and Cooksville Creeks.

8. Convert the hydro corridors into useable open space.

Hydro corridors run along The Queensway and Queen Elizabeth Way in both study areas and should be developed to include walking and cycling trails.

9. Develop a variety of community amenities.

Residents noted a lack of community amenities in the study areas and recommended a community centre, a skating rink, an outdoor theatre, a library and playgrounds.

10. Reduce traffic speed and congestion in the study areas.

Residents generally felt that measures should be taken to reduce traffic speeds and congestion in and around the study areas. Specific traffic problems were noted at The Queensway and the intersections around the Queen Elizabeth Way and Cliff Road.



2.0 Introduction

2.1 Workshop Outline

On Tuesday, April 21st, Macaulay Shiomi Howson Ltd. (MSH) in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace) hosted an evening Kick-off Workshop for the Cooksville District Area Specific Review. The objective of this initial workshop was to introduce the study, explain the consultation process, highlight the study areas and obtain key interests, issues, and concerns from the community.

As participants arrived at the workshop, they were instructed to sit at one of two tables focusing on the area that was most applicable to them. The study areas included:

- **Area 1: Gordon Woods** - Bounded by The Queen Elizabeth Way, Queensway West, Stavebank Road, and Hurontario Street. Please refer to the map on page 4.
- **Area 2:** Bounded by Cooksville Creek, The Queen Elizabeth Way, Cliff Road, and Queensway East (with a portion extending north to King Street along Camilla Road). Please refer to the map on page 6.

The evening began with a welcome from Ward Councillor Nando Iannica, followed by a presentation from Susan Tanabe, the Manager of Community Planning for the City of Mississauga. Susan's presentation provided a brief overview of the study, its link to the Official Plan Review and how it is aligned with other City priorities (i.e. the Strategic Plan). This introduction was followed by a more detailed presentation by Liz Howson, which outlined the study purpose and process, the study areas, the policy framework and the background research to-date.

At each table, participants were asked to engage in a discussion based on a series of questions provided on the study area map as well as the individual handouts. Each table was asked to select a member of their group to take notes and report back to the room at the conclusion of the workshop.

Karen Crouse, Policy Planner, made concluding remarks and discussed next steps in the Area Specific Review process including asking attendees to sign up for the two area Local Advisory Committees, which are to begin meetings this month (May, 2009).

2.2 Who Came to the Workshop?

The workshop was attended by eighty-six members of the community, including residents, property and business owners. Staff from MSH, BMI|Pace and the City of Mississauga were present to help facilitate the workshop and answer any questions.

Staff in attendance from the City of Mississauga included:

- Nando Iannicca, Ward Councillor
- Susan Tanabe, Manager of Community Planning
- Diana Rusnov, Manager Development Team Central
- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner



2.3 What was Presented?



Maintain the character of the area.

A brief introduction by Susan Tanabe provided an overview of the study and the City's priorities. Topics included:

- Ongoing Studies; and,
- Cooksville Area Specific Review.

A presentation by Liz Howson outlined the study purpose and process, the study areas, the policy framework and the background research to-date. Topic Included:

- Presentation Overview;
- Study Purpose;
- Study Areas;
- Provincial Policy Context;
- Study Area 1: Gordon Woods - Enclaves, Cooksville District Plan Excerpt, Planning Policy, Issues and Opportunities;
- Study Area 2 - Background, Cooksville District Plan Excerpt, Planning Policy, Issues and opportunities;
- Study Area 3: Cooksville Hazard Lands - Cooksville District Plan Excerpt, Planning Policy, Floodplain Review, Potential Redevelopment Sites, Issues and Opportunities;
- Workshop Introduction; and,
- Next Steps.

* Please visit the website below to view these presentations.

3.0 Post-it Note Exercise

Prior to the PowerPoint presentation, participants were asked to write down their top three issues and/or concerns related to Area 1 or Area 2. The responses were summarized and presented back to the group following the presentation.

There were a number of issues and/or concerns common throughout the group and the following summarizes them in order of priority (based on the number of comments collected) for each of the two areas (please refer to the individual table discussions in Section 4.0 for more detail):

3.1 Area 1: Gordon Woods

Of the eighty-six participants, thirty-three made comments on the Post-it notes specifically related to Area 1: Gordon Woods. These comments are summarized below.

1. Maintain the Character of the Area

100% of the Post-it Notes included comments related to maintaining the character of Area 1: Gordon Woods:

- Maintain the density, lot size and zoning standards
- Preserve the rural character and quality of life
- Do not allow sub-divisions or monster homes



Avoid "monster homes" and sub-divisions.



2. Mature Forest/Trees

60% of the Post-it Notes included comments related to preserving the mature trees in the area:

- Maintain and protect the existing mature tree canopy
- Maintain and protect the environment in general

3. Traffic

39% of the Post-it Notes included comments related to impacts of intensified traffic and safety at intersections:

- Traffic is a major concern at Harborn Road entrance
- Traffic speeds need to be reduced in the area
- Traffic congestion is an issue on Hurontario Street

4. Development

24% of the Post-it Notes included comments related to impacts of new development:

- Smaller, reasonable lot sizes should be maintained
- New parks and plantings should be developed

5. Parks and Trails

24% of the Post-it Notes included comments related to opportunities for parks and trails:

- Existing open space should be maintained
- New parks and plantings should be developed
- The former hydro lines should be enhanced with trails/paths



Area 1: Gordon Woods



3.2 Area 2



Area 2

Of the eighty-six participants, twenty-six made comments on the Post-it notes specifically related to Area 2. These comments are summarized below.

1. Development

65% of the Post-it Notes included comments related to impacts of new development:

- Concern over the negative impacts of the Cliffway Plaza development
- Concern regarding the future development of Hancock Estate
- Concern regarding monster homes and high-rise development

2. Maintain the Character of the Area

42% of the Post-it Notes included comments related to maintaining the character of Area 2:

- Maintain the existing character, including low-density, large lots, tree canopy, and quiet streets

3. Traffic

38% of the Post-it Notes included comments related to impacts of intensified traffic and safety at intersections:

- General concern about traffic congestion/speed in the area
- Specific concerns for traffic/congestion on Hurontario Street and at the proposed Cliffway Plaza site.
- Safety issues with crossing The Queensway

4. Parks/Trails

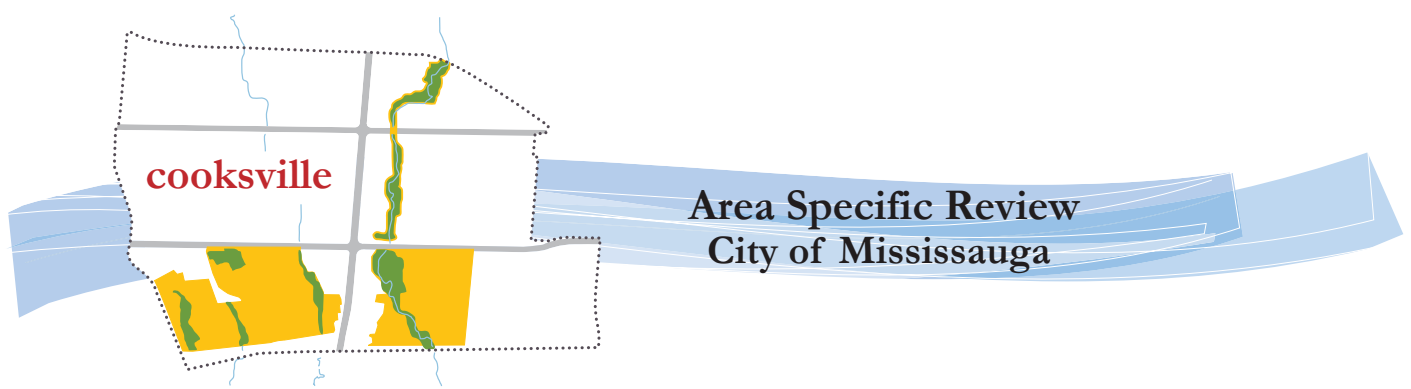
31% of the Post-it Notes included comments related to opportunities for parks and trails:

- There is a lack of community facilities in the area (library, fitness institute, and playgrounds)
- Existing green spaces (Cooksville Creek, and Camilla and Cooksville Parks) should be maintained
- More trails (biking and walking) and greater connectivity is desired

5. Mature Forest/Trees and Sustainability

10% of the Post-it Notes included comments related to preserving the mature trees in the area:

- The existing mature trees should be maintained and protected
- Natural areas in general should be maintained and protected
- There is concern about flooding, erosion and water quality in Cooksville Creek
- There is concern that intensification will result in greater air pollution



3.3 General Comments

There were an additional fifteen Post-it Notes that did not specify which area was discussed, but provided comments that could apply to either area.

1. Traffic

- A general reduction in traffic is desired

2. Development

- High-rise development is not desired
- Main street facades should be enhanced
- Commercial development should be limited to the edge of the communities

3. Maintain the Character of the Area

- The quality of life, existing landscape, mature trees and rural atmosphere should be maintained

4. Mature Forest/Trees

- Natural areas, and specifically the mature tree canopy, should be maintained and protected

5. Parks/Trails

- More public facilities and programs are desired



More parks were desired in both study areas.



4.0 Discussion Session



Stillmeadow Park.

For each of the study areas, the tables were encouraged to follow a series of questions provided on the area worksheets at each table. The questions are summarized as follows:

- What makes this area unique and what is your vision for the area?
- Which natural and man-made features are important and which can be improved?
- What new development is appropriate and where should it be located?

The following section summarizes the conclusions of each of the tables. A special thank-you to each of our presenters.

4.1 Area 1: Gordon Woods

Table 1 (Presented by Dave)

What makes this area unique and what is your vision for the area?

Gordon Woods is a 'countryfied' area characterized by large trees, and streets that are disconnected (i.e. Isabella Avenue) and do not require sidewalks. This makes the neighbourhood unique and it should be emphasized.

Which natural and man-made features are important and which can be improved?

The most important natural feature is the large, mature tree canopy that is sustained by the high water table and sandy soil.

What new development is appropriate and where should it be located?

Development is appropriate where it is logical and the residents of Gordon Woods are already allowing such developments. Examples include the residential subdivision, and the Trillium Health Centre which is oriented towards The Queensway.

Table 2 (Presented by Mike)

What makes this area unique and what is your vision for the area?

Gordon Woods is a nice (therapeutic) place that is often visited by walkers (both residents and non-residents). Many streets are sidewalk-free, and this is preferred as walkers co-exist with vehicles and regulate themselves. Their vision for the area is to maintain the status quo, including the natural, mature forest and single family homes.

Which natural and man-made features are important and which can be improved?

The most important natural feature is the tree canopy and the unique properties.

While the consistency in the houses was mentioned as an important feature, the lack of man-made features is what is most important in Gordon Woods (it is not called Gordon Park or Gordon Gardens).

Improvements could be made at the woodlot at the Isabella cross-over (Stillmeadow Park) which is a mess and should be cleaned up and they also wished to see creative solutions that could allow people to replace their septic tanks without negatively impacting the environment.



St. Mary's and St. John's Lithuanian Cemeteries.



Stavebank Creek.



Kenolli Creek.



What new development is appropriate and where should it be located?

The community recognizes that progress can not be stopped, but believes newly developed homes should remain consistent with existing homes in the area. There should be no subdividing of lots. No specific areas were recognized for future development.

Other Concerns

There is a significant concern regarding the impacts potential development may have on traffic. There was concern about the dangers at the intersection at Harborn Road and Grange Street.

Table 7 (Presented by John)

What makes this area unique and what is your vision for the area?

Gordon Woods’ unique character should be preserved including features that promote the high water table (no sewer system, as this lowers the water table).

Which natural and man-made features are important and which can be improved?

It was recognized that the most significant natural feature in the area is the mature tree canopy, but there was some concern that property owners are gradually cutting down their trees (based on a maximum number allowed per year in the bylaw). This bylaw should be adjusted with special preservation considerations for Area 1: Gordon Woods.

The lack of through-streets and well connected walking/cycling paths were seen as good man-made features.

What new development is appropriate and where should it be located?

As an alternative to infill development, vacant lots should be redeveloped as parks. It was suggested that Special Site 11 (in Mississauga Plan) could be extended to form a transitional zone (Site “11a”) that includes the surrounding areas.

There is potential for open space development along the hydro corridor including walking/cycling trails.

Table 9 - “The Gatekeepers” (Presented by Jackie)

What makes this area unique and what is your vision for the area?

Gordon Woods is to undergo as little change as possible. Preserve the large lots and the mature tree areas and natural habitats and maintain the large homes with large setbacks, maintaining the existing residential rhythm.

Which natural and man-made features are important and which can be improved?

Stillmeadow Park is currently underutilized, often vandalized and in need of improvement. It was recommended that the park be cleaned out, and new walking trails being created.

What new development is appropriate and where should it be located?

The intersection at Grange Street and Harborn Road is a gateway to Gordon Woods, and is therefore a likely candidate for intensification (i.e. Berkely Properties). There were concerns expressed that this intersection is dangerous and has many accidents and insufficient parking. Intensification will only make this worse.



4.2 Area 2



Tiveron Apple Market

Table 5 (Presented by Andrew)

The boundary for Area 2 should be extended to include the area that is subject to the Cliffway Plaza development proposal.

What makes this area unique and what is your vision for the area?

Preserve its existing character including the large lots, mature tree canopy and parks. It was also mentioned that sidewalks are not really wanted in the area because they are not suitable on many of the streets.

Which natural and man-made features are important and which can be improved?

The hydro corridor was an area that was recognized for improvement, especially the fields. The City needs to clean up the garbage and cut the grass. Concern was expressed over the hydro company "trimming" trees that were not interfering with servicing.

What new development is appropriate and where should it be located?

Appropriate development is housing that is consistent with the character and scale (i.e. monster homes along Camilla Road) of the existing neighbourhoods. However, there is concern that too much intensification would have adverse affects, including no greenspace, a lack of privacy and shadows.



Cooksville Creek.

Table 6 (Presented by Vivianne)

What makes this area unique and what is your vision for the area?

The area should remain as it is today. Specifically, there is concern about the future of the Hancock Estates and the preservation of Tiveron Apple Market.

Which natural and man-made features are important and which can be improved?

The run-down apartments on the North Service Road should be cleaned up or potentially converted into retirement homes as the residents in the area age. It was also felt that Cliff Park used to be a nice community asset but that it is in bad shape and is no longer being properly maintained.

What new development is appropriate and where should it be located?

Townhouses are not an appropriate form of development for the area and the developments at King Street and Camilla Road and Paisley Boulevard and Camilla Road should be 50' single-detached lots.



Hancock Estate.



School sites.



Table 8 (Presented by Ellys)

What makes this area unique and what is your vision for the area?

“Green and greener.” The area should remain a clean, family oriented place and the mature tree canopy should be preserved instead of being gradually destroyed.

Which natural and man-made features are important and which can be improved?

The Tiveron Apple Market was noted as an important community feature in Area 2.

A local community centre is missing from Area 2 and Cliffway Plaza could be a potential location for such a facility. This could include play areas and family oriented fitness activities and would promote a healthy community.

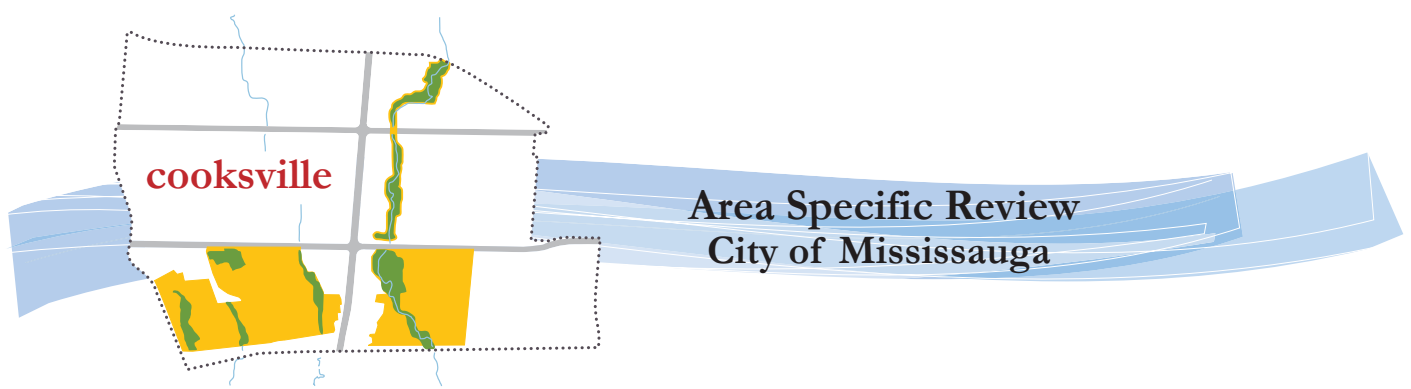
Along the hydro line, it was suggested that walking/cycling trails could be incorporated.

The heritage features (designated or non-designated) are very important to the area and they should be identified. It was suggested that “heritage trails” could be used to demonstrate the importance of these features.

The Hancock Estate was another important feature and it was suggested that this should be developed into an education centre.



The Tiveron Apple Market was noted as an important feature in the community.



5.0 Additional Comments

Individual questionnaires (identical to the questions provided on the worksheets) were provided at each of the tables and online, to encourage additional feedback from those who were not able to attend the workshop, or those who were not able to express all their comments throughout the evening. The following is a summary of the additional comments that were received following the Kick-off Workshop.

5.1 Area 1: Gordon Woods

What makes this area unique and what is your vision for the area?

The area is a quaint, rural “cottage-like” or “urban woodland” residential area and it should remain that way. Some of the features that characterize the area include the large mature tree canopy, large lots, public open spaces, quiet family traffic, lack of sidewalks and new development that is consistent with existing development.

Which natural and man-made features are important and which can be improved?

One participant noted the lack of through streets and excellent pedestrian/cycling connections as an important man-made feature, but it was generally noted that the lack of man-made features is what makes Gordon Woods unique. Natural features such as the large tree canopy and the high water table sustain the character of the area.

One participant felt that if the large trees could be preserved, the residents should encourage a public septic system, specifically at Parker Drive.

A number of suggested improvements were recommended including the addition of trails (particularly along The Queensway hydro corridor) and proper maintenance at existing open spaces (Stillmeadow Park), and a unique sign, logo or statue to enhance the entrances at Harborn Road/Highway 10 and Gordon Drive/The Queensway. Natural areas were also recognized as potential areas for improvement including enhanced access (some are hard to access because they are on private property) and replanting of trees.

It was noted that the regulations for removing trees should be stricter so people cannot remove a number of trees each year, eventually clearing the lot.

What new development is appropriate and where should it be located?

There were no specific areas suggested for additional development and it was felt that there should be no drastic change in the area. Some minor recommendations included renovating building facades, infilling vacant lots with consistent parks or single-family housing, and developing more parks.

Additional Comments

There was concern expressed about traffic, specifically at Harborn Road and Grange Drive.

Respondent expressed a desire to see Rabba Plaza on Harborn Road redesigned to solve traffic problems.

Some respondents commented that a special site designation (“11a”) should surround Special Site 11 and give recognition to the transition between the “centre core” and traditional sub-divisions.



5.2 Area 2

What makes this area unique and what is your vision for the area?

Additional comments for Area 2 described the area as a single family, residential neighbourhood with a “rural” character made up of large lots, no side walks, mild traffic, and large trees. It was noted that the area should remain this way.

One respondent recommended that green spaces be maintained, heights and densities for new development be restricted, and commercial zoning be restricted from encroaching on residential areas. They also wished to see more amenities, such as parks, community centers, outdoor theatres, and walking/cycling paths.

Which natural and man-made features are important and which can be improved?

A number of natural features were noted for their importance to the area, including the Cooksville Creek, existing parkland, the mature tree canopy, ravines and valleys, naturalized areas, and topography. Important man-made features included parks and trails, and consistent housing.

It was also noted that some important man-made features were missing (i.e. community centre, outdoor rink, outdoor theatre) while others could be improved (i.e. trails along hydro corridors, more trees, and buildings along the North Service Road).

What new development is appropriate and where should it be located?

No specific areas were recognized for future development but it was noted that new development should be consistent with the existing character (i.e. low-density residential housing).

Other appropriate development included more public spaces and amenities (i.e. parks, library, outdoor theatres, skating rink, and community centre) as well as the retention of the Cliffway Plaza fitness facility.

Additional Comments

One respondent felt that with intensification comes a number of problems, including lack of greenspace, increased traffic congestion, increased crime and shadow impacts. A second participant also felt that noise and pollution would be a concern with intensification.

Cliffway Plaza was identified as an issue. One respondent inquired as to whether the City has considered buying it and also noted that high-rise development is not appropriate here and the owner should consider working around the existing fitness facility.

It was noted that the advanced green light at The Queensway & Hurontario Street should function at all hours as turning left is consistently a hazard.

5.3 Area 3








There were some comments provided in regards to Area 3. One respondent was very concerned that Richard Jones Park maintains its character. The park is becoming unsafe at night (drinking, fires, etc.). Some recommendations included proper cleaning and maintenance, including the Creek, improved trail linkages, and additional sand on the sandbank where children play.

A second respondent noted that Area 3 is a family-oriented place for children to grow, run and play. The vision is for it to remain this way, with streets lined with large trees, not monster homes and multiple buildings. The bicycle paths were recognized as a significant man-made feature. Recommended development included a better library, decent parks and a recreation centre. It was stressed that the area is a walking-friendly place and there should be no high-rise development (as this might cause wind tunnel effects).

6.0 Demonstration Plans

6.1 Area 1: Gordon Woods





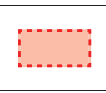



	<p>Study Area Boundary</p> <p>The existing canopy of mature trees should be maintained throughout the entire study area.</p>
	<p>Parks and Trails</p> <p>Stillmeadow Park is underutilized and considered to be unsafe by the community. It should be cleaned up, maintained and enhanced with new walking and cycling trails.</p> <p>The hydro corridors are potential open space areas. They should be cleaned up, maintained and enhanced with new walking and cycling trails.</p>
	<p>Special Sites</p> <p>St. Mary's and St. John's Lithuanian Cemeteries and registered (but undesignated) heritage properties at 2100 Gordon Dr. and 2170 Parker Dr. should be maintained and/or enhanced.</p>
	<p>Special Site # 11</p> <p>Special Site 11 is a special policy area directed at maintaining the character of Gordon Woods (i.e. setbacks, scale, lot size, trees, etc.). This boundary should be extended to include the entire study area.</p>
	<p>Traffic Concerns</p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p> <p>The intersection at Harborn Rd. and Grange St. and Hurontario St. and Harborn Rd. is very dangerous and needs to be improved (as new development is proposed for the area).</p>
	<p>Street Network</p> <p>Discontinuous streets create a "rural character" and allow streets that can be walked safely without sidewalks. These should be maintained.</p>
	<p>Creeks</p> <p>There are 3 creeks in Area 1: Gordon Woods (Stavebank, Kenolli and Mary Fix) and they should be enhanced and made more accessible through a system of connected trails.</p>

Note: The information included in the Demonstration Plan represents a summary of public input collected at the Kick-off Workshop held on April 21. The plan is for discussion purposes only and does not represent the final recommendation.

6.2 Area 2



	<p>Study Area Boundary</p> <p>The boundary should be adjusted to include the development proposal at Cliffway Plaza (Cliff Rd. and The QEW).</p>
	<p>Parks and Trails</p> <p>Camilla Park should be maintained and/or enhanced and should be part of a continuous trail system throughout the area.</p> <p>The hydro corridors are opportunities for open space development and should develop walking and cycling trails that connect with Camilla Park and other open spaces in the area.</p> <p>Cliff Park should be cleaned up and well maintained to increase usability.</p>
	<p>Special Sites</p> <p>Hancock Estates is an important feature in the community. It should be protected and potentially developed as an education centre.</p> <p>The Tiveron Apple Market is an important community feature and should be maintained.</p> <p>Registered (but not designated) heritage properties at 2130 Camilla Rd. and 199 North Service Rd. should be protected.</p>
	<p>Development Concerns</p> <p>The development at Cliffway Plaza should preserve the existing fitness facility and incorporate additional community facilities. Density should be carefully considered to fit within the neighbourhood context and minimize traffic impacts.</p> <p>The existing apartments should be cleaned up and potentially converted to seniors housing as the community population ages.</p>
	<p>Traffic Concerns</p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p>
	<p>Creeks</p> <p>Cookville Creek should be enhanced with greater public access and a well connected walking and cycling trail system.</p>

Note: The information included in the Demonstration Plan represents a summary of public input collected at the Kick-off Workshop held on April 21. The plan is for discussion purposes only and does not represent the final recommendation.



7.0 Next Steps

