

LANDOWNER AND USER ADVISORY COMMITTEE MEETING 5

4:00-6:30pm, Thursday August 2nd, 2012

Metro Hall, 55 John St. Rm 308/309

The fifth meeting of the Port Lands Acceleration Initiative Landowner and User Advisory Committee (LUAC) was attended by approximately 20 representatives of Port Lands landowners and users (see participant list attached). The purpose of the meeting was to brief LUAC representatives and seek their feedback on the updated findings and draft recommendations (see meeting agenda attached). A facilitated discussion followed the presentations. The summary below organizes feedback from the facilitated discussion into key advice from the LUAC for the Port Lands Acceleration Initiative Project Team to consider. This summary was available for participant review prior to being finalized.

The mandate of the LUAC is to provide a forum for feedback, guidance and advice to the Project Team at key points during the public consultation process. Please visit the project website (www.portlandsconsultation.ca) for more information.

FEEDBACK SUMMARY

Feedback from LUAC representatives is organized here into four areas, including: Support for the Updated Findings and Recommendations; Clarify Business Case Assumptions; Clarify Precinct Planning; and, More Information on Transit.

SUPPORT FOR UPDATED FINDINGS AND RECOMMENDATIONS

- Participants felt that the Port Lands Acceleration Initiative had come a long way, incorporating advice and feedback and ultimately responding with a superior plan that accommodates land owners and users.

CLARIFY BUSINESS CASE ASSUMPTIONS

- Participants suggested clarifying that the \$1.2B figure on “Master Developer Business Case” slide represents infrastructure costs for the first three precincts, not the entire Port Lands, and this is why there is a discrepancy between this figure and the \$1.9B figure cited on the overall Port Lands infrastructure cost slide.
- It was suggested that the projected build out duration (30 years) may be conservative, especially considering the rapid transformation of the Two Kings and Liberty Village. In light of this, it was felt that the Updated Findings and Recommendations should convey the difficulty of projecting demand with great confidence over long period of time and that projections do not dictate actual duration of the build out.
- It was suggested that assumptions used in the revenue sources could be clarified (e.g. use non-residential development charges, inflation rate of development charges, and other development related fees).

CLARIFY PRECINCT PLANNING

- Participants suggested clarifying who will be involved (e.g. City, WT, Local Owners Group, etc.) in the business case and implementation planning for each precinct, how soon it will commence, and if it will occur in tandem with the precinct land use planning and design process.

MORE INFORMATION ON TRANSIT

- It was suggested that more information could be provided on transit build out (e.g. enhanced bus, BRT, LRT) in relation to transit infrastructure costs in each phase.
- It was also suggested that it could be made clearer that the transit cost assumes that transit infrastructure will exist up to “door step” of Port Lands, and therefore only takes into account transit infrastructure within the Port Lands.

OTHER FEEDBACK

- It was felt that the presentation focused too much on the Lower Don Lands and not enough on the Port Lands as a whole. It was suggested that as the process moves forward, the Port Lands as a whole – including lands east of the Don Roadway – is emphasized.

Next Steps

The meeting wrapped up with representatives of Waterfront Toronto and the City of Toronto thanking participants for the important role they played in providing feedback throughout the process. It was noted that the Project Team heard a number of issues from participants and that an effort has been made to respond to all of them, ultimately producing a better plan. It was confirmed that the final public meeting for this phase of the Port Lands Acceleration Initiative will be held on August 8th, and that a staff report will be reviewed by the Executive Committee in September and full Council in October. The staff report will recommend directions for the entire Port Lands and include all of the studies created in support of the recommendations.

LUAC Meeting 5 Attendance

3C Lakeshore/ Pinewood Toronto Studios
16 Munition Street/33 Villiers Street
309 Cherry Street
Build Toronto
Canadian Salt
Castlepoint
Cimco Refrigeration
Diral Development Corporation
Infrastructure Ontario
Johnston Litavski Ltd.
National Rubber Technologies
Newlawn Developments

Scott Burns Planning Consultants
Showline Ltd.
Sifto
Rogers Communications Inc.
The Rose Corporation
Toronto Port Lands Company
Toronto Port Authority

Observers

Councillor Paula Fletcher
Councillor Pam McConnell's Office

LUAC Meeting 5 Agenda

Port Lands Acceleration Initiative
LANDOWNER AND USER ADVISORY COMMITTEE
MEETING #5
Thursday, August 2, 2012
Metro Hall, 55 John Street
Room 308/309
4:00 – 6:30 pm

PROPOSED AGENDA

4:00 pm Welcome, Introductions and Agenda Review
David Dilks, LURA/SWERHUN Facilitation Team

4:10 Executive Update
John Campbell, Waterfront Toronto
John Livey, City of Toronto

4:15 Presentation – Updated Findings and Draft Recommendations
Christopher Glaisek, Waterfront Toronto
David Kusturin, Waterfront Toronto

Questions of Clarification

5:15 Discussion and Feedback

Discussion Question:

What refinements, if any, would you make to the updated findings and draft recommendations for the:

Lower Don Lands/River Configuration
Port Lands
Business Case
Next Steps

6:20 Wrap-Up and Next Steps

6:30 Adjourn