

**Port Lands and South of Eastern Planning Studies
Land Owners and Users Advisory Committee
Meeting 13-1**

**Thursday November 21, 2013
Waterfront Toronto, 20 Bay Street, Town Hall Meeting Room
8:00 – 10:00 AM**

1. Agenda Review, Opening Remarks and Introduction

Ms. Liz Nield, CEO of Lura Consulting, began the Land Owners and Users Advisory Committee (LUAC) meeting by welcoming committee members and thanking them for attending the session. She introduced the facilitation team from Lura Consulting and led a round of introductions of LUAC members and staff from the City of Toronto, Waterfront Toronto and TRCA. Ms. Nield reviewed the meeting agenda and reminded LUAC members that a key role of the committee is to provide feedback and guidance to the project team ahead of public meetings. Ms. Nield also informed committee members that a revised LUAC Terms of Reference will be provided in the next few weeks.

A copy of the agenda is provided in Appendix A. A list of LUAC members participating in the meeting is included in Appendix B. Questions of Clarification are provided in Appendix C.

2. LUAC Briefing

The purpose of the first round of consultation was to introduce the current planning initiatives that the City, Waterfront Toronto and TRCA are working on in the Port Lands and South of Eastern areas.

A presentation by Cassidy Ritz, City of Toronto, City Planning Division, Shalin Yeboah, Waterfront Toronto and Angela Stea, City of Toronto, City Planning Division introduced the Port Lands and South of Eastern studies to LUAC members and included:

- Overview of Initiatives;
- Port Lands Planning Framework and Precinct Planning;
- South of Eastern Strategic Direction;
- Port Lands and South of Eastern Transportation and Servicing Master Plan EA.

It was noted that the presentation will be available online at www.portlandsconsultation.ca following the November 28, 2013 community consultation meeting.

3. Facilitated Discussion - Questions of Clarification, Feedback and Advice

LUAC members provided the following feedback and advice following the briefing:

Presentation

- Clarify why the planning study and consultation process focuses on two precinct planning initiatives when Council provided direction for three planning initiatives.

- Clearly label and identify the boundaries of the study area in the context slide.
- Clarify the project and consultation process timelines.
- Clarify the overall implementation timelines of the planning framework (e.g., short-term vs. long-term).

Transportation and Infrastructure

- Preserve and improve truck routes through the Transportation and Servicing Master Plan.

Land Use

- Consider the interests of existing land users, particularly industrial businesses, when planning for other uses (e.g., residential).
- Introducing sensitive uses (e.g., residences, schools, restaurants, etc.) can negatively impact industrial users and impact their ability to meet provincial approvals. Planners need to be cognizant of this when recommending setbacks in the planning framework.
- Some of the existing and surrounding land uses are not compatible with residential development in the Port Lands (e.g., Ashbridges Bay Sewage Treatment Plant).

A more detailed summary of the feedback session (including questions and answers) is provided in Appendix C.

4. Proposed Format for Upcoming Community Meeting

Ms. Nield informed LUAC members of the upcoming community consultation meeting scheduled for November 28, 2013 at Riverdale Collegiate. Ms. Nield briefly outlined the format of the meeting which will include an open house and presentation as well as several opportunities to ask questions of clarification and provide feedback.

5. Upcoming LUAC Meeting Dates

Ms. Nield thanked the project team and LUAC members for attending and adjourned the meeting.

Next LUAC meeting: January 2014



**Port Lands Planning Framework and
Port Lands and South of Eastern Municipal Class EA**

Land Owners and Users Advisory Committee (LUAC) Meeting – 13-#1

Waterfront Toronto, Town Hall Meeting Room

Thursday November 21, 2013

8:00 – 10:00 am

AGENDA

- 8:00 am** **Agenda Review, Opening Remarks and Introductions**
Liz Nield, Facilitator, Lura Consulting
- 8:15 am** **LUAC Mandate and Responsibilities – Quick Refresher**
- 8:20 am** **LUAC Member Briefing – Cassidy Ritz, City of Toronto & Shalin Yeboah, Waterfront Toronto**
1. Overview of Initiatives
 2. Port Lands Planning Framework and Precinct Planning
 3. South of Eastern Strategic Direction
 4. Port Lands and South of Eastern Transportation and Servicing Master Plan EA
- 9:20 am** **Facilitated Discussion – LUAC Questions, Feedback and Advice**
- Thinking about the material presented and the main topics covered in the presentation, what feedback or advice do you have to improve the clarity of the material in preparation for the upcoming community meeting?
 - Feedback on the different initiatives?
- 9:50 am** **Proposed Format for Upcoming Community Meeting**
- 9:55 am** **Next Steps and Closing Remarks**
- 10:00 am** **Adjourn**

Appendix B – List of Attendees

LUAC Meeting List of Attendees:

- Canadian Salt
- Cimco Refrigeration
- DNM Retaining Wall Systems
- ESSROC
- Holcim Canada Inc.
- National Rubber
- Redpath
- Rose Corp.
- Sifto Canada
- Telesat
- Tribal, Castlepoint, Kerbel
- Waterford Group

Appendix C – LUAC Questions of Clarification, Feedback and Advice

A summary of the discussion following the LUAC Briefing is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Q. Regarding the circles identified as key precinct opportunities, going forward is there an idea of what each location will look like?

A. Not at this time. That is something we would like to consult on. We don't have any particular ideas, and are looking for feedback from the public.

Q. As the project progresses do you plan to include businesses and land users in that consultation process?

A. Yes, definitely. But also keep in mind that this is meant to be a regeneration/revitalization plan. It will be a visionary framework that outlines how those areas should develop.

Q. You mentioned that City Council provided direction for three precinct planning initiatives in the Port Lands. It would be helpful to clarify why the project and consultation process only focuses on two of these.

A. It was mentioned during the presentation that the project is focusing on two of the three planning initiatives due to the contracted timeline. There's a lot of work to do and we needed to prioritize what to do first.

C. Also, in the initial context slide it would be helpful to identify what the boundaries of the study area are.

Q. During the presentation it was mentioned that there are appeals to the Ontario Municipal Board (OMB) regarding proposed connections and crossings in the study area. Who is appealing what?

A. The Broadview extension was appealed by the property owner located here [points to map]. The Carlaw extension across the ship channel was appealed by Ontario Power Generation. Completing the Carlaw extension is now more difficult than when it was initially proposed because of a new Hydro One switching station and the Portlands Energy Centre. What we need to do is look at where connections should go based on recent developments.

Q. What kind of connections are you anticipating in the study area? What will the connections over the shipping channel look like? Will they be lift bridges?

A. It could be a lift bridge, or it could be another kind of bridge, but that's something the Environmental Assessment (EA) will help decide. We recognize that it is an active ship channel and that any future connections would have to take that into consideration.

Q. Many of the properties have previously been used by industry and are brownfields. Will the soil be remediated?

A. We recognize that remediation will be needed, and should reference this more clearly.

Q. The Transportation and Servicing Master Plan should include the preservation and improvement of truck routes.

A. That's a good point, there are a number of challenges to address. We recognize that industrial activity will continue and know that trucking and residential development are not always compatible. We need to rationalize where those routes go based on where the industrial uses are located.

Q. As industrial users, we would like to not be considered a problem. It is a port area that is fundamental to the city.

A. The word 'rationalize' was used not to identify a problem but to recognize that industrial uses are not necessarily compatible with residential uses. We do have to find a balance and figure out how to reconcile competing interests in the Port Lands. We understand the need within the City for the shipping activities that happen in the Port Lands but it's about where those shipping activities take place and how that happens.

Q. Will the sewage treatment facilities remain where they are in this plan?

A. The sewage treatment plant is not something we are considering relocating. It serves a large portion of the city.

C. A sewage treatment facility is not necessarily compatible with residential development either.

A. Yes, that's a good point. That is something we'll have to take a look at.

C. Further to the conversation about competing land uses in the Port Lands, as industrial users we have to meet provincial approvals to operate. Introducing sensitive uses into the Port Lands will make it problematic for us to stay in compliance with those approvals depending on what's being proposed or developed. That's something you need to be cognizant of when describing setbacks in the plan.

Q. How firm will this plan be? How can we be certain that it won't be affected by future political ambitions? I believe there's a bid for either Expo 2025 or the 2024 Olympics which includes the Port Lands.

A. You are right about a potential bid for Expo 2025. Ernst and Young are studying the City's potential to bid for Expo 2025 and the 2024 Olympics. If Council decides to pursue the bid, the Port Lands is an obvious potential site for the games. There will be ideas that come up in the future about how to spark development. Part of this planning exercise is to put us in a better position to deal with those situations and bring credible and rational responses.

Q. Isn't there a way to say this is the firm plan? We need something to stop new ideas from displacing plans that have been approved.

A. The role of the planner is to make recommendations to Council, who make the decisions. We are working within the *Planning Act*.

Q. How fast will shovels go in the ground?

A. The Quays are slated to go first, but will require flood protection measures before development can happen. This area will develop in a phased approach over a long time due to the scale of the landscape. It's likely a 50 year plan in reality.

Q. I appreciate what you said about timing, but what is the timeline for the projects in the Quays and Film Studio Precinct? Is it five years, ten years?

A. It's difficult to say at this point, but it depends when funding and financing become available. We are working on a financing strategy. The City just passed its five-year development charges bylaw, which will enable to City to collect money across the municipality.

C. In other words development also depends on the planning tools that are available.

A. Yes.

Q. Are copies of the presentation available to take with us?

A. The presentation will be available online after the public meeting on November 28, 2013 at www.portlandsconsultation.ca.

Q. Could you clarify the timing of the precinct planning?

A. We will put forward recommendations to City Council at the end of March 2014. It is important for people to recognize that this area is subject to a special policy area and requires provincial approval to make changes to the zoning bylaw and other policies.

C. It would be helpful to include more information about the timing and the study process in the presentation.