

STAKEHOLDER ADVISORY COMMITTEE MEETING 5

4:00-6:30pm, Wednesday August 1st, 2012

Metro Hall, 55 John St. Rm 308/309

The fifth meeting of the Port Lands Acceleration Initiative Stakeholder Advisory Committee (SAC) was attended by approximately 20 representatives from member organizations (see participant list attached). The purpose of the meeting was to brief SAC 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 SAC 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 SAC 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 (portlandsconsultation.ca) for more information.

FEEDBACK SUMMARY

Feedback from SAC representatives is organized here into four areas, including: Support for Lower Don/River Configuration; Clarify Demand and Revenue Projections; Clarify Precinct Planning Process; and, Other Advice.

SUPPORT FOR LOWER DON LANDS/RIVER CONFIGURATION

- Participants felt that the look of the Lower Don Lands and River Configuration had improved greatly since the last iteration, and that it was good to see that elements of the original EA plan had been incorporated. Some thought that the north edge of the park along Commissioners Street could be improved to make it seem less straight and hard edged.
- While the reasons for focusing on the Lower Don Lands and River Configuration in the presentation were appreciated, participants felt that an effort should be made to better show the planning and analysis that has been done on the Port Lands as a whole.
- Participants suggested making it explicit that concerns about port navigation and dock wall access necessitated modifications to the Lower Don Lands and River Configuration.

CLARIFY DEMAND AND REVENUE PROJECTIONS

- Participants suggested making it clear that the “Master Developer Business Case” projections are based on development in the Quays and east of the Don Roadway precincts, and not the Port Lands as a whole.
- A concern was raised that the projected retail/office/residential mix would not come to fruition (as has been the case in other parts of the City). It was suggested that an effort should be made to ensure that a true mix of uses will happen.
- It was suggested that the office demand projection could be clarified – i.e. it does not represent Financial District-equivalent AAA class office space. It was noted that office uses outside of the Financial District often have a large amount of surface parking, and there was a desire to avoid this in the Port Lands.
- Participants felt that it should be made clear that the projected retail demand does not mean that there will be “big-box” format retail.

CLARIFY PRECINCT PLANNING PROCESS

- Participants suggested that the use of s. 37 contributions in the revenue projection should be minimized.
- Participants suggested making it clear that the Central Waterfront Secondary Plan will remain as the guiding policy document for further planning processes in the Port Lands, particularly with regard to park land and affordable housing provision.
- Participants also suggested making it clear that the precinct planning process will involve input from the City of Toronto, Waterfront Toronto, Land Owner Groups and the public.
- There was interest in more information on the composition of Land Owner Groups and their role in the precinct planning process.
- Specific ideas for incorporation into the precinct planning process included zero-net-energy development and ensuring connections between existing adjacent neighbourhoods and the Port Lands.

MORE INFORMATION ON TRANSIT

- It was felt that a greater amount of information about the level of transit in each phase and timing of the transit build out would act as a compelling confidence builder for developers.
- It was suggested that a greater level of investment in transit should happen earlier in the phased build out – while there may not be a desire to provide greater investment before the demand is present, transit investment itself can generate demand through incentivizing development in the Port Lands.
- It was suggested that the progression of transit on Queens Quay (e.g. bus service to LRT) could be used as an example of the progression of transit in the Port Lands.

OTHER ADVICE

- There was interest in more information on the issue of governance – i.e. if it would be addressed within or subsequent to this process. It was suggested that the tri-partite agreement and Waterfront Toronto's role in guiding Port Lands development be maintained.
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- The significance of the film studio lands was discussed and it was suggested that creative industries already within the Port Lands could be considered as a catalyst use.

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.

SAC Meeting 5 Attendance

Building, Industry and Land Development Association
Canada Green Building Council – Greater Toronto Chapter
Canadian Urban Institute
Canadian Urban Transit Association
CivicAction
CodeBlueTO
Corktown Residents and Business Association
Cycle Toronto (formerly Toronto Cyclists Union)
Don Watershed Regeneration Council
East Toronto Community Coalition
Goderham Worts Neighbourhood Association
Sherwood Park Residents Association
South Riverdale Community Health Centre
St. Lawrence Neighbourhood Association
Toronto Green Community
Toronto Industry Network
Waterfront Action

Regrets

Beach Waterfront Community Association
Canadian Advanced Technology Alliance/Intelligent
Community Initiative
Evergreen
Federation of North Toronto Residents Associations
Film Ontario

Friends of the Spit
Kingsway Residents Against Poor Planning
Lake Ontario Waterkeepers
Martin Prosperity Institute/Institute for Competitiveness and Prosperity
Midland Park Community Association
Outer Harbour Sailing Federation
Real Property Association of Canada
Retail Council of Canada
Toronto Association of BIAs
Toronto Board of Trade
Toronto Centre for Active Transportation
Toronto Island Resident Association
Toronto Passenger Vessel Association
Toronto Park People
Toronto Field Naturalists
Toronto Youth Cabinet
Tourism Toronto
Urban Land Institute of Toronto
West Don Lands Committee
Weston Residents Association
Observers
Councillor Paula Fletcher
Councillor Pam McConnell's Office

SAC Meeting 5 Agenda

Port Lands Acceleration Initiative

STAKEHOLDER ADVISORY COMMITTEE

MEETING 5

Wednesday, August 1, 2012

Metro Hall, 55 John Street

Room 308/309

4:00 – 6:30 pm

PROPOSED AGENDA

4:00 pm Welcome, Introductions and Agenda Review
Nicole Swerhun, 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