



**Villiers Island Precinct Plan
Stakeholder Advisory Committee and Land Owners and Users Advisory Committee
Meeting #1 Summary**

**Monday, May 12, 2014
Waterfront Toronto, Boardroom
8:30 – 10:30 AM**

Agenda Review, Opening Remarks and Introduction

Liz Nield, Lura Consulting, began the Stakeholder Advisory Committee (SAC) and 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 SAC/LUAC members and staff from the City of Toronto, Waterfront Toronto, Toronto and Region Conservation Authority (TRCA) and Urban Strategies. Ms. Nield reviewed the meeting agenda and noted that the SAC and LUAC will be combined for this precinct planning process. She added that a key role of the joint committee is to provide feedback and guidance to the project team throughout the study, particularly ahead of community consultation meetings (CCMs). Ms. Nield also reminded SAC/LUAC members of the upcoming CCM on Thursday, May 15, 2014.

David Dilks, Lura Consulting, provided a brief overview of the proposed format of the May 15 CCM, noting that there will be opportunities for feedback and interactive discussion at the meeting, as well as online feedback via the Port Lands consultation website.

A copy of the agenda is provided in Appendix A. A list of SAC/LUAC organizations that attended the meeting is included in Appendix B. Questions of Clarification posed by SAC/LUAC members are provided in Appendix C. Additional written feedback submitted by SAC/LUAC members after the meeting is included in Appendix D.

SAC/LUAC Briefing

The purpose of the first SAC/LUAC meeting for the Villiers Island Precinct Plan was to introduce and collect feedback on the draft vision, guiding principles and land use options developed by Waterfront Toronto, the City of Toronto and Urban Strategies.

A presentation by Amanda Santo, Waterfront Toronto and Melanie Hare, Urban Strategies, reviewed the Villiers Island Precinct Plan components and included:

- Overview of Port Lands Initiatives and Planning Context; and
- Villiers Island Context, Vision, Guiding Principles and Streets and Blocks Options.

A copy of the presentation will be available online at www.portlandsconsultation.ca following the May 15, 2014 community consultation meeting.

Facilitated Discussion – Questions of Clarification, Feedback and Advice

Following the briefing, SAC/LUAC members addressed the following discussion questions:

1. Do you have any feedback on the:
 - Draft vision and guiding principles?
 - 3 options?
 - Proposed evaluation criteria?
2. 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?

A summary of the feedback and advice is provided below (includes both oral feedback and written comments submitted via comment forms). A summary of the Q&A is provided in Appendix C.

Presentation/Key Messages:

- Clearly identify which properties are privately- and publicly-owned, or occupied through long-term leases in each of the land use options.
- Include images of industrial buildings that are currently being re-used for current-day activities in the precinct (e.g., Foundry building).
- Increase the width of streets with rapid transit or streetcars on any maps shown to indicate they will accommodate streetcars/transit.
- Communicate that building shapes shown on the options are for illustrative purposes and that actual shapes/form may vary (concern that many of the shapes shown on the options are L-shaped).
- Compare the size of green spaces/parks in the precinct plan to other green spaces/parks in Toronto to provide a visual reference.
- Clearly communicate that the precinct plan represents phased development over the long-term (e.g., 10 to 50 years) and that there will likely be overlap between existing uses that are there now, and new uses which will emerge over time. Be as clear as possible about likely timelines for redevelopment, while communicating that this is a long-term process and that the schedule may be affected by many variables.
- Clearly communicate the project assumptions and identify current landmarks to help people orient themselves within the precinct (e.g., Cherry St. bridge, T+T Supermarket, Turtle Island, etc.).

Draft Vision:

- Preserve the industrial and light industrial uses currently in the precinct – concerns were raised that the current draft vision eliminates them.
- Incorporate sustainability in the vision for the precinct.
- Add notion of economic development to each of the vision, guiding principles and evaluation criteria.

Draft Guiding Principles:

- Consider reordering the guiding principles so that guiding principle #10 “Ensure that the precinct plan is viable and implementable...” is at the top of the list.
 - Move the principle further up the list, but do not make it the top priority. It takes creativity to implement an ambitious vision.

- Incorporate sustainability in the guiding principles for the precinct. We need to “reach for the stars” to ensure sustainability and high building standards are achieved.
- Explain how the precinct plan and guiding principles refer back to the City’s economic development objectives and support the growth of creative class and knowledge-based industries.

Draft Streets and Blocks Options:

- Would like to see development focused along the central spine.
- Keep location of Catalytic Use flexible until later in the planning process.
- Include performance standards for mixed use (such as those used on King Street West) in the development of the precinct plan.
- Ensure that the “Western Dock” continues to be operational.
- Ensure that the Cherry Street realignment is accessible to trucks that transport goods (e.g., salt, sugar and aggregate) out of the port.
- Highlight the types of employment uses that will be encouraged to locate in this precinct.
- Develop an option that maintains existing industrial and port uses in the precinct.
- Explain whether expropriation will be necessary and who will be financially responsible for the development of parks and transit.
- Option #1: Addresses my preferences/concerns the most.
- Option #2: Support this option, but if it is done with regard for existing commercial/industrial uses.
- Option #3: Extend the park north of Centre Street between Commissioners Street, Cherry Street as in Option #2.

Evaluation Criteria:

- Include criteria that speak to maintaining employment uses and the City’s economic development objectives.

Consultation Process:

- Ensure feedback provided by SAC/LUAC members is conveyed to the public at the Community Consultation Meeting.
- Clarify the role of SAC/LUAC members in the next steps of the project (e.g., creative problem solving, integrating feedback from the public, etc.).
- Engage First Nations communities to explore how catalytic uses in the preferred option can be used to highlight First Nations history and continued presence in the Port Lands.

Precinct Plan Name:

- Reconsider the name change from Cousins Quay to Villiers Island. Concern that “island” may raise concerns from a developability perspective.
- Like the use of “island” in the name – will give the precinct a distinct identity.

Adjourn

Ms. Nield thanked SAC/LUAC members for providing feedback and adjourned the meeting.

Next SAC/LUAC Meeting: Summer 2014



Villiers Island Precinct Plan

**Stakeholder Advisory Committee (SAC) and
Land Owners and Users Advisory Committee (LUAC) Meeting #1**

Waterfront Toronto, Board Room

Monday May 12, 2014

8:30 – 10:30 am

AGENDA

- 8:30 am** **Welcome and Introductions**
Liz Nield, Facilitator, Lura Consulting
- 8:40 am** **SAC and LUAC Mandate and Role – Overview**
Liz Nield
- 8:50 am** **Proposed Format for Upcoming Community Meeting**
Liz Nield
- 8:55 am** **SAC and LUAC Member Briefing**
- Overview of Current Initiatives – Amanda Santo, Waterfront Toronto
 - Precinct Plan Context, Vision and Options – Melanie Hare, Urban Strategies
- 9:45 am** **Facilitated Discussion – SAC and LUAC Questions, Feedback and Advice**
1. Do you have any feedback on the:
 - Draft vision and guiding principles?
 - 3 options?
 - Proposed evaluation criteria?
 2. 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?
- 10:25 am** **Next Steps and Closing Remarks**
- Community Meeting – Thursday, May 15, Morse Street Junior Public School, 180 Carlaw Ave, Open House @ 6:00 pm, Meeting 6:30-9 pm
 - SAC/LUAC Meeting #2 – Summer 2014
- 10:30 am** **Adjourn**

Appendix B – List of Attendees

SAC/LUAC Meeting List of Attendees:

- Toronto Region Board of Trade
- Toronto Port Lands Company (TPLC)
- Greyhound Canada
- Cimco Refrigeration
- Metro Toronto Convention Centre (MTCC)
- 16 Munition Street
- Cycle Toronto
- Don Watershed Regeneration Council (DWRG)
- Gooderham and Worts Neighbourhood Association (GWNA)
- Fasken Martineau
- Johnston Litavski Planning Consultants
- Toronto Park People
- Hydro One
- West Don Lands Committee (WDLC)
- CodeBlueTO
- Film Ontario
- Redpath Sugar
- Toronto Green Community
- Keith Veira

Appendix C – Questions of Clarification

A summary of the discussion following the SAC/LUAC briefing is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please note this is not a verbatim summary.

Q. Is the input we provide today going to be used to revise the materials presented at the Community Consultation Meeting (CCM) on Thursday May 15, 2014?

A. The presentation will be revised in time for the CCM, but not the land use options included within it.

Q. Does this mean the public will not know what was discussed here this morning?

A. The public will be informed that a SAC/LUAC meeting took place before the CCM, as part of the Villiers Island consultation process. A summary of the concerns raised during today's SAC/LUAC meeting and how they are being addressed will be provided to the public. There simply is not enough time to revise the land use options before the CCM this Thursday.

Q. Will the SAC and LUAC play a more active role in getting to the next stage of the precinct plan, for example, processing findings and creative problem solving?

A. Yes, that is the intention. There will be two SAC/LUAC meetings before the revised precinct plan materials are presented to the public.

C. I want to clarify that we don't lease, we own our site.

A. What I meant is there are private land owners who own and operate their businesses and there are publicly owned lands operated by both private and public entities. Thank you for that clarification.

Q. Regarding the Guiding Principles, why is number 10 ("Ensure that the precinct plan is viable and implementable from an economic and city wide perspective") not number 1?

A. The guiding principles are not meant to be ranked.

Q. They are presented as if they are ranked. I would assume viability and implementability would be the starting point for the precinct plan. Why is there no reference to industrial and commercial uses in the guiding principles? The only reference you make to these uses is as industrial heritage. These are some of the last lands in the City that support industrial and commercial uses. The impression I'm getting is that these uses have not been included in this plan.

A. The way land will be used over the long term is being considered more broadly in the Port Lands Planning Framework. Industrial and commercial uses are part of a larger planning piece.

C. I don't see any language that identifies industrial uses in this precinct plan. You are not contemplating any industrial uses on Villiers Island, is that correct?

A. Yes.

Q. There was a comment made about First Nation history/heritage during the presentation. Has the project team reached out to First Nation's communities as part of this planning process? I would like to see First Nations engaged and highlighted in the proposed catalytic site.

A. First Nations communities have been included in the planning process. They were invited to attend this morning's meeting, but were unable to attend. Further, Notice for the Community Meeting was couriered to six or seven First Nation communities in the area.

A. The Mississaugas of the New Credit First Nation were involved in work completed on the broader Port Lands Planning Framework a month ago.

A. In terms of the proposed catalytic use – anything is possible. Any idea can be considered.

Q. I have some concerns about the second and third land use options presented this morning. What happens to the heritage structure at 33 Villiers Street in the second and third plans?

A. In all of the options, your building is shown in a variety of ways. The intent is to demonstrate that your building can stay in place, or as an option be redeveloped.

C. Redevelopment is only an option if we decide to sell it. Lands that are currently privately owned and operated within the precinct need to be clearly identified to the public.

A. The building at 33 Villiers Street (Foundry Studio Company) used to be a foundry and is currently on the City's list of heritage buildings. The heritage status of the building is being assessed throughout this process by Taylor Hazel Architects.

C. I have been through thirty years of public meetings. Your faces may have changed, but my face hasn't. Identify which properties/buildings are privately owned or occupied by long-term leases in your presentation so the public understands they will not be redeveloped as part of the precinct plan.

A. We can identify them in the presentation slides.

Q. Our building has been there since 1911.

A. Your point is excellent and well taken, we agree. We need to make it clear that there's no development potential on privately owned lands without the owner's involvement.

C. There is a lot of ongoing interest in the space available at 33 Villiers Street. We added a million dollars of additional space to accommodate new tenants.

A. There is going to be gradual, phased development in this area over a long time. Flood protection will take at least 20 years. Public lands may be relocated; there will likely be overlap between what is there now and what is there eventually. We are not looking to expropriate privately owned land. Private owners may decide to sell their properties, but that is their choice. We will take this discussion into account and make sure it is phrased more carefully for the public.

C. I am concerned that the Port Lands is such a huge area; re-naming Cousins Quay as Villiers Island is good idea in terms of place making and shaping a distinct identity. Waterfront Toronto started redeveloping the Port Lands 14 years ago. Since then we've been talking about making the Port Lands an example of sustainability, but we've failed. Other places have achieved standards that we don't even think about. Let's reach for the stars. There are many low tech ways to make that happen. Make that the vision for the Port Lands.

A. We are considering a suite of sustainable initiatives as part of the precinct plan such as options for stormwater management and district energy. Waterfront Toronto also ensures new buildings/structures are developed to Leadership in Energy and Environmental Design (LEED) Gold standards at a minimum.

A. We concur as a team in terms of your ambition. We are working with ARUP to prepare a carbon modeling tool to test options going forward.

C. Include sustainability in vision and guiding principles.

C. Include pictures of buildings and properties that are currently in use throughout the precinct in the presentation (e.g., foundry building and other industrial uses). Also provide examples of land owners and users that are still in the neighbourhood and how they move within the precinct. Highlight what kind of uses will be encouraged as the precinct redevelops. Make sure main streets (e.g., Commissioners Street) are emphasized in maps. Use a variety of building shapes to identify where development will take place instead of only L-shaped buildings. The name sake street, Villiers Street, should be emphasized in the slides.

Q. How does the precinct plan support the City's economic development and growth strategies relating to creative- and knowledge-based industries (e.g., film, animation, etc.).

A. We will be revising the language in the guiding principles and evaluation criteria based on feedback provided earlier this morning.

C. First, the principle in terms of land use as a mixed-community in most people's minds is a mixture of residential and commercial uses, but there may be opportunities for single-use buildings in the precinct. My second point is that performance standards should be included in the plan, such as those used in the re-development of King Street West. Lastly, I am having trouble with the new precinct name as an island if it is intended to promote new development. There are negative connotations associated with an island, such as limited access during inclement weather.

A. Performance standards are something that we can build into the policy work. Your point about the island is well taken. It is the one area in the Port Lands that becomes an island as a result of the Don River mouth re-naturalization.

A. From what I understand, your concern is about accessibility, particularly in the winter. We did not touch on transportation and transit options during the presentation, but we are working to make sure there are options for pedestrians, cyclists and vehicles and that the precinct is accessible. It did become clear to us that we are essentially creating an island by re-naturalizing the mouth of the Don River and wanted to make sure that this is reflected in a special way.

Q. How will the Cherry street realignment cross through Lake Shore Boulevard? Will it be at the existing bridge?

A. The Cherry Street viaduct will be moved westward as part of the Flood Control measures.

C. When you send out information ahead of meetings, include information about timelines. People don't necessarily understand that we're essentially talking about two generations in elapsed time before the precinct plan starts to take shape.

A. It's difficult for us too. Phases one to three could happen in the next 10 years or over the next 30 years. It depends on decision-making and other variables (e.g. re-naturalization, market absorption, etc.).

C. It's still important to speak to that so that people understand why the timing is unclear.

C. It is not clear what kind of uses are being promoted on the employment side of this redevelopment. People are attracted to the waterfront for a variety of reasons and uses. It would be cool to see some of those uses in a re-developed employment style mixed-use community. I'm don't think people want a typical mixed-use development with commercial/retail (e.g., Starbucks) at grade with residential above.

A. Each land use option presents a variety of opportunities. Some of the blocks could be designed for vertical integration of mixed use, there is flexibility regarding where they are situated. We are working to ensure the preservation of office space, but we don't have specific users in place.

A. The objective is to maximize opportunities for employment uses in the area; what that looks like evolves in an urban area. We are also thinking about how to integrate smaller businesses and commercial uses at grade. The Port Lands Planning Framework will outline the preferred location of different employment uses.

A. There won't be distribution centres or those types of traditional uses.

C. Speak to that clearly to avoid alienating people that have lived and worked there for years.

Q. Is anyone from Councillor Paula Fletcher's office present here today?

A. The Councillor was invited, but could not attend at the last minute.

Q. The Councillor needs to be aware of all sides of the discussion. Business owners need representation here politically to ensure our needs and concerns are understood.

A. She will be provided with a summary of the meeting.

A. These tend to be smaller sessions; Councillor Fletcher does have a busy schedule. Part of the reason we are here today is to hear from different interests and perspectives and ensure they are included in the planning process. I understand some of you have been involved in the redevelopment of the Port Lands longer than I have, but that is part of the process. You are being heard; a meeting summary will be prepared.

Appendix D – Additional Written Feedback

Comments and feedback submitted by SAC/LUAC members after the meeting are included below.

Taking a look through the panels, we have a couple concerns. We do see the existing ownership map on page 3, but it seems like the highlighting of private properties degrades as the presentation continues.

In the main “Keating Gateway Page 10” our property is clearly listed as heritage. The heritage listing is fine to remain, however we would like the property to be also listed as private.

In the “Cultural Core Page 11” and “Central Spine Page 12” main diagrams, the building is not listed as heritage (unlike many of the others are), nor is it labeled as private.

Showing diagrams like these to the public, doesn’t depict a factual landscape of the area or it’s ownership. Furthermore, the public and or commercial “say” might be influenced without presenting all the particulars.

We understand that these diagrams only present ideas and possibilities. We would appreciate if current and future diagrams clearly demonstrate which properties are private regardless of future potential.

We look forward to the Landowners meeting on May 12th and the Public meeting on the 15th.

Thank you for the presentation this morning. A considerable amount of planning has taken place with highly skilled dedicated resources, internal and external. The 3 plans are not different and do not provide sufficient innovation representing Toronto. The innovation might be seen as changing the flow of the Don river creating the island, possible majority of the cost. There is limited/no renewable energy infrastructure considering its unique location.

The core/center of the development should complementary heritage buildings agreed, however designated by new function. The core area should be creative for the next 100 years, designed to inspire collaborative innovations across Canada in digital, web, high tech R&D, Robotics and personal growth. A new Sheridan College campus should be the core, sparking innovation in digital media, technical start-up labs utilizing ultra-high speed network for global collaboration, community access and much more.

Example: The core should be free of all fossil fuel vehicles, supported by circular external roads fed by external grids (create fossil free Transportation Zones). Villiers Island transportation should be complemented by co-op/shared electric transportation network not reliant on TTC. TTC should be part of the external grid feeding the island (example CNE). We have a once in a lifetime opportunity to create a Precinct the world will envy. Selected areas should be designed to take advantage of wind currents for augment climate management with covered natural spaces extending all year access and protection from weather conditions. We should encourage sustainable food research and test labs year round, sharing knowledge with farmers, producers and health organizations in Canada/globally. Reduce the impulse for more fast coffee/food conglomerates. Allow local businesses to gain community foothold and grow. I hope to attend the meeting on Thursday, time permitting.