

## LANDOWNER AND USER ADVISORY COMMITTEE MEETING 1

8:30-10:30am, Wednesday February 15<sup>th</sup>, 2012

20 Bay Street, The Rostie Group – Rainy Lake Room

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*The first meeting of the Port Lands Acceleration Initiative Landowner and User Advisory Committee (LUAC) was attended by over 50 representatives of Port Lands landowners and users (see participant list attached). The purpose of the meeting was to brief LUAC participants on the Port Lands Acceleration Initiative and seek their feedback and advice (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](http://www.portlandsconsultation.ca)) for more information.*

### FEEDBACK SUMMARY

Feedback from LUAC members focused on four key areas related to the Port Lands Acceleration Initiative, including: Understanding Costs/Phasing/Scope; Engaging Landowners and Users; Specific Property Issues; and Other Advice. This summary reflects the advice shared by LUAC members with Waterfront Toronto and the City of Toronto.

#### COSTS/ PHASING/ SCOPE

**The LUAC features a lot of development and financing experience and expertise and given the right information, this experience and expertise can be used to help solve the problem at hand.** Specifically, more information on overall infrastructure costs and the scope and costs associated with different phasing options will enable LUAC participants to provide more focused feedback.

**It is also important to provide the general public with the same cost and phasing information.** This would present a realistic picture of what is feasible and encourage ideas and feedback that are implementable.

**Greater clarity should be provided on the scope of potential change for the Don Mouth EA.** In particular, participants would like more information on the alternatives being considered for the configuration of the mouth of the Don.

#### ENGAGING LAND OWNERS AND USERS

**There is a need to involve landowners/users as early and directly as practical in the project.** Landowners/users need to be involved in order to reduce uncertainty regarding potential immediate and long term impacts of accelerated development on their operations in the Port Lands.

**In addition to the LUAC and one-on-one interviews with landowners, it was suggested that meetings between the project team and groups of landowners/users with similar interests might be useful.** These meetings could be a means of enabling sub-sets of owners/users with common interests to share their ideas and concerns with the project team and explore solutions.

## SPECIFIC PROPERTY ISSUES

**There are many specific landowner/user issues that require special attention**, including:

- It should be made explicit in all presentation materials that lands on the north side of the Keating Channel are not included in this Acceleration Initiative;
- It should be noted that the Don Mouth EA preferred alternative passes through privately-held property and implies a discontinuation of the existing land use on this property;
- Concern about the long term maintenance of the ship channel and dock wall in relation to impacts on port users' operations; and
- Concerns about specific film sector leases being impacted by the outcome of this Initiative.

## OTHER ADVICE

**It's important that the role of particular working groups be very clear** - that way landowners know who to connect with about specific issues (e.g. who to connect with regarding the status of existing development applications, and who to connect with regarding employment and potential local economic impacts of the Initiative).

**It is important that the general public understands the importance of employment and other existing land uses in the Port Lands.** The public also needs to be realistic about what can and can't be done in the Port Lands. The Port Lands are such an important area that new thinking around issues specific to this ward may be needed.

## Next Steps

The meeting wrapped up with representatives from Waterfront Toronto and the City of Toronto confirming with participants that the LUAC will continue to meet at the same time of day, with a schedule that matches the availability of new information from the project team. The following information will be made available to LUAC participants: Presentations and attendance list from first LUAC meeting; and a list of properties that may be affected under different development scenarios.

### LUAC Meeting 1 Attendance

107644 Ontario Ltd	Rideau Bulk
3C Lakeshore	Rogers Communications
3C/Pinewood	Sifto Canada Corp
Aird & Berlis LLP for 3C Lakeshore	St. Mary's Cement Inc
Booth Shore Investments	Telesat
Build Toronto	The Canadian Salt Company Ltd.
Cargill	The Cannington Group
Cherry Beach Sound	The Rose Corporation
Cimco Refrigeration	Toronto Hydro
Cinespace	Toronto Port Authority
Corus Entertainment	Toronto Professional Fire Fighters Association
Fasken Martineau	Toronto Terminals Railway
Hydro One	Toronto Waterfront Studios Development Inc
IKO	TPLC
Intelligarde	TPLC
J Company Holding & Investment	TRCA
Johnston Litavski Ltd	Unit Park
LaFarge Canada Inc	Port Lands Landowners
Maple Leaf Sports Entertainment	Waterford Group
MTCC	
National Rubber Technologies	<b>Observer from the SAC</b>
planningAlliance	West Don Lands Committee
PS Production Services	

## LUAC Meeting 1 Agenda

Port Lands Acceleration Initiative

### LANDOWNER AND USER ADVISORY COMMITTEE MEETING # 1

20 Bay Street, 12<sup>th</sup> Floor

The Rostie Group, Rainy Lake Room

8:30 – 10:30 am

#### PROPOSED AGENDA

- 8:30 am**      **Welcome, Introduction and Agenda Review**  
Nicole Swerhun, SWERHUN | Facilitation & Decision Support
- 8:45**            **Project Overview**  
John Campbell, President and CEO, Waterfront Toronto  
John Livey, Deputy City Manager, City of Toronto  
Mike Williams, General Manager, Toronto Economic Development & Culture
- 9:00**            **Landowner and User Briefing**
- Overview of the Port Lands and history of planning
  - Review of existing plans
  - Overview of Technical Working Groups and work underway
  - Project deliverables
  - Feedback from Kick-Off Public Meeting (December 12, 2011)
- 9:30**            **Facilitated Discussion**  
Questions, Feedback, Advice from Land Owners and Users
- 10:15**          **Next Steps**
- 10:30**          **Adjourn**