

LANDOWNER AND USER ADVISORY COMMITTEE MEETING 3

8:30-10:30am, Wednesday March 21st, 2012

20 Bay Street, The Rostie Group – Rainy Lake Room

The third meeting of the Port Lands Acceleration Initiative Landowner and User Advisory Committee (LUAC) was attended by over 35 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) for more information.

FEEDBACK SUMMARY

Feedback from LUAC representatives is organized here into five areas, including: Support for Phasing; Support for a Strong Framework and Market Driven Implementation; Opportunity is Underestimated; Flood Protection; and, Other Thoughts.

SUPPORT FOR PHASING

Several participants support the proposed approach to phasing development in the Port Lands. They said it made the area “more digestible”, facilitates development, and helps get the revenue to help implement subsequent phases. Other comments related to phasing included:

- Interest in seeing development accelerated on Polson and Cousins Quay because they could contribute significant revenue to the City;
- Support for an approach that uses the market to determine when/if existing uses would like to move rather than requiring relocation;
- Request that areas unlikely to be developed in the next 20 years be identified (since many people on the LUAC have investments beyond 20 years), for example the area south of the ship channel; and
- An observation that the phasing options present a fork in the road for the future of the Port Lands, and that that the decision to raise the Don Roadway means we’re choosing to protect the eastern part of the Port Lands while leaving the western at risk for longer.

SUPPORT FOR A STRONG FRAMEWORK AND MARKET DRIVEN IMPLEMENTATION

Several participants focused on the importance of creating and entrenching a framework plan to guide development in the Port Lands, identifying phasing opportunities and a rough timeframe, and then letting the market decide where and when to act. Other comments/suggestions included:

- Recognizing that a lot of very good planning has taken place through this process, and the importance of entrenching that work in City’s Official Plan and creating bylaws that provide people with regulatory certainty about the future (several participants said they would like to see this happen as soon as possible); and

- Identifying the maximum densities that will be permitted in the area because this is necessary for investment.

OPPORTUNITY IS UNDER-ESTIMATED

Several participants said that they “found the numbers light” and that they felt the process was underestimating the opportunity in the Port Lands. They feel that the Port Lands are a tremendous asset that can capture a greater percent of the market share than estimated, with one noting that “not a week goes by when we don’t get a call from developers who want to buy land in the Port Lands”. Another participant noted that the Port Lands seem quite large, however when land for green space, flood protection and other areas (like the ship channel) are accounted for the remaining land is much less than 1000 acres and much more likely to be developable.

FLOOD PROTECTION

The observation was made that it appears that realigned 4WS was the preferred flood protection option because it delivers the most developable land. There was a request to see the other criteria considered when selected realigned 4WS, and a similar analysis undertaken (e.g. considering criteria such as cost, phasing, land use, etc.).

OTHER THOUGHTS

Other thoughts and suggestions shared by participants included:

- An interest in seeing the breakdown of the \$3 billion in costs associated with infrastructure so that developers can see what they can contribute to/pay for (*Waterfront Toronto and the City noted that they will provide a more detailed breakdown of costs as it becomes available*);
- An interest in understanding how Waterfront Toronto and the City of Toronto will deal with catalytic development opportunities other than a World Fair or an Olympics (*Waterfront Toronto and the City encouraged anyone with ideas around catalytic developments to approach them directly*); and
- A need to receive the presentation materials in a format suitable for sharing internally so that companies have the information they need to provide the feedback that Waterfront Toronto and the City of Toronto are looking for (*It was noted that the presentations will be online and available for public review starting March 31st at www.portlandsconsultation.ca*).

Next Steps

The meeting wrapped up with representatives of Waterfront Toronto and the City of Toronto confirming that the second round of public consultation would be a two-step process. Key findings and preliminary options will be presented at an open house drop-in session on March 31st, and then public input and comments will be sought at two identical workshop meetings on April 3rd and 4th. An official notice of the upcoming public consultation will be distributed to LUAC representatives.

LUAC Meeting 3 Attendance

Canadian Salt
Castlepoint
Cherry Beach Sound
Cinspace Studios
Fasken Martineau DuMoulin LLP
Holcim (Canada) Inc.
Johnston Litavski Ltd.
Lafarge
Metro Toronto Convention Centre
planningAlliance
Redpath Sugar
Rideau Bulk Terminal
St. Mary's Cement Inc.

Telesat
The Cannington Group
The Rose Corporation
Toronto Port Lands Company
Toronto Waterfront Studios Development
Tribal Partners
Van Space Inc.
Waterford Group

Observers

Toronto Green Community (from SAC)
Councillor Paula Fletcher's Office

LUAC Meeting 3 Agenda

Port Lands Acceleration Initiative
LANDOWNER AND USER ADVISORY COMMITTEE MEETING # 3
20 Bay Street, 12th Floor
The Rostie Group, Rainy Lake Room
8:30 – 10:30 am

PROPOSED AGENDA

- 8:30 Welcome, Introductions and Agenda Review**
SWERHUN | Facilitation & Decision Support
- 8:35 Introduction**
John Campbell, Waterfront Toronto
- 8:40 Update Briefing**
1. **Environment**, TRCA
 2. **Market Analysis and Land Use Demand Forecast**, City of Toronto
 3. **Development Planning and Phasing**, Waterfront Toronto
- 9:30 Facilitated Discussion**
1. What do you like about the directions emerging?
 2. What, if anything, concerns you? Why?
 3. What refinements, if any, would you like to see explored?
- 10:55 Next Steps**
- 10:30 Adjourn**