

**Port Lands and South of Eastern Planning Studies  
Stakeholder Advisory Committee  
Meeting 13-1**

**Thursday November 21, 2013  
City Hall, 100 Queen Street West, Committee Room 4  
7:00 – 9:00 PM**

## **1. Agenda Review, Opening Remarks and Introduction**

Ms. Liz Nield, CEO of Lura Consulting, began the Stakeholder Advisory Committee (SAC) meeting by welcoming committee members and thanking them for attending the session. She introduced the facilitation team from Lura Consulting and also led a round of introductions of SAC members and staff from the City of Toronto, Waterfront Toronto and TRCA. Ms. Nield reviewed the meeting agenda and reminded SAC members that a key role of the committee is to provide feedback and guidance to the project team throughout the study, particularly ahead of community consultation meetings.

A copy of the agenda is provided in Appendix A. A list of SAC members that participated at the meeting is included in Appendix B and Questions of Clarification posed by the SAC are provided in Appendix C.

## **2. SAC 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 SAC 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 the presentation will be available online at [www.portlandsconsultation.ca](http://www.portlandsconsultation.ca) following the November 28, 2013 community consultation meeting.

## **3. Facilitated Discussion - Feedback and Advice**

SAC members provided the following feedback and advice after the briefing:

### **Presentation**

- Simplify the scope and content of the planning studies being presented to avoid overwhelming people with too much information.
- Avoid using acronyms and use plain language wherever possible.

- Be clear about the project and public consultation timelines.
- Clarify the study area boundaries and clearly label all maps and diagrams to help people orient themselves.
- Use different colours to differentiate each study area.
- Remove the section of the presentation with the neighbourhood overlays and show examples of different street grid patterns only.
- Include a reference map in the corner of every slide so people can orient themselves to each particular initiative being presented.
- Include a panel or slide that documents some of the changes currently taking place in the Port Lands to give people a sense of the current conditions.

#### Consultation Materials

- Provide people with a discussion guide that includes background information to take away with them.
- Include links to online resources or the project website in the workbook.
- Carefully think about what kind of feedback you would like to receive from the public and revise your questions to be more targeted and focused. Be clear with people what you are asking them to tell you.

#### Port Lands and South of Eastern Planning Study

- Ensure that each area is developed with a distinguishing character or identity.
- The Planning Framework should be bold and visionary.
- Identify what heritage resources and buildings are in the Port Lands as well as any views that should be protected.

#### Transportation and Servicing Master Plan

- Rename this initiative to avoid confusion given that the areas referenced in this study are not consistent with the definition of the Port Lands.

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 SAC 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 SAC Meeting Dates

Ms. Nield thanked SAC members for providing feedback and assured them that the project team will revise the presentation based on the comments and suggestions raised at the meeting. Ms. Nield also informed SAC members that the project team will be canvassing for SAC members for each specific initiative at the community meeting. Ms. Nield then thanked the project team and SAC members for attending and adjourned the meeting.

**Next SAC meeting: January 2014**



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

**Stakeholder Advisory Committee (SAC) Meeting – 13-#1**

City Hall, Committee Room 4

Thursday November 21, 2013

7:00 – 9:00 pm

**AGENDA**

- 7:00 pm**      **Agenda Review, Opening Remarks and Introductions**
- Liz Nield, Facilitator, Lura Consulting
- 7:15 pm**      **SAC Mandate and Responsibilities – Quick Refresher**
- 7:20 pm**      **SAC Member Briefing – Cassidy Ritz, City of Toronto & Shalin Yeboah**
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
- 8:20 pm**      **Facilitated Discussion – SAC 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 material itself?
- 8:50 pm**      **Proposed Format for Upcoming Community Consultation Meeting**
- 8:55 pm**      **Next Steps and Closing Remarks**
- 9:00 pm**      **Adjourn**

## Appendix B – List of Attendees

### SAC Attendees :

- Citizens for a Safe Environment
- Corktown Residents and Business Association
- Craig Scott, Member of Parliament
- Cycle TO
- Don Watershed Regeneration Council
- Gooderham Worts Neighbourhood Association
- Lake Ontario Waterkeeper
- Toronto Field Naturalists
- Rocket Riders
- Walk Toronto
- West Don Lands Committee

## Appendix C – SAC Questions of Clarification

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

**Q.** What is a PGM?

**A.** It's the Planning and Growth Management Committee.

**C.** Label the street names in every diagram large enough to give people, especially at the public meeting, a frame of reference.

**Q.** What is the issue between the streetcars and the hydro wires?

**A.** Installing streetcar infrastructure on Commissioners Street is problematic due to the existing hydro towers in the middle of the road. Certain clearances would be required. The hydro towers are also a physical impediment to development and it has been indicated that the transmission wires affect broadcasting capabilities. They do present a challenge and we are interested in exploring ways to address those challenges.

**C.** You could do what is being done elsewhere in the waterfront and put the right of way on one side of the corridor and traffic on the other side.

**Q.** How does the master transit plan that was completed in 2005 fit into this plan?

**A.** Was that the Terms of Reference developed?

**Q.** No, it was the transportation plan for the Port Lands.

**A.** We are looking at all the previous work that was done in the Port Lands and building on it. There are definitely things that need to be updated. We're doing that as part of this planning process.

Post Meeting Note: In 2006, the TTC and Waterfront Toronto prepared a draft Terms of Reference for an Individual Environmental Assessment to identify the transit improvements required to support planned development in the Eastern Waterfront. The Environmental Assessment process did not proceed following the completion of the draft Terms of Reference.

**Q.** What do you want people who come to the public meeting to do? Too much information was presented this evening for people to absorb.

**A.** The main idea is to introduce all of the studies together because of the interconnections between them. We did discuss the possibility of organizing separate meetings for each initiative, but due to the overlap between the studies we thought it would make more sense to streamline the process. This first meeting is intended to be an introductory meeting to 1) present the different initiatives that we're working on, 2) explain some of the work that will be completed as part of those initiatives, and 3) to find out what the public thinks about what we are doing.

**A.** To clarify the format of the public meeting will include an open house with information booths set-up for each initiative, followed by a presentation and question and answer period. There will be time after the question and answer period for people to revisit the open house booths and share their feedback, or ask additional questions. Project team members will be at each station to answer questions or to provide more information about the specific initiatives.

**Q.** What did you want to emphasize at the end of the South of Eastern Study part of the presentation?

**A.** The end of that part of the presentation was about what ties both of the areas together and that's the Transportation and Servicing Master Plan.

**Q.** So you're talking about the two precincts?

**A.** We don't refer to South of Eastern as the two precincts, but the Transportation and Servicing Master Plan ties together the South of Eastern area and the Port Lands.

**Q.** It seems to me that what is being suggested is the need for precinct planning. Are there two precincts that you want people to comment on? And then there is the servicing that connects the two. I don't know how you are going to deal with sustainability. You mentioned several times that this has to be sustainable. What I saw presented were things done in the past, sustainability is about looking forward and exploring new ideas. I don't see any. Maybe we need to talk about what sustainability is and building new buildings and providing new opportunities for servicing. It's not the old model that we should be striving for, especially if we're talking about implementation over 50 years.

**A.** Thank you for your comments. We will revise the presentation to address those points.

**C.** I'm concerned about capturing your audience and not losing them in the first five minutes. You spoke about a lot of studies and used a lot of acronyms. Ramp up the beginning of presentation to the top level and tell people we have a plan for the Port Lands which has been endorsed by Council and now we need to create a framework to guide future development in the Port Lands. Tell them about the South of Eastern Strategic Direction and why that is being included and then from there introduce the individual precinct plans. Simplify the message so you're not giving them mountains of detailed information.

**A.** What you're suggesting is a simplified, tiered approach. Sounds good, thank you.

**C.** I have two suggestions, one for the whole project and one for next week's meeting. I would like to see an informing principle for the whole project that each precinct area has a distinct or identifying feature. As the City redevelops, all the funky areas are getting turned into a bland rash of not bad looking condo buildings with retail at grade. Soon you won't know whether you are in Mirvish Village or the Distillery District because they are all going to end up looking exactly the same and I think that's depressing. In the Port Lands, which is quite flat, this may be challenging but there are some interesting old buildings and it's close to the water. I think a guiding principle that every area plan should have some distinctive feature that gives people a sense of place is important.

**A.** Building on that, what I'm hearing is that each area in the Port Lands should have its own unique identity.

**Q.** My suggestion for the public meeting is that it would be helpful if people had something on paper to take away. It's comforting for people to know they have some background information to refer to later.

**A.** We have drafted a workbook for the meeting next week that provides a snapshot of each initiative and some focused discussion questions. Is that something that would be helpful?

**C.** Yes, if it includes some maps and diagrams.

**Q.** It's crucial at beginning of the public meeting for people to know whether they should be taking notes or not. The workbook should also have links to online resources. Also, the Transportation and Servicing Master Plan does not fit the definition of the Port Lands because you're excluding the Lower Don Lands. It's confusing when you refer to it as South of Eastern and the Port Lands when it's not the Port Lands.

**A.** We'll try to come up with a better name for it.

**Q.** Can you remind me why the Polson Precinct Plan is not included as part of this study?

**A.** Quite frankly, we have enough work to do at the moment. We decided to temporarily put that initiative on hold until we complete these other initiatives.

**Q.** So there isn't another reason why the study is on hold?

**A.** It's a workload reason and it's an interest reason. There are also long-term lease holders on Polson Quay who haven't expressed a lot of interest in a new precinct plan. So given our workload, we decided to put it on hold, but it is still part of the overall plan.

**Q.** Is there a list of the OMB appeals that we can access to give us a sense of what is being challenged?

**A.** The issue is that the Waterfront Secondary Plan, with the exception of the Easy Bayfront and West Don Lands is under appeal, so it's more than just the Port Lands. I [C. Ritz] can see if something can be pulled together with respect to appeals specifically in the Port Lands.

**C.** I have a comment that builds on something that was mentioned earlier. What jumped out at me during the presentation is the overlay of the Port Lands over distinct areas and downtown neighbourhoods. That's something that people can relate to. I agree that each area needs to be defined by a specific identity or character. Typically during the development process, things get watered down. To aim for something really characteristic and really unique in each area gives it a better chance of being implemented.

**Q.** I mentioned the need to label streets and long-term buildings in the diagrams. Most people don't know what anything is in the Port Lands. Also, there was a whole section in the presentation with overlays of Liberty Village and some other neighbourhoods to show examples of different development patterns. I think it's better to leave out those overlays and just show examples of street grids. It just seems like a chunk thrown in for no particular reason. You could put those overlays on panels around the room instead. It would also be helpful to have a reference map in the corner every slide so we know where the particular initiative you are talking about is in the Port Lands, or colour code them. One last thing, try to use plain language whenever you can.

**C.** Use different colours to differentiate each study area. Most people coming in to the public meeting won't understand what they're looking at.

**C.** You need to articulate that we're planning a future, and that we need a bold vision of what the Port Lands should like, which requires creative thinking. Transit infrastructure has to go in first and should be prioritized regardless of what's there. We don't want to encourage auto reliance.

**A.** We will take a look at the transit routes and where they should be provided. We are not in a position to guarantee that we'll be able to put transit on every street located within the Port Lands; it costs money. We would like to put forward a realistic plan that the City can afford and one that services the needs of the area.

**Q.** You mentioned the Broadview extension during the presentation. In previous discussions going back a few years the emphasis was on the Carlaw extension across the Ship Channel. It appears as if the Carlaw extension has been downgraded and the Broadview extension is now being emphasized. What is the story behind this change?

**A.** None of the connections across the ship channel are being downplayed. The intent is to look at where connections should be provided across the Ship Channel. The Carlaw extension is a bit problematic as Hydro One recently completed a new switching yard across the ship channel at the end of Carlaw. The location of the Portlands Energy Centre also makes that connection difficult to achieve.

**Q.** How does it work when a ship needs to pass under the bridge? Is there someone attending that bridge all the time?

**A.** The bridge across the ship channel is owned and managed by the Toronto Port Authority (TPA).

**Q.** Does someone have to be there all the time, or given that there's fairly little traffic on the ship channel, is there a schedule?

**A.** We are not familiar with TPA's operations. It's something we can look into. We do recognize that the Ship Channel is actively used, and will continue to be used. Any additional connections will have to accommodate ships moving through the Channel.

**C.** As you move forward in your review of what's in the Port Lands, it's possible that the heritage resources (e.g., the views, buildings, etc.) within the study area are the defining characteristics you're looking for. You should take a cue from what's already there. You could identify what heritage resources and buildings are in the Port Lands as well as any views you would like to preserve.

**Q.** You mentioned that you are hiring a consultant for South of Eastern. What is that consultant going to do?

**A.** The consultant will be doing the background economic study for the South of Eastern Strategic Direction. This includes doing surveys on what kind of employment uses are currently there, providing projections on what kind of employment uses are best suited for the area and what services those employment uses would need. That analysis will be used by other consultants to outline the built form and urban design considerations for the area. Once that information is brought forward by the consultants in a summary report, they will be integrated into the Strategic Plan.

**Q.** As a member of the public, I do not like to be asked my opinion about something if the decision has already been made. I think it's fair to ask the public for feedback on things that you actually want public input on and that people have an opportunity to influence. But don't ask them for input on something that you're not going to give them a vested interest in. It's up to you to decide what it is that you want the public input on.

**A.** What we're saying is that this is an employment area. We're not looking to change this into a residential neighbourhood. The fact that the South of Eastern Area has these employment uses is really important to the City. The intent of this study is not to go in with a blank slate for things that are not supportable under the Official Plan. We need a certain amount of employment lands, and this area has been designated for employment uses.

**A.** We'll be sure to carefully think about what kind of input we're asking for, and clarify our questions.

**C.** We've been through so many of these processes. The public would like to see what kind of effect they've had on the process.

**C.** You should include a panel or include a slide in the presentation to give people an idea of some of the changes that are currently taking place in the Port Lands and to let them know this isn't a plan for more plans.

**Q.** What kind of feedback are you expecting from people? What kind of questions are you going to ask?

**A.** That is something we should have conveyed earlier. We will be sure to clarify that at the public meeting. We're looking for feedback on the initiatives that you're interested in. We understand that some people have been more focused on the Lower Don Lands who would be more inclined to provide feedback on the Cousins Quay Precinct Plan for instance. There are other people who are more passionate about the South of Eastern Area and what should happen there. The intent is to collect feedback on the initiatives that you are interested in. The workbook will also have some structured questions about each of the initiatives.

**C.** I think every time you show a map you should include some kind of symbol to give people a sense of place and help orient them in relation to other things.

**Q.** What exactly are you going to do at the discussion stations? The word discussion conveys sitting down and reaching a consensus on something which doesn't work in the given timeframe. It also ~~isn't~~ is not consistent with what you're asking for; what you're really asking for is ideas. I'd be more inclined to rename them to something like Brainstorming Stations. I am also interested to know what the schedule is for future community meetings. There's a limited amount of time for something the public will be strongly interested in. Do you have any online engagement plans for people to go to after the meeting?

**A.** There was a website created as part of the Port Lands Acceleration Initiative which we will continue to use. All of the information from the meetings will get posted there. The workbook will also get transformed into an online survey. We are creating a web presence. That website is [www.portlandsconsultations.ca](http://www.portlandsconsultations.ca).

**C.** You need to emphasize that this is a Master Plan. When you consult with the public, ask how they envision the connections between these areas.

**C.** The questions need to be more focused to get substantive feedback.

**A.** We will work clarifying and focusing the questions. One of the other ideas we are considering to do at the open house is to have different activities (e.g., dotmocracy, flip charts and post-it note activities) so that people can interact with the material at each station.