

STAKEHOLDER ADVISORY COMMITTEE MEETING 2

4-6pm, Wednesday February 29th, 2012

Waterfront Toronto, 20 Bay Street, Suite 1310

The second meeting of the Port Lands Acceleration Initiative Stakeholder Advisory Committee (SAC) was attended by over 30 representatives from the member organizations (see participant list attached). The purpose of the meeting was to brief SAC representatives 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 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. This was the second of several Stakeholder Advisory Committee (SAC) meetings that will take place between February and May of 2012. Please visit the project website (portlandsconsultation.ca) for more information.

FEEDBACK SUMMARY

Feedback from SAC representatives focused on the four consultant studies presented (Market Sounding, Market Analysis & Revenue Potential, Funding Alternatives, and Flood Protection and Naturalization) as well as general advice for the Project Team. This summary reflects the advice shared by SAC representatives with Waterfront Toronto and the City of Toronto.

MARKET SOUNDING

- Consider more interviews with sovereign wealth funds (e.g. China, UAE) – these funds are investing in infrastructure around the world and may be willing to take on immediate short term risks.
- Consider conducting a “market sounding” with the three orders of government to get an idea about their thoughts on economic benefits and contributing to future revitalization, including “matching funds” contributed by private sector.
- Consider interviewing developers that have done work on other parts of the waterfront (e.g. Camrost Felcorp).

MARKET ANALYSIS & REVENUE POTENTIAL

- Consider the extent to which development in the Port Lands will be affected by uptake in East Bayfront and West Don Lands.
- Important to know where industrial fits into the “best mix” of uses that will be recommended for the Port Lands. The amount of industrial uses could affect the future viability of the current port functions.
- Range of opinion on “quality of jobs” as a criterion for assessing mix of uses in Port Lands.
- When assessing retail potential, it is important to consider retail uses that function as gathering places (e.g. cafes).

FUNDING ALTERNATIVES

- Consider site-specific development charges (e.g. Chicago rail yard revitalization) or phased bond issuance/financing as a way of getting better reception and uptake.
- Consider creative/non-traditional funding models for dealing with waste/energy infrastructure provision (e.g. Project Green by airport).
- Further information on risk transfer would be useful, including how the City backstops debt issued by another entity.

FLOOD PROTECTION

- Further information on TIFs would be useful, including: definition of dedicated use, impact of TIFs on housing affordability, benefit of value windfall for city as a whole.
- It would be useful to have further information on total property tax currently collected from Port Lands and a comparable area of Toronto in terms of the level property taxes required to fund TIFs.
- It would be useful to have further information on how financing of Port Lands development may impact financing of other major projects that are underway (e.g. Crosstown) or are being considered (e.g. Sheppard subway).
- Consider impacts of temporary flood protection (i.e. raising grade on specific development sites) on areas outside of or adjacent to Port Lands – which may be affected by flooding.
- It would be useful to have further information on the optimized alternatives presented, including: change in size of floodplain, scale of new development blocks, costs of different alternatives, and costs of components of each alternative.
- Concern that flood protection is taking precedence over re-naturalization and park space and that phasing of flood protection could push off completion indefinitely.

OTHER ADVICE

- Encouraging public support for investment is just as important as creating a business case to encourage government investment. Concern about how public support for development in the Port Lands may be impacted if changes are made to the Don Rover alignment.
- It is important to consider the impact of not developing the Port Lands (e.g. how much greenfield land would not be developed as a result of Port Lands development).
- It would be useful to provide greater context and graphic illustrations/comparators for some of the numbers presented, including: geographic size of global examples, comparative statistics between Port Lands and global examples, and built form visualization of the gross floor area numbers of different uses.
- It would be useful if maps of the Port Lands included the eastern gap of the Toronto Harbour.

Next Steps

The meeting wrapped up with a request from SAC representatives for additional time to provide feedback on the briefing materials delivered to date. Representatives from Waterfront Toronto and the City of Toronto confirmed that it would be helpful to the Project Team if SAC representatives could share the briefing materials from the first and second meetings of the SAC with their organizations' members, and provide their members' feedback for inclusion as an attachment to this summary report. To facilitate this feedback, the following will be provided for distribution to SAC organization members:

- From SAC Meeting #1: The powerpoint presentation that provided SAC members with background and context to the Port Lands Acceleration Initiative;
- From SAC meeting #2: An updated version of the series of background "primers" developed primarily by consultants to the City of Toronto and Waterfront Toronto to help inform the Port Lands Acceleration Initiative; and,
- A Feedback Form with focus questions from the second SAC meeting.

SAC Meeting 2 Attendance

Beach Waterfront Community Association
Building Industry & Land Development Assoc (BILD)
Canada Green Building Council
Canadian Urban Institute
Canadian Advanced Technology Alliance (CATA)/Intelligent
Community Initiative
Canadian Urban Transit Association
Code Blue Toronto
Corktown Residents and Business Association
Don Watershed Regeneration Council
Evergreen
Federation of North Toronto Residents Assoc.
Friends of the Spit
Gooderham & Worts Neighbourhood Association
Greater Toronto Civic Action Alliance
Martin Prosperity Institute/Institute for Competitiveness and
Prosperity
Midland Park Community Association
Outer Harbour Sailing Federation
Retail Council of Canada
Sherwood Park Resident Association
South Riverdale Community Health Centre
St. Lawrence Neighbourhood Association
Toronto Association of BIAS
Toronto Board of Trade

Toronto Cyclists Union
Toronto Field Naturalists
Toronto Green Community
Toronto Industry Network
Toronto Island Resident Association
Toronto Park People
Toronto Youth Cabinet
Urban Land Institute of Toronto
Waterfront Action
West Don Lands Committee
Weston Residents Association

Regrets

Film Ontario
Kingsway Residents Against Poor Planning
Lake Ontario Waterkeepers
Real Property Association of Canada
Retail Council of Canada
Toronto Centre for Active Transportation
Toronto Passenger Vessel Association
Tourism Toronto

Observers

Port Lands Landowners (LUAC)
Councillor Pam McConnell's Office

SAC Meeting 2 Agenda

Port Lands Acceleration Initiative
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Wednesday, February 29, 2012
Waterfront Toronto, 20 Bay Street, 13th Floor

PROPOSED AGENDA

- 4:00 pm** **Welcome, Introductions and Agenda Review**
SWERHUN | Facilitation & Decision Support
- 4:05** **Update Briefing**
1. **Overall Context**, City of Toronto
 2. **Market Sounding**, PricewaterhouseCoopers
 3. **Market Analysis & Revenue Potential**, Cushman & Wakefield
 4. **Funding Alternatives**, Scotia Capital
 5. **Flood Protection**, AECOM
 6. **Toward the Business and Development Plan**, Waterfront Toronto
- 5:05** **Facilitated Discussion**
- 5:55** **Next LUAC & SAC Meeting**
SAC Meeting # 3 - Wed, Mar 21
- 6:00** **Adjourn**