



Community Update Meeting #3
Held on June 9, 2011
Lakeside Terrace–Harbourfront Centre
6:00-8:00 pm

Attendees:

Approximately 80 people attended the third Community Update Meeting.

Purpose of the Meeting:

The meeting was the third in a series of community update meetings planned for the Central Waterfront. They are intended to provide the public with information on projects underway in the area. The meeting is structured around a series of short presentations, followed by opportunities for members of the public to ask questions and provide feedback.

Feedback forms were also circulated to the attendees. The feedback forms asked questions on what topic areas members of the public are most interested in hearing more about and provided space for members of the public to provide comments and feedback on the information presented.

Agenda:

1. Welcoming Remarks
2. Update from Waterfront Toronto
3. York Quay Revitalization Update
4. Portland Slip Water's Edge Update
5. Queens Quay Design Update
6. Discussion

Presentations:

1. **Welcoming Remarks**
Pino Di Mascio, Urban Strategies Inc.

Pino Di Mascio of Urban Strategies Inc. welcomed everyone to the community update meeting and thanked the attendees for their interest in the initiatives and activities taking place on Toronto's waterfront. He provided a quick summary of the purpose of the community update meetings. Specifically, he mentioned that they are intended to be a forum to share information on phasing and development of key projects underway. He continued by reviewing the agenda and the structure of

the meeting. Pino noted that questions will be taken from the audience at the end of the short presentations.

2. Update from Waterfront Toronto

John Campbell, Waterfront Toronto

Chris Glaisek, Waterfront Toronto

John Campbell of Waterfront Toronto thanked everyone for their ongoing commitment to the waterfront revitalization efforts. John provided an overview of several of the key projects and initiatives, including the new parks and public spaces that recently opened. He also invited people to review Waterfront Toronto's online community report at www.waterfronttoronto.ca/2011 to learn about the latest developments. Some of the projects and initiatives that he noted were:

- Waterfront Toronto's recent announcement of the open access ultra-broadband infrastructure, in partnership with the pioneering telecommunications firm Beanfield Metroconnect
- The opening of Sherbourne Common south in September 2010 and the announcement that the north side will open this summer.
- George Brown College Waterfront College, which is currently under construction, bringing more than 3,500 full-time students to the area in 2012.
- Parkside, a 0.38 hectare site that borders Sherbourne Common, is being developed by Great Gulf Group of Companies in partnership with Waterfront Toronto and designed by famed architect Moshe Safdie. The development project is currently going through City approvals and the sales centre will open later this year.
- Bayside, a 4 hectare site immediately east of the George Brown Waterfront Campus, is being developed by Hines in partnership with Waterfront Toronto. The design team includes Cesar Pelli, Fred Clarke and Stanton Eckstut. The Bayside project is currently before the Design Review Panel.
- Construction launch of Underpass Park, currently a derelict and unused space beneath a series of overpasses, was held on May 26, 2011.
- Waterfront Toronto is working in partnership with Infrastructure Ontario, Toronto 2015 and Ontario Realty Corp to build-out the Athlete's Village. RFQ issued on Oct. 26 2010 to pre-qualify and short-list teams to design, build and finance the development of this section of the West Don Lands. Selection and announcement of successful team is expected in summer 2011.
- Don River Park, a new 7 hectare park, is expected to open in late 2012/early 2013.
- The construction of River City, the first private sector development led by Urban Capital Property Group, will start this summer. Occupancy is scheduled for early 2013 and the second phase of sales will launch this fall.
- Construction of the Toronto Community Housing project at River and King Streets has begun. Occupancy anticipated in 2013.
- Waterfront Toronto is developing an innovative stormwater treatment infrastructure system to service the West Don Lands community and future development in the North Keating portion of the Lower Don Lands. The tunnel will be complete by 2011 and treatment facility by 2013

- Second phase of Mimico Park, the creation of a 250 metre long boardwalk and multi-use waterfront trail between Superior Avenue and Grand Harbour, will launch in July and will be complete in 2012.
- Second phase of the Port Union Waterfront Park in Scarborough is currently under construction and will be substantially complete by July 2012.

Chris Glaisek of Waterfront Toronto also thanked attendees for their participation in the revitalization efforts. Chris provided a quick summary on the timing and next steps of the Queens Quay Boulevard revitalization project. He noted Waterfront Toronto and its design team is currently submitting the completed detailed design to the City for its review and comment. After the City has an opportunity to review the detailed plans, Waterfront Toronto will commence tender drawings for the fall 2011 construction start.

He also mentioned that the Waterfront BIA officially endorsed the project and that Waterfront Toronto will continue to engage the community and members of the public through the final steps of the design process and through the end of the construction period.

Chris concluded by acknowledging that funding of this project has been an issue but that Waterfront Toronto is working with the City to finalize funding for September. He feels quite positive that Waterfront Toronto will be able to meet their schedule of starting initial work in the fall and full construction in spring 2012.

3. York Quay Revitalization Update *Chris Glaisek, Waterfront Toronto*

Chris Glaisek of Waterfront Toronto provided a quick update on the York Quay Revitalization project.

He began with summary of the current and future components of the project, including the construction of the underground parking garage and the future development plans by Harbourfront Centre to construct a new urban park and potentially introduce other uses, such as cultural uses in the future.

Chris noted that the first step in the revitalization effort is to remove the surface parking on the site and construction of an underground parking garage, which will be accommodate some of the parking needs. Waterfront Toronto is currently constructing the parking garage and the lands above the garage may house a temporary art installation titled 'Cloud' by designer Claude Cormier and some bus parking in order to get the buses off of Queens Quay Boulevard.

Based on available funding, Harbourfront Centre will redevelop the lands above the parking garage at some point in the future and intends to consult the public throughout that process.

4. Portland Slip Water's Edge Update ***Adam Nicklin, West 8 + DTAH***

Adam Nicklin of West 8+DTAH provided an update on the design for the Portland Slip Water's Edge. Specifically, he noted that the City is currently in the process of building a new dock wall at the foot of Portland Street.

Since the dockwall construction is underway, Waterfront Toronto is taking the opportunity to extend the water's edge promenade to this location, connecting to other interesting and vibrant spaces on the waterfront – notably Ireland Park. Adam highlighted that the new dockwall sheet piling is installed but that the installation of the anchor blocks has been tricky given the high water levels.

He mentioned that they will likely be behind schedule on this project but that they want to ensure that they have the best solution to address the high water levels and that ultimately they construct a safe and structurally sound promenade.

5. Queens Quay Design Update ***Jelle Therry, West 8+DTAH***

Jelle Therry of West 8+DTAH provided an update on the Queens Quay revitalization project. Jelle began by reviewing the project boundaries. Specifically, he noted that for schematic design, which was presented at the last community update meeting, focused on the portion of Queens Quay from Portland Slip to Parliament Street and for detailed design, the design team has focused on a smaller area from Spadina Avenue to Bay Street.

He continued by noting that the design has had several iterations given the feedback received from members of the public, stakeholders groups, the Waterfront Design Review Panel and City staff. Jelle presented on the current design scheme, including the utility impacts, south side promenade and Martin Goodman Trail, tree planting strategy, TTC platforms and right-of-ways, intersection design, placement strategy for street furnishing and curb management plan.

Jelle concluded that they are currently finalizing their detail design submission to the City and are working towards starting the utility construction in the fall and full construction in spring 2012.

6. General Discussion

Question/comment 1: The level of detail presented is very impressive. Your presentation placed a lot of emphasis on the streetscape materials (i.e. granite pavers) and the design of the intersections but not much attention has been given to impacts to the existing residential community. Specifically, the potential impacts from the increased residential and commercial density that will be coming to this area. Currently, there is high traffic congestion and I am worried that with only two lanes of traffic and more people and businesses, traffic and circulation will be unbearable.

Response 1: We have reviewed this matter a great deal and through dedicated turning lanes, the introduction of a bus management plan, appropriate laybys and signal timing, we expect Queens Quay to function better than it does today. The Environmental Assessment for the project noted this.

Question/comment 2: I just wanted to quickly comment that I think removing two lanes of traffic will help animate the street. I was recently in Australia and they have designed their waterfront for people not cars. In Australia there are places to go and hang out, including coffee shops, restaurants –activities other than riding your bike and walking.

Response 2: We recognize the challenge of creating an active and animated street, especially since there will be no retail at-grade along the water's edge. We are planning to create an environment that supports more active uses and we expect the market place will evolve to take advantage of that.

Question/comment 3: I am supportive in reducing the number of lanes and of making lanes/traffic flow better. I would like more details around funding the Queens Quay project, especially in light that funding is threatened.

Response 3: Originally, Waterfront Toronto secured \$48 million for the first phase, which would translate into the redesign of approximately 800m segment of Queens Quay. After much internal discussion and review, Waterfront Toronto decided that it is important to move forward with the entire phase at one time since there would be less throw away costs and would create a clear construction schedule (construction during a specific period versus smaller construction projects over an extended period). Waterfront Toronto is working with City and the TTC to readjust capital funding in order to move forward with phase one at one time.

Question/comment 4: Can you speak to the TTC timing and overall coordination with TTC work?

Response 4: Waterfront Toronto is currently working towards securing the appropriate funding so that it can align with TTC work. Funding is the only obstacle preventing Waterfront Toronto's coordination with the TTC. That said, we feel positive that we will be able to retain the appropriate capital funding to work with the TTC next spring.

Question/comment 5: I have three questions:

1. At Harbour Square, will there be one lane east or west bound?
2. Will the Martin Goodman Trail be extended east and are there still plans to build the pedestrian footbridges?
3. There seems to be a lot of emphasis on infrastructure and commercial uses i.e. the Queens Quay terminal building turning into office space and the removal of the antique market. How will the design support the artist community and not just places to eat and drink?

Response 5: 1. Waterfront Toronto is working with Harbor Square and it will be one way lane east bound on the south side and two lanes on the north side of Queens Quay.
2. Waterfront Toronto is unsure the timing for extended the Martin Goodman Trail east. In regards to the pedestrian footbridge, they are part of the overall vision for the Central Waterfront but Waterfront Toronto is not moving forward with this project at this time.
3. As for promoting cultural uses on the waterfront, the new Bayside development, adjacent to the future George Brown Waterfront Campus, will be a 70,000 ft cultural space. Further, Waterfront

Toronto recently released a RFP to help identify cultural institutions, who would like to occupy some ground floor spaces, since we want to promote public and active uses at-grade.

Question/comment 6: I have two questions:

1. is there any infrastructure to support broadband in the Central Waterfront area
2. Is there any bus shelters proposed for the drop-off/pick-up area by the Westin? People currently wait under the awning.

Response 6: 1. Broadband will be introduced in the East Bayfront and West Don Lands Precincts. There are currently no plans to expand to the Central Waterfront. We need to explore if this is possible. Specifically, it will impact the infrastructure design since the utility companies will need to complete their work before road construction begins. We believe that it is possible but it is ultimately market driven .

2. The condition in front Westin will remain as it is today.

Question/comment 7: Excellent presentation. What is happening with the five proposed bridges that will connect to the piers?

Response 7: The foot bridges coming out of design competition and are part of the unified vision for Toronto's Downtown Waterfront. Waterfront Toronto plans to move forward with the project once funding is available.

Question/comment 8: It is my understanding that funding comes from all three levels of city. Why are we depending on the City of Toronto?

Response 8: Every project has a different funding arrangement. In some instances it is 100% from one government partner or split between multiple government partners. In the regards to the construction of the first phase of Queens Quay, the funding is coming from the City.

Question/comment 9: In Australia, they did not have vehicles but instead has created an entertaining place for people. Instead of designing just the north/south portions of the Queens Quay, why can't we design the entire space and create a more remarkable place.

Response 9: There are different points of view on this matter. Some people want a pedestrian esplanade, while others want to maintain the street's current condition. We need to find a balance and strive for high standards of urban design in order to create a great street. Currently, Queens Quay Boulevard is operating like an arterial road; it should function as a collector's road and serve the residents.

Question/comment 10: I would like to congratulate Waterfront Toronto and the design team on its vision for the waterfront. However, I am concerned with not having buy-in from the City, especially from the Mayor and some of the councilors. The media is quoting them as stating that the waterfront is a boondoggle. It is important to bring the mayor and councilors up to speed with the initiatives taking place on the waterfront.

Response 10: Waterfront Toronto has briefed new council members on the vision for the waterfront. That said, we, including members of the public, need to share the importance of the Queens Quay project and the revitalization of the waterfront as a whole.

Question/comment 11: Do you know why Mayor Ford is not attending the Waterfront Toronto Board of Directors meetings?

Response 11: Typically, new mayors try and address their key election platform items first. We anticipate that the Mayor will actively participate in the near future.

Question/comment 12: The Mayor is supposed to hear from citizens and as such we should all voice the importance of this project.

Response 12: We encourage everyone to contact their MP, MPP and local councillors.