



Community Update Meeting #2
Held on November 17, 2010
Lakeside Terrace–Harbourfront Centre
6:00-8:00 pm

Attendees:

Approximately 150-200 people attended the second Community Update Meeting.

Purpose of the Meeting:

The meeting was the second 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.

Agenda:

1. Welcoming Remarks
2. Update from Waterfront Toronto
3. Portland Slip Waters Edge and Canada Malting Silos Update
4. York Quay Revitalization Update
5. Queens Quay Schematic Design
6. Discussion

Presentations:

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

Pino Di Mascio of Urban Strategies Inc. welcomed everyone to the second community update meeting and thanked the attendees for their interest in the initiatives and activities taking place on Toronto's waterfront. He continued by reviewing the agenda and the structure of the meeting. Pino noted that questions will be taken from the audience after each presentation followed by a general discussion for the last 20 minutes of the meeting.

2. Update from Waterfront Toronto
Chris Glaisek, Waterfront Toronto

Chris Glaisek of Waterfront Toronto gave opening remarks and provided an overview of several of the key projects and initiatives currently underway, including completion of schematic design for Queens Quay, the opening of Sherbourne Common, the opening of Canada's Sugar Beach, the completion of a portion of the East Bayside water's edge promenade, the selection of a development partner for the Bayside site, planning for the Pan Am Games/West Don Lands, design underway for Underpass Park, construction underway for Don River Park and the completion of the municipal approvals (zoning by-law and Official Plan amendments) for the Lower Don Lands.

3. Portland Slip Water's Edge and Canada Malting Silos Update
Adam Nicklin, West 8 + DTAH
Joe Bandl, City of Toronto

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 and Waterfront Toronto is taking the opportunity to create a vibrant public realm in this location, while recognizing that this site is an active, working slip. This portion of the promenade will fit into the greater promenade planned, which will span from the Portland Slip to Parliament Slip. Adam provided a quick summary of the context, the design elements proposed and the tree planting strategy; most notably the silva cell technology.

Joe Bandl from the City of Toronto provided an update on the restoration project of Canada Malting Silo. Joe provided a quick summary of the historical significance of the silos on the waterfront and the project as a whole. He noted that the City plans to revitalize the exterior of the silos and repair the dockwall along the slip. It is expected that the dock wall repair will be complete by spring 2011, which will include building a new streetpile wall 5 metres to the east of the existing wall.

Question: Is there a planned use for the silos?

Response: Currently there is not a planned use. Our first move is to stabilize them as they are heritage structures and update the exterior of the building.

Question: What is the approximate cost of rehabilitating the dockwall?

Response: The bid was just over 3 million dollars.

Question: In your presentation you mentioned that you would like to integrate bollards that are similar to existing historic bollards. Are you aware that some of the bollards are buried? It may be possible to dig them up and move them over to the site.

Response: We plan to use bollards that are the same style as the ones found at the Portland Slip. Unfortunately the ones that are buried are unable to be moved; however we will use something similar.

Question:Just to clarify there are two phases proposed to the area around Ireland Park.

Response: The Cityled work was approved by the City in 2009. It includes the removal of the marine leg and demolition of the germination and kiln buildings, followed by the restoration of the east dockwall. Waterfront Toronto will follow with the upgrades to the public realm by building a water's edge promenade like the one currently in place between Canada's Sugar Beach and Sherbourne Common.

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

Chris Glaisek of Waterfront Toronto provided an update on the York Quay Revitalization process. He noted that they have started site preparation work for the construction of the underground parking garage. This will be the first phase of the revitalization of York Quay and it is tied to federal funding. Waterfront Toronto and Harbourfront Centre are working to finalize funding for this project. He also noted that Ellis Don was hired as the construction manager for the project. Chris concluded by noting that this phase of work (parking garage) is scheduled to be complete by 2012.

Question: How much parking will the underground parking garage support?

Response: A 3-level parking garage will be constructed, supplying approximately 300 parking spaces.

Question: Can you provide some information on the cultural village that was proposed on this site? I was unable to find information on the Harbourfront Centre's website.

Response: Harbourfront Centre has plans in a future phase of work to include a cultural village featuring low-scale, neighbourhood shops and cafes, and open space for Harbourfront Centre's public activities. That said, there is no formal proposal in place and when that does take place it will need to go through a formal planning and consultation process.

Question: We pay for views to the water and new development at York Quay will be problematic. Are people going to be consulted?

Response:The only project currently underway is the parking garage. Development of the cultural village is not moving forward at this time nor is it funded. When that phase of work moves forward, we will work with the community and host several meetings for stakeholders input.

Question: What is the timeline for parking garage and commercial space?

Response:Since the construction of the parking garage is tied to federal funding it needs to be complete by 2012. We intend to start construction by the end of this year/early 2011. Future phases are based on Harbourfront Centre's timing and funding.

Question:How can you build a parking garage prior to knowing what type of development it will be supporting?

Response:By building an underground parking garage we unlock this waterfront site for future public space. The first phase of this project has always been to build the underground parking garage which provides an important revenue stream for Harbourfront Centre and public amenity for those visiting the area. Canada Square and any future development can only be built once the parking lot is complete. While we do not know the details of the cultural uses, we do know roughly that the garage should be designed to support a series of building with a maximum height of 4 storeys that terrace towards the lake.

Question: Don't you need to know exactly where the development will need to be located in order for the development to be aligned with the parking facility?

Response: While, the building configuration and design is not known at this time, we do know that a strip of the future buildings will be located above the footprint of the underground parking garage on the northeast corner of the site.

5. Queens Quay Schematic Design Update

Chris Glaisek, Waterfront Toronto

Jelle Therry, West 8+DTAH

Chris Glaisek of Waterfront Toronto provided an introduction to the Queens Quay Revitalization process. He reviewed the findings from the three and half year environmental assessment process for Queens Quay, which was approved by the Ministry of the Environment in April 2010. He also presented on the current status of the redesign process, highlighting that Waterfront Toronto has completed schematic design and are transitioning to detailed design in the coming weeks. Chris also noted that a working group for the Queens Quay redesign was formed in July 2010, which consists of 23 different residents, community/special interest and business representatives. In addition to the working group and the community update meetings, he mentioned that a public drop-in session is scheduled for January 19th 2011. The drop-in session will provide an opportunity for members of the public to receive more detailed information on the revitalization of Queens Quay and ask questions specific to their home or business.

Chris concluded with an update on the proposed phasing and funding of the Queens Quay redesign. He noted that Phase 1 for Queens Quay is funded in Waterfront Toronto's Long Term Plan, which includes 800 metres in the Central Waterfront District. Chris noted that Waterfront Toronto is exploring the exact extents of this Phase 1 and will report back to the community on this matter during the detailed design phase. Chris stressed that this decision in no way delays construction timing which is still expected to commence in 2011.

Jelle Therry of West 8+DTAH presented the schematic design for Queens Quay. Jelle began with a description of the project boundaries and overall objectives of the revitalization process. He continued by reviewing the street elements of the north and south side, highlighting the family of materials that will be used; the tree planting strategy; the design of the intersections and the placement strategy for the street furniture that will be introduced along Queens Quay, which includes bike rings, garbage receptacles and light fixtures.

Question: I was recently in Australia and they have beautiful waterfronts. Are there planned strategies in place to animate the waterfront, especially in the winter months? Maybe restaurants?

Response: For the East Bayfront in particular, our development partners had to address how they were going to animate the ground floor throughout the year. The Hines team, who will be undertaking the Bayside development, recognized this importance and partnered with Gail Lord from Lord Cultural Resources in order to ensure that this requirement will be met. Our work in the Central Waterfront will also help animate the area. The vision for Queens Quay will introduce wider sidewalks in order to support more active uses.

Question:The TTC is currently very loud along Queens Quay. Are there plans in place to make the new line quieter?

Response:In the reconstruction TTC will rebuild its track using its new technology which absorbs the noise and vibration from the streetcar moving along the track.

Question: You mentioned that you will introduce “a more or less” continuous Martin Goodman Trail and waterfront trail. I hope that it is more than less.

Response:We are still looking at opportunities to extend the Martin Goodman Trail west of Spadina Avenue to Bathurst Street. It is our intention to construct a continuous Martin Goodman Trail, whether this is possible with the phasing of the project will be confirmed through the detailed design stage.

Question:I love the three choices. I am curious how much outreach with the corporate community was conducted. This may help fund such initiatives as the foot bridges.

Response: Canada does not have a culture of corporate philanthropy. This is a matter that Waterfront Toronto is exploring in partnership with its government partners.

Question:Just curious if you expect some issues from our new mayor; especially to stop the ‘gravy train’ on the waterfront.

Response:Waterfront Toronto has dealt with numerous changes within the orders of government throughout our tenure and all have been supportive of our plans. We are having discussions with the Mayor-elect and his team and we are confident that plans to revitalize Toronto's waterfront will move forward as planned.

Question:I like how the street furniture will provide back support.Would it be possible to place benches on an angle so people can face each other and have a conversation? In regards to funding, you could also generate revenue by naming the benches.

Response: The design team will need to think about this. It may be possible at strategic places on the waterfront.

Question: I would like to see Queens Quay completed as soon as possible. I have concern with lack of funding, especially east of Bay Street. Could this project align itself with the Pan Am Games in order to secure more funding?

Response: If the community feels strongly that Queens Quay is a priority, I would suggest writing letters to your local politician and to Waterfront Toronto’s Board of Directors.

Question: You mentioned that the London Plane tree is found in Europe; are they used in Canadian environment? In Toronto?

Response:We have reviewed various trees with this environment and feel confident that the London Plane Tree will survive well in this climate. For your information, this is the species that has recently been planted on Bloor Street. We also have James Urban, a renowned arborist, on our team and he confirms that this is the right species for this climate.

Question: What are the traffic volumes on new Queens Quay? What are we giving up on traffic capacity?

Response: The volumes were confirmed through the EA process. The new design has several efficiencies; such as dedicated turning lanes, east/west movement traffic with TTC movement and laybys for buses, which will adequately meet current and future demand for Queens Quay.

Question: In regards to the TTC to the East Bayfront, where does the tunnel come out from? What is the timing for completion?

Response: The streetcar will pick up passengers from Union Station, travel down Bay Street, and emerge west of Freeland Street. In regards to timing, the design is currently underway and we aim to reach 30% design by the end of the year. We anticipate an approximate three to five year construction program.

Question: This is a great plan. I live at Queen Quay Terminal. What are you going to do with the buses? What are you doing with intersection crossing; will you need traffic officers?

Response: Every crossing to the southside, across the TTC Right-of-Way, will be signalized. We will not need traffic officers. In regards to the buses, we are currently in the process of preparing a bus management plan, which will look at bus parking and drop off locations. We need to find suitable alternative parking locations and enforce that buses do not idle on Queens Quay.

6. General Discussion

Question: I am concerned with the buildings being proposed at York Quay.

Response: There are no buildings planned in the current phase of York Quay project. This will be undertaken by Harbourfront Centre as part of a future phase and consultation on that topic will occur at that time.