

THE CITY OF TORONTO

Clerk's Division

Minutes of the Planning and Transportation Committee

Meeting No. 12

Thursday, December 12, 2002

The Planning and Transportation Committee met on December 12, 2002, in Council Chamber, City Hall, Toronto, commencing at 9:30 a.m.

Councillor	9:30 a.m.	2:00 p.m.
Councillor Gerry Altobello, Chair	X	X
Councillor Pam McConnell, Vice-Chair	X	X
Councillor Lorenzo Berardinetti	X	X
Councillor Betty Disero	X	-
Councillor Joanne Flint	-	X
Councillor Peter Milczyn	X	X
Councillor Howard Moscoe	X	X
Councillor Kyle Rae	X	X

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

12.1 Central Waterfront Secondary Plan - "Making Waves"

The Planning and Transportation Committee gave consideration to a communication (November 15, 2002) from the City Clerk, Waterfront Reference Group advising that the Waterfront Reference Group, at its meeting on November 14, 2002:

- (1) approved, in principle, the revised "Making Waves", the proposed Secondary Plan for the Central Waterfront contained as Appendix II to the report (October 9, 2002) from the Commissioner, Urban Development Services subject to:
 - (a) incorporating the following additional proposed further changes to the Central Waterfront Secondary Plan as contained in the further report (November 5, 2002) from the Commissioner, Urban Development Services:

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- (i) on Map A, Roads Plan, add a note “Queens Quay East – alignment subject to further study”;
 - (ii) on Map C, Parks, Open Space and Public Use Area Plan, reconfigure the east-west Commissioners Street park to run north-south to abut the Don Roadway;
 - (iii) on Map C, Parks, Open Space and Public Use Area Plan, add a note “Configuration of parkland abutting the Don Roadway - subject to further study”; and
 - (iv) on Map E, Land Use Plan, reconfigure the east-west Commissioners Street Park to run north-south to abut the Don Roadway;
- (b) amending Map B, Transit Plan, by deleting the street car line on Princes Boulevard and replacing it with a bus line on its own right-of-way; and
- (2) recommended that Mayor Lastman be requested to write to the Rt. Hon. Jean Chretien, Prime Minister of Canada, asking that the Prime Minister re-affirm the Federal Government’s commitment to the revitalization of the Toronto Waterfront, and, in particular, re-affirm its financial support and commitment to the vision put forward by the Toronto Waterfront Revitalization Corporation and the City of Toronto;

and forwarded the report (October 9, 2002) from the Commissioner, Urban Development Services together with the attached draft Secondary Plan, the further report (November 9, 2002) from the Commissioner, Urban Development Services and the Group’s additional recommendations, for consideration by the Planning and Transportation Committee at its Statutory Public Meeting.

The Committee also had before it the following material:

- report (December 6, 2002) from the Commissioner, Urban Development Services outlining the results of the public consultation process, addressing the issue of the development of a sports complex within the Central Waterfront Secondary Plan Area, as well as outlining certain minor changes to the mapping for the Secondary Plan arising from further consultation with City Departments, the Toronto Waterfront Revitalization Corporation (TWRC) and outside agencies, and recommending that the revised "Making Waves", the proposed Secondary Plan for the Central Waterfront, as further amended by this report, be approved;
- communication (undated) from David Greig submitting comments regarding the proposed changes to the Central Waterfront Secondary Plan, specifically the pedestrian and cycling routes;

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- communication (November 29, 2002) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties Inc., advising that the comments in the attached letter (November 8, 2002) which requests four additional policies be incorporated into the Secondary Plan, are still valid;
- communication (December 3, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers & Solicitors, forwarding comments on the Central Waterfront Secondary Plan on behalf of 1147390 Ontario Limited, 1430261 Ontario Limited, and Castan Waterfront Developments Inc.;
- communication (December 5, 2002) from Jeff G. Cowan, WeirFoulds LLP, Barristers and Solicitors, submitting comments on behalf of their clients, the Liquor Control Board of Ontario ("LCBO");
- communication (December 9, 2002) from Larry Field, Waterfront Specialist, Watershed Management Division, Toronto and Region Conservation Authority, forwarding the following Resolution #A263/02 which was adopted by the Toronto and Region Conservation Authority at its meeting on November 29, 2002:

"That the Authority support the recommended Toronto Central Waterfront Secondary Plan - "Making Waves" being considered at Toronto's Planning and Transportation Committee on December 12, 2002;

That the Toronto and Region Conservation Authority congratulate the City of Toronto staff for this award-winning Secondary Plan and for its attention to the Toronto and Region Conservation Authority's issues;

That Authority staff be directed to continue to work closely with the City of Toronto to further address planning, flood protection, terrestrial and aquatic features, natural heritage and other Authority interests throughout the precinct implementation strategy development, the business planning process of the Toronto Waterfront Revitalization Corporation, and subsequent planning and other initiatives;

And Further that this report and recommendations be forwarded to the Planning and Transportation Committee for the December 12, 2002 meeting and to the Planning staff.”;

- communication (December 9, 2002) from Stephen Hiley, Director of Planning Development, Ontario, Marathon Developments Inc., forwarding comments on behalf of clients respecting the land municipally known as 150 Commissioners Street and 155 Villiers Street;

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- communication (December 4, 2002) from John Miolla, Commodore, Outer Harbour Sailing Federation, forwarding comments respecting the Central Waterfront Secondary Plan "Making Waves";
- communication (undated) from Scott James, Secretary, Wellington Place Neighbourhood Association, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Extension;
- communication (December 10, 2002) from Joe Gill, Chair, The Friends of Fort York and Garrison Common, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Front Street Extension;
- communication (December 9, 2002) from Martin Collier forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Expressway;
- communication (December 10, 2002) from Cynthia Wilkey, Chair, West Don Lands Committee, forwarding comments on the plan;
- communication (December 11, 2002) from Paul Dockrill, Real Estate Assistant, Real Estate Services, Hydro One Networks Inc., forwarding comments on the plan;
- communication (undated) from Mitchell Gold, Organizing Committee, First Nations Indigenous Trust, forwarding concerns on the plan;
- communication (December 10, 2002) from M. Noskiewicz, Goodmans LLP, Barristers and Solicitors, expressing client's concerns regarding the proposal;
- communication (December 10, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their client, Avro Quay Limited, the owner of the property previously used as Marine Terminal 27 and municipally known as No. 25 Queens Quay East;
- communication (November 1, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, 1430261 Ontario Limited, the owner of the lands known municipally as 351 and 369 Lakeshore Boulevard East;
- communication (December 11, 2002) from Bernd Baldus, Co-Chair, Garrison Creek Steering Committee, forwarding comments on the plan;
- communication (December 11, 2002) from Hamish Wilson objecting to the proposal;

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- communication (undated) Mary Flynn-Guglietti, McMillan Binch LLP, forwarding concerns on the proposal on behalf of their clients, Ontario Power Generation (OPG), in connection with its property located at 440 Unwin Avenue and more particularly the R.L. Hearn Generating Station;
- communication (December 9, 2002) from Michael J. McQuaid, Q.C., WeirFoulds LLP, Barristers & Solicitors, forwarding concerns on the proposal on behalf of their clients, St. Marys Cement (Canada) Inc., specifically approximately 2 acres of land immediately north of the former Molson Brewery site on Fleet Street;
- communication (December 11, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, City Front Developments Inc., the owner of the property located at the north-east corner of Front Street West and Spadina Avenue;
- communication (December 6, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, Pinnacle International Lands Inc., the owners of 33 Bay Street;
- communication (December 11, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers and Solicitors, forwarding comments on the proposal on behalf of their clients, Canadian Tire Real Estate Limited, the owners of 1015 Lakeshore Boulevard East;
- communication (December 12, 2002) from Greg Bonser forwarding comments on the proposal;
- communication (December 12, 2002) from Paula Boutis, Chapter Chair, Eastern Canada Chapter, Sierra Club of Canada, forwarding comments and recommendations on the proposal;
- communication (December 12, 2002) from Jeff Brown, obo Citizens Against the Front Expressway, forwarding comments and recommendations on the proposal;
- communication (December 11, 2002) from Wilfrid Walker, obo Transport 2000 Ontario, forwarding concerns on the proposal;
- communication (undated) from Susannah Bunce, Planning Action, forwarding concerns on the proposal;
- communication (December 7, 2002) from Michael Rosenberg forwarding concerns on the plan;

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- communication (December 12, 2002) from Dalton C. Shipway, obo Eric Advokaat, Lura Consulting, forwarding a submission, entitled “Updated Summary Notes from Ecosystem Performance Criteria Workshop, May 4”, from Eric Advokaat, Lura Consulting;
- communication (undated) from Helen Riley forwarding comments on the proposal;
- communication (undated) from Faye Lyons, CAA Central Ontario, forwarding concerns on the proposal;
- communication (undated) from Martin Koob forwarding comments regarding the plan;
- communication (December 12, 2002) from Boris Mather, for Citizens for a Lakeshore Greenway, forwarding comments on the plan;
- communication (undated) from Kevin H. Currie, and obo Wheel Excitement Inc., forwarding comments on the plan;
- communication (undated) from Lynn Clay, Executive Director, Liberty Village B.I.A., forwarding comments on the plan;
- communication (undated) from Robert Eisenberg, York Heritage Properties, Toronto Carpet Factory, obo Liberty Village Businesses, submitting a petition from 72 area businesses regarding the Front Street Extension;
- communication (December 12, 2002) from Joe Lobko, Chair, obo Toronto Society of Architects, forwarding concerns on the plan;
- communication (undated) from Jacob Alderdice, obo Advocacy for Respect for Cyclists, forwarding comments on the plan;
- communication (December 12, 2002) from Paul Young, Health Promoter, South Riverdale Community Health Centre, forwarding comments on the plan;
- communication (undated) from William M. MacKay forwarding comments on the plan;
- communication (undated) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the plan on behalf of their clients, Castan Waterfront Development Inc.;

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- communication (December 12, 2002) from Jacqueline Courval, Co-Chair and John Carley, Co-Chair, Friends of the Spit, forwarding concerns on the plan;
- communication (December 12, 2002) from Karen Buck forwarding concerns on the plan.

Paula Dill, Commissioner, Urban Development Services; Paul Bedford, Chief Planner, Urban Development Services and Elaine Baxter-Trahair, Director, Waterfront Secretariat, Urban Development Services gave a presentation on the proposed Secondary Plan.

Chair, Councillor Altobello, advised the meeting that if a person or public body that files a notice of an appeal of a decision of City Council in respect of the proposed Official Plan Amendment does not make oral submissions at this public meeting or make written submissions to the City Clerk before the proposed amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

The following persons appeared before the Planning and Transportation Committee in connection with the foregoing matter:

- Bruce Bodden, P.Eng., President, Marshall Macklin Monaghan Ltd. and Program Manager for the Toronto Waterfront Revitalization Corporation made a presentation;
- Susannah Bunce, Planning Action, expressing concerns about the proposal as outlined in her communication;
- Greg Bonser expressing his support for a clean waterfront and City ownership of the lands, but expressing concerns about the proposal;
- Michael Rosenberg expressing comments in support of medium densities, good liveable areas and the need for the plan to elaborate on neighbourhood and urban design issues;
- Dalton Shipway expressing comments regarding the ecological system and water quality and the need to integrate rather than balance different interests;
- Joe Gill, Chair, Friends of Fort York, expressing general support of the plan and commenting on the Front Street Extension;
- Andy Manahan, Universal Workers Union, Local 183, in support;
- Helen Riley expressing the concerns outlined in her communication;
- Boris Mather expressing support for rejuvenating the North Shore Park;

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- Mitchell Gold, Organizing Committee for the First Nations Indigenous Trust, in opposition;
- Julie Beddoes, Gooderham & Worts Neighbourhood Association, expressing comments regarding Commissioners Street Park, Queens Quay, downtown traffic, the creation of a livable city, and affordable housing;
- Faye Lyons, CAA, spoke in support of the Gardiner Expressway and a strong transportation network and stated she had some questions she wanted answered;
- Kevin Currie, expressing concerns that the Plan falls short of expectations;
- Martin Koob, Representative, Toronto Bicycling Network, spoke in support of preserving the natural environment and enhancing and preserving existing recreation uses, and the need for access to be by bike, foot or transit;
- Nick Matthews, obo Outer Harbour Sailing Federation, generally in support of the plan and requesting assurances that they will be able to continue to provide recreation opportunities at their current location;
- Jeff Brown expressing comments regarding the Front Street Extension and expressing concern that the core principles in the secondary plan will be overwhelmed by Principles P1 and P2;
- Sally McKay expressing concerns regarding the Front Street Extension;
- Hamish Wilson expressing the comments outlined in his communication dated December 11, 2002;
- Scott James, Secretary, Wellington Place Neighbourhoods Association, opposing the Front Street Extension;
- Paula Boutis, obo Sierra Club, expressing comments about the proposal as submitted in her letter dated December 12, 2002;
- Lynn Clay, obo Liberty Village Business Improvement Area, expressing comments on the Front Street Extension and requesting the Committee to recognize the unique nature and needs of Liberty Village;
- Bob Eisenberg, Toronto Carpet Factory in Liberty Village, expressing comments on the Front Street Extension;
- Joe Lobko, obo Toronto Society of Architects, expressing support for some parts of the Plan but expressing serious concerns about other parts;

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- Jake Allderdice, Advocacy for Respect for Cyclists, expressing comments regarding the Front Street Extension;
- Paul Young, obo South Riverdale Community Health Centre, expressing comments on a sustainable liveable healthy community and the need for meaningful public participation;
- Jacqueline Courval, obo Friends of the Spit, expressing comments about the proposal;
- William M. MacKay expressing comments on the plan as it relates to the Front Street extension;
- Michael Kovacevic, Goodman and Carr, LLP, Barristers and Solicitors, expressing comments about the plan on behalf of clients, owners of 33 Bay Street, 400 King Street West, and 25 Queen St. East;
- Christopher J. Williams, Aird & Berlis LLP, Barristers & Solicitors, expressing comments in support of the plan and also on behalf of Castan Waterfront Development, the long-term lessee of lands located in the Toronto Portlands at 20 Polson Street, 176 Cherry Street, and the owner through an affiliated corporation of 215 and 333 Lakeshore East;
- Sylvia Pellman, obo Bathurst Quay Neighbourhood Association, expressing comments about the proposal;
- Lela Gary, Air Pollution Coalition of Ontario, expressing concerns about the proposal;
- A.J. Diamond, Diamond & Schmitt Architects, expressing comments about the proposal and requesting that the Plan contain more development and less parkland and that development be right down to the water's edge and that it consist of mixed use, residential and retail;
- Karey Shinn expressing concerns about the proposal, specifically relating to the area south of Ashbridges Bay, the Main Sewage Treatment Plant, odour problems, and the possibility of residential development occurring with no investment in infrastructure;
- Karen Buck expressing comments about the proposal as outlined in her communication dated December 12, 2002;
- Larry Torkin, Kintork Ontario Limited, in support, but expressed concern that no steps taken to stimulate the East Bayfront Area.;

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- Geoff Dummler expressing comments on various issues including water pollution, affordable housing, hydro, sewage, and PCB's;
- Mary Flynn-Guglietti expressing the comments outlined in her communication;
- Wilfrid Walker, P.Eng., Board Member, Transport 2000 Ontario, expressing comments on the Front Street Extension;
- Ron Barr, AMCT, Executive Director of Community and Government Relations, Pattison Outdoor Advertising, expressing comments regarding attracting tourism to the City and requesting the Committee to approve his sign variances when they are submitted;
- David Hanna expressing comments on the plan relating to transportation, reducing auto use, the Pedestrian Charter, rapid transit and light rail transit, urban design and natural areas;
- Catherine Nasmith expressing comments regarding the plan, specifically relating to the Gardiner Expressway;
- David White expressing comments on traffic, rights of way on Main Street and the Front Street Extension; and
- Ira Rabinovitch expressing comments regarding the Front Street Extension.

The Planning and Transportation Committee adjourned its public meeting pursuant to the Planning Act until its next meeting on January 13, 2003 noting that the Committee was now in its consideration stage and that further deputations would not be heard at that meeting, and requested:

- (1) on motion by Councillor Moscoe, that the presentations made at the Design Charett for the Port Area be submitted to the January 13, 2003 meeting and that the presenters at the Charett be invited to give presentations on their concepts at this meeting;
- (2) on motion by Councillor Moscoe, the Commissioner of Urban Development Services report to the January 13, 2003 meeting:
 - (a) on all verbal and written submissions heard and received at the December 12, 2002 meeting;

- (b) (on motion by Councillor McConnell), the widths of the proposed roads and vehicular lanes in terms of their liveability, and, furthermore, that European urban standards be used as a comparison; and
- (c) (on motion by Councillor McConnell), in consultation with the Commissioner, Economic Development, Culture and Tourism, with a review of the plans for parks and open space in the Port Lands and West Don Lands to ensure that the Central Waterfront Plan preserves sufficient green space to accommodate necessary indoor and outdoor recreational facilities and report on any changes or expansion that may be required;
- (d) (on motion by Councillor McConnell), in consultation with the Commissioner, Economic Development, Culture and Tourism, review the shape of the parkland in the West Don Lands to ensure that the green space extends sufficiently far west;
- (e) (on motion by Councillor McConnell), on how to inbed automobile reduction targets into the Plan;
- (f) on the following motions:
 - “(1) (on motion by Councillor Rae), that the Central Waterfront Secondary Plan include a statement that it is the policy of the City of Toronto to reduce the number of automobile trips into and through the Central Waterfront by 50%;
 - (2) (on motion by Councillor Rae), that the Rights-of-Way of the major streets set out in Schedule A in the Central Waterfront Plan be reconsidered with a view towards establishing streets that will be active and pedestrian, bicycle and transit friendly within a short period after development begins to appear on them;

- (3) (on motion by Councillor McConnell), that Map B, be amended by:
 - (a) deleting the street car line on Princes Boulevard and replacing it with a bus line on its own right-of-way; and
 - (b) deleting Note (3) which states: "Routing subject to further review of alternate alignments including possible transit line north of Fleet Street.";
- (4) on motion by Councillor McConnell, that Council be requested to encourage and assist both Praxair Canada Inc. (Medigas) and St. Mary's Cement (Canada Building Materials Company) to eventually relocate their operations to appropriate sites elsewhere in the City of Toronto;
- (5) on motion by Councillor McConnell, that City Council direct the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the General Manager of the Toronto Transit Commission to review the plans for a transit tunnel at or near King and Parliament Streets and routes for Transit expansion and consult with local residents, business owners and the Toronto Police Service on possible alternatives before selecting a preferred alternative during the precinct planning process; and
- (6) on motion by Councillor McConnell, that the Central Waterfront Plan be amended so that the Front Street East right-of-way east of Bathurst Street be kept at its current width.";
- (3) on motion by Councillor Milczyn, the Commissioner, Economic Development, Culture and Tourism report on the parkland and recreational facility needs of the future residents within the area of the Secondary Plan and comment on how new facilities in this area can serve the needs of the broader downtown area;

- (4) on motion by Councillor McConnell, requested that the following reports be submitted to the Works Committee for consideration at the meeting in which the Front Street Extension Environmental Assessment is being considered:
- (a) the Commissioner, Urban Development Services and the Commissioner, Works and Emergency Services report on the following motion:
- “That the Front Street Extension be considered a City street of limited capacity not to exceed 4 lanes, with no provision for future widening;
- (b) (on motion by Councillor Moscoe), the Commissioner, Works and Emergency Services, in consultation with the Toronto Waterfront Revitalization Corporation report on the communication (December 10, 2002) from Joe Gill, Chair, The Friends of Fort York and Garrison Common;
- (5) on motion by Councillor Rae, requested that all members of Council whose wards encompass the area of the Secondary Plan, be invited to attend the continuation meeting of Planning and Transportation Committee on January 13, 2003; and
- (6) commenced a statutory public meeting on December 12, 2002 and that notice of this meeting was given in accordance with The Planning Act.

(Commissioner, Urban Development Services; Commissioner, Economic Development, Culture and Tourism; Commissioner, Works and Emergency Services; Councillor S. Bussin; Councillor O. Chow; Councillor C. Korwin-Kuczynski; Councillor J., Layton; Councillor P. McConnell; and Councillor J. Pantalone; c.c.: Administrator, Works Committee and Director, Waterfront Secretariat, Urban Development Services - December 18, 2002)

(Clause No. 6(a), Report No. 1)

The meeting adjourned at 5:00 p.m.

Chair