

THE CITY OF TORONTO

Clerk's Division

Waterfront Reference Group

Meeting No. 1

Thursday, January 9, 2003

The Waterfront Reference Group met on January 9, 2003, in Council Chamber, City Hall, 2nd Floor, Toronto, commencing at 5:00 p.m.

Present:

Councillor	4:00 p.m.
Councillor Joe Pantalone, Chair	X
Councillor Altobello	X
Councillor Ashton	X
Councillor Disero	X
Councillor Feldman	-
Councillor Jones	X
Councillor Lindsay Luby, Vice Chair	X
Councillor McConnell	X
Councillor Moeser	-
Mayor Layton	X
Councillor Shiner	X

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

Confirmation of Minutes of Meetings of October 8 & 18, 2002

On motion by Councillor Lindsay Luby the minutes of the October 8 & 18, 2002 meeting of the Waterfront Reference Group were confirmed.

1.1 Toronto Waterfront Revitalization Corporation Matters

The Waterfront Reference Group gave consideration to a report (December 18, 2002) from the Commissioner of Urban Development Services reporting on a process for the consideration of staff's due diligence review of the Toronto Waterfront Revitalization Corporation's Development Plan and Business Strategy and recommending that staff report directly to the January 23, 2003 Policy and Finance Committee meeting with the results of their due diligence review of the Toronto Waterfront Revitalization Corporation's Development Plan and Business Strategy, following a presentation of these results to the January 9, 2003 meeting of the Waterfront Reference Group.

The Group also had before it a report (October 17, 2002) from the Commissioner of Urban Development Services submitting the draft Development Plan and Business Strategy (Business Plan) of the Toronto Waterfront Revitalization Corporation (TWRC) to the Waterfront Reference Group for information, reporting on the process through which the City will undertake due diligence of the Business Plan, and requests authority for staff to report further with findings and recommendations from this process, advising that the Development Plan of the TWRC is consistent with the proposed Central Waterfront Secondary Plan, which is the subject of a separate report, and recommending that:

- (1) this report and the attached draft Development Plan and Business Strategy of the TWRC be received and forwarded to the Policy and Finance Committee for information once staff has completed its due diligence;
- (2) the due diligence process for reviewing the draft TWRC Plan as outlined in this report be endorsed;
- (3) staff report to the Policy and Finance Committee on the results of the due diligence process and on 2003 financial implications, beyond those already included in the City's capital program for the four priority Waterfront projects; and
- (4) the appropriate City officials be authorized and directed to take the necessary action(s) to give effect thereto.

The Group also had before it the following communications/report:

- communication (January 8, 2003) from Mary Flynn-Guglietti, McMillan Binch, submitting comments on the draft business plan for the Toronto Waterfront Revitalization Corporation;

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- communication (January 9, 2003) from Greg Bonser submitting comments on the draft business plan for the Toronto Waterfront Revitalization Corporation;
- communication (January 9, 2003) from Hamish Wilson submitting comments on the business plan; and
- report (December 17, 2002) from the Commissioner of Urban Development Services addressing the results of City input on Bill 151, the legislation to create the permanent Toronto Waterfront Revitalization Corporation and recommending that this report be provided for the information of Council.

Ms. Elaine Baxter-Trahair, Waterfront Project Director gave a PowerPoint presentation to the Waterfront Reference Group.

Mr. Robert Fung, Chair, Toronto Waterfront Revitalization Corporation also gave a presentation to the Waterfront Reference Group.

The following persons appeared before the Waterfront Reference Group in connection with the foregoing matter:

- Dalton Shipway;
- Louise Verity, Toronto Board of Trade;
- Hamish Wilson;
- Bill Collins, Friends of the Lower Don;
- Michael Rosenberg;
- David Hanna; and
- Rhona Swarbrick

The Waterfront Reference Group:

- (1) (On motion by Councillor Ashton), recommended to Policy and Finance Committee that the Toronto Waterfront Revitalization Corporation, in consultation with the Commissioner of Economic Development, Culture and Tourism, be requested to jointly explore opportunities for funding for the Guild Inn Revitalization Project.

- (2) (on motion by Councillor Pantalone with Councillor Lindsay Luby in the Chair) requested that the following reports be submitted to the January 23, 2003 meeting of the Policy and Finance Committee:
- (a) the Commissioner of Urban Development Services report on the results of the due diligence review of the Toronto Waterfront Revitalization Corporation's Development Plan and Business Strategy, following a presentation of these results to the January 9, 2003 meeting of the Waterfront Reference Group;
 - (b) (on motion by Councillor Shiner) the Commissioner of Works and Emergency Services, in consultation with the Waterfront Secretariat, Urban Development Services, Enwave District Energy Limited, and the Toronto Waterfront Revitalization Corporation, report on the environmental and economic benefits of an integrated energy approach, including the aspects of increased energy efficiency and standards, deep lake water cooling and district heating, and other appropriate technology options; and
 - (c) (on motion by Councillor Shiner) the Chief Financial Officer and Treasurer, in consultation with the Waterfront Secretariat, Urban Development Services, Enwave District Energy Limited, and the Toronto Waterfront Revitalization Corporation, report on the estimated infrastructure costs associated with district heating and deep lake water cooling, including options to finance this infrastructure;

- (3) (On motion by Councillor Pantalone), endorsed the following recommendations which will be submitted to the January 23, 2003 meeting Policy and Finance Committee by the Commissioner, Urban Development Services:
- (a) that the Toronto Waterfront Revitalization Corporation Development Plan and Business Strategy be received;
 - (b) that \$15 M gross / \$5 M net in funding for new initiatives in 2003 be approved;
 - (c) that the City and Toronto Waterfront Revitalization Corporation jointly launch a precinct strategy implementation process;
 - (d) that the work group process involving all impacted DABC's be continued;
 - (e) that study requirements through precinct strategy process which is to include a Master Servicing Plan be streamlined;
 - (f) that Port Union and Mimico strategic projects be supported;
 - (g) that a report be submitted to the Waterfront Reference Group on a permanent contribution agreement that includes:
 - principles and policies governing land and cash contributions;
 - confirmation of government contributions and expected returns; and
 - clearly defined roles for TWRC and each governing partner

- (4) (on motion by Councillor Pantalone), received the reports (October 17, 2002) and (December 17, 2002) from the Commissioner of Urban Development Services be received.

1.2 Review of the Gardiner/Lake Shore Corridor Proposal Contained in the Central Waterfront Secondary Plan

The Waterfront Reference Group gave consideration to a joint report (October 17, 2002) from the Commissioner of Urban Development Services and the Commissioner of Works and Emergency Services advising that the Waterfront Reference Group at its meeting on February 20, 2002 considered a report from the Commissioner of Urban Development Services (February 11, 2002) on the public consultation process for the Central Waterfront Secondary Plan, and in doing so requested additional information respecting the proposed Gardiner/Lake Shore Corridor, and recommending that City Council:

- (1) Support undertaking an Environmental Assessment (EA) Study for the Gardiner/Lake Shore Corridor, on condition that such a study is funded through the Toronto Waterfront Revitalization Corporation (TWRC);
- (2) request the Commissioner of Urban Development Services and the Commissioner of Works and Emergency Services, in consultation with the TWRC, to report further on the required EA study framework, cost and time lines; and
- (3) forward the decisions arising from the consideration of this report to the Provincial and Federal levels of government for their information.

The Group also gave consideration to the following report/communications:

- report (October 28, 2002) from the City Clerk, Task Force on the Gardiner/Lake Shore Corridor recommending that the appropriate Committee of Council be advised that the Task Force on the Gardiner/Lake Shore Corridor supports the undertaking of an Environmental Assessment (EA) Study for the Gardiner/Lake Shore Corridor;

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- communication (January 9, 2003) from David White, Sierra Club Canada recommending that the City of Toronto undertake no further capital expenditures on the Gardiner Expressway and the Front Street Extension;
- communication (undated) from Julie Beddoes, Gooderham & Worts Neighbourhood Association submitting comments on the environmental assessment for the Gardiner Expressway;
- communication (August, 2002) from John Stillich, Environmentalist Plan Transportation submitting a report entitled "Rapid Transport for Downtown Toronto: An Alternative to Rebuilding the Gardiner Expressway; and
- report (undated) from Hamish Wilson submitting comments on transportation options.

The following persons appeared before the Waterfront Reference Group in connection with the foregoing matter:

- Julie Beddoes, Gooderham & Worts Neighbourhood Association;
- David White, Sierra Club Canada;
- John Stillich, Environmentalist Plan Transportation;
- Hamish Wilson;
- Wilfrid Walker;
- Cathy Nasmith;
- Michael Giulioni; and
- Jim Neff

The Waterfront Reference Group recommended to the Policy and Finance Committee that:

- (1) (on motion by Councillor Pantalone with Councillor Lindsay Luby in the Chair) the report (October 17, 2002) from the Commissioner of Urban Development Services, titled "Review of the Gardiner/Lake Shore Corridor Proposal Contained in the Central Waterfront Secondary Plan", be received;

- (2) Council support undertaking a “scoping study” to identify Terms of Reference for a Gardiner/Lake Shore Corridor Environmental Assessment (EA) study, limited, as far as the Gardiner Expressway is concerned, to “retain and ameliorate” proposals that include evaluating the potential of incorporating development under the elevated portion of the expressway on condition that the scoping study is funded through the Toronto Waterfront Revitalization Corporation (TWRC) and includes public consultation and reports back to the appropriate committee(s);
- (3) future studies give consideration to proposals that would also expedite transit initiatives on the waterfront, consistent with the “transit first” principles contained in the “Making Waves” report and the City’s Official Plan;
- (4) the maximum funds to be allocated to this study by the TWRC not exceed \$1.0 million, one third of which is to be taken from the City’s 2003 allocation to the organisation;
- (5) (on motion by Councillor Shiner), recommended that when staff report on the results of the scoping study in 2004, they also report on:
 - (a) (on motion by Councillor McConnell) the costs involved in the City undertaking a full Environmental Assessment of the Gardiner/Lake Shore Corridor; and
 - (b) (on motion by Councillor Shiner) all previous studies relating to removing the Gardiner Expressway

Councillor Shiner’s motion Recommendation (5)(b) to request that staff when they report on the results of the scoping study in 2004 also report further on all previous studies relating to removing the Gardiner expressway, carried on the following division of votes:

For: Councillor Altobello
Councillor Jones
Councillor Layton
Councillor McConnell
Councillor Shiner

Against:
Councillor Ashton
Councillor Disero
Councillor Lindsay-Luby
Councillor Pantalone

The following motion moved by Councillor McConnell was not voted on as it was deemed redundant:

“That the report (October 17, 2002) from the Commissioner of Urban Development Services be adopted.”

1.3 Confirmation of Standing Committee to Receive Reports

The Committee was advised that all reports before the Committee requiring Council approval would be submitted to the Policy and Finance Committee.

The meeting adjourned at 8:20 p.m.

Chair