

# Emery Village - First Nations Park Hydro One Negotiations Update

**Date:** May 10, 2018  
**To:** Etobicoke York Community Council  
**From:** General Manager, Parks, Forestry and Recreation  
**Wards:** Ward 7 - York West

## SUMMARY

This report provides an update as requested by the Etobicoke York Community Council at its meeting of April 4 2018, on the status and outcomes of continuing negotiations with Hydro One for the licensing of a portion of hydro right-of-way (ROW) for park use within the Emery Village Neighbourhood.



Figure 1. Entirety of hydro right-of-way between Weston Road and the rail corridor. The eastern portion is requested to be licensed by PFR for the Emery Village BIA First Nations Park project.

The Emery Village Business Improvement Area (BIA) has produced detailed design drawings of a proposed park on the hydro ROW that would pay tribute to the First Nations history in the area. These park plans have changed slightly based on initial feedback from Hydro One. Emery Village BIA has scheduled three meetings with the First Nation communities for review.

Transportation Services and City Planning have produced new road alignment concepts within the ROW for the future planned Weston Road to Arrow Road connection, which are part of the Emery Village Transportation Master Plan. These road alignments do not affect the proposed park design and have met with positive feedback from Hydro One.

Now that the future road that Transportation Services and City Planning are protecting align with the potential park plans Parks, Forestry and Recreation (PFR) is supporting, Hydro One is prepared to review the City's submission. Once the proposed park is approved by the three First Nation communities, the Emery Village BIA will submit a formal application to PFR for submission to Hydro One.

## RECOMMENDATIONS

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The General Manager of Parks, Forestry and Recreation recommends that:

1. Etobicoke York Community Council receive this report for information.

## FINANCIAL IMPACT

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There are no financial implications resulting from the adoption of this report.

## DECISION HISTORY

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City Council adopted the Emery Village Secondary Plan on December 4, 2001.  
<https://www.toronto.ca/legdocs/2001/agendas/council/cc011204/ny9rpt/cl011.pdf>

At its meeting of August 5, 2009, City Council adopted the recommendations in the Emery Village Transportation Master Plan and Official Plan Amendment, through item PG26.8. The Official Plan Amendment for the new infrastructure was then approved by City Council on August 25, 2010.

<https://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21347.pdf>  
<https://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-32841.pdf>

At its meeting of September 6, 2017, Etobicoke York Community Council, through item EY24.49, requested the General Manager of Parks, Forestry and Recreation to report to Etobicoke York Community Council with a status update on the negotiations with Hydro One for the use of hydro ROW for a First Nations Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY24.49>

On February 21, 2018, an update was brought to Etobicoke York Community Council, through item EY28.1, where it was requested that the General Manager of Parks, Forestry and Recreation to report to Etobicoke York Community Council on April 4, 2018 with a status update on the negotiations with Hydro One for the use of hydro ROW for a First Nations Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY28.1>

At its meeting of April 4, 2018, an update was brought to Etobicoke York Community Council, through item EY29.29, where it was requested the General Manager of Parks, Forestry and Recreation report to Etobicoke York Community Council on June 6, 2018 with a status and outcomes of the continuing negotiations with Emery Village Business Improvement Area, the First Nation communities and Hydro One.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.29>

## COMMENTS

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Hydro One ROW lands are used across the City for recreational purposes. There are currently 67 licenses that make up the master license agreement between Hydro One and PFR, comprising 346.25 hectares of land.

This site, south of Finch Avenue West and east of Weston Road, was identified in a study done by Terraplan, under the direction of the Emery Village BIA, as a location to connect the bike paths on Finch Avenue to the existing bicycle network within the West Humber Parkland to the west. The BIA engaged the Huron Wendat, Six Nations of the Grand River and Mississaugas of New Credit First Nation to help design a potential park and bike path connection on the site as further investigation found there was evidence of historic First Nations habitation within the surrounding neighbourhood. The concept was supported by all First Nations groups that were approached as well as the local Councillor, who brought the motion forward to Etobicoke York Community Council. This report will update Community Council on the status of the negotiations with Hydro One for the licensing of the property.

### **Future Road Alignment**

Transportation Services was directed to review the recommended road network identified in the 2009 Emery Village Transportation Master Plan (TMP) as it relates to the Finch hydro corridor and the First Nations Park proposal. The TMP contemplates a future road connecting Weston Road to Arrow Road (2C2 and 2C4) in proximity to the Finch hydro right-of-way. The proposed road contemplated using the same lands now identified for the First Nations Park. Discussions with Hydro One have revealed that, due to recent policy changes, a longitudinal road facility cannot be supported over the Finch hydro lands.

In consideration of Hydro One's position and a desire to minimize any impacts a new road would have on the proposed First Nations Park, staff from Transportation Services and City Planning developed alternative road alignments that parallel the south side of the Hydro corridor with minimum encroachments onto Hydro One property at constrained locations. This approach was discussed with the Emery Village BIA to determine whether a small road encroachment between the southerly hydro tower and the corner of the Emery Collegiate Institute building would adversely affect the park design. Both Hydro One and Emery Village BIA confirmed that a small road encroachment adjacent to the southeast corner of the park could be supported at some point in the future. As such, the First Nations Park design is largely unaffected. This road connection would also serve as an access to the park and would promote safety by making the park less isolated.

The City continues to protect for the road network identified in the Emery Village TMP, while minimizing potential impacts on the First Nations Park and use of Hydro One property. It is important to note that this new road connection is currently unfunded and its timing for implementation is unknown at this time. Phases 3 and 4 of the Municipal Class Environmental Assessment must be undertaken when this road connection is advanced. The trigger for the road connection is likely tied to Metrolinx introducing GO

train service on the Bolton corridor, including the introduction of a stop at this location per Map 4 of the Official Plan - High Order Transit Corridors. Refinement of the alternative alignments and consultation with impacted property owners will be undertaken at that time.

The TMP recommends a number of future road connections in the southeast quadrant of Finch Avenue West and Weston Road. These road connections require further study to determine preferred alignments. The TMP identifies an additional road connection from Rivalda Road east to Arrow Road. The Rivalda Road extension does not serve the same function as the Weston Road/Lanyard to Arrow connection, so that both continue to be important future connections. The Rivalda extension connects two employment areas, but does not have a direct connection to Weston Road and will not divert the same amount of traffic away from the Finch/Weston intersection.

### **Process for the Emery Village BIA Proposal**

City staff, the Emery Village BIA and Hydro One met November 23, 2017 to get initial feedback on the design from Hydro One, as well as the proposals for next steps. The Emery Village BIA showed updated engineered drawings of the proposal, which mitigated some of the potential issues previously identified by City staff. Hydro One gave positive feedback on the design, but had some reservations regarding the proposed playground.

As a result of this feedback, the BIA made slight alterations to the design to ensure it was more in line with the requirements of Hydro One. Because of these changes, the BIA felt it was best to meet with each of the three First Nation communities involved with the initial design to ensure the changes would meet their approval.

Transportation Services and PFR met with Hydro One on May 7, 2018 to present the new road alignments, showing that they would not impact the current park design while having minimal encroachments on the hydro corridor. These new concepts were met with positive feedback from Hydro One staff.

Once the design changes have met with approval from the three First Nation communities, the Emery Village BIA will formally submit a proposal for PFR to bring forward to Hydro One. This would then move through PFR park design process with extensive public consultation.

### **CONTACT**

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## **SIGNATURE**

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