

March 29, 2022

TO: City of Toronto Executive Committee

RE: Ontario Line Transit Oriented Communities

AGENDA ITEM: EX 31.2

RECOMMENDATION (extract): The Deputy City Manager, Infrastructure and Development Services, recommends that:

1. City Council authorize the City Manager or designate to finalize negotiations on a Value Allocation Framework ...;
2. City Council authorize the City Manager to conclude negotiations and enter into a series of Memorandums of Understanding ...;
3. City Council direct the Chief Planner and Executive Director, City Planning in coordination with the City Solicitor to engage with the Province to review Minister's Zoning Orders ...;
4. City Council direct the Deputy City Manager, Corporate Services, in coordination with the Deputy City Manager, Community and Social Services, and the Deputy City Manager, Infrastructure and Development Services to confirm arrangements related to the City use space provided at the First Parliament Transit Oriented Communities ...;
5. City Council authorize the Chief Planner and Executive Director, City Planning in coordination with the Executive Director of the Housing Secretariat and the City Solicitor to conclude negotiations on provision of affordable housing ...;
6. City Council direct the Chief Planner and Executive Director, City Planning in coordination with the Executive Director of the Housing Secretariat to confirm arrangements respecting rental replacement at the Queen and Spadina ...;
7. City Council authorize the City Manager to negotiate and execute a resourcing agreement with the Provincial government ...;
8. City Council authorize the public release of Confidential Attachments 1 and 2 ...;

Dear Members of the Executive Committee,

The St. Lawrence Neighbourhood Association (SLNA) is a not-for-profit community organization incorporated in 1983, which represents the interests of 30,000+ people who live in the St. Lawrence neighbourhood – a number which continues to grow with many new residential buildings under construction or approved. The neighbourhood extends from Yonge St. to Parliament St. and from Queen St. to the rail corridor to the south. Both the First Parliament site, and the station site to the north are very much part of our neighbourhood.

SLNA is a member and community Co-Chair of the First Parliament Working Group, the stakeholder process created under EX23.3 (¶7) and referenced on page 4 (¶3) of the Staff Report associated with EX27.8. It is also a member of the Local Advisory Committee created by

Infrastructure Ontario in July 2021 and referenced in that same paragraph. SLNA is a founding member of the West Don Lands Committee.

While the list of recommendations being considered by the Executive Committee is a long one, the focus of SLNA has been and continues to be the First Parliament site, particularly recommendation 4 which references the city use space on the site, as well as on those additional recommendations which affect First Parliament and other TOC sites similarly.

In terms of the overarching objective, the Community which SLNA represents remains generally aligned with the City in its efforts to ensure that the TOC development on the First Parliament site is exceptional – a robust, workable and respectful benchmark community – one of which we can all be proud.

In particular, we are very supportive of the recommended directions to staff to continue to negotiate on our behalf to achieve the very best outcomes possible, not only at First Parliament but across the Ontario Line.

The Association would like to highlight two points of amplification on behalf of the St. Lawrence Community. One concerns reinvigorating and updating the City's vision for the First Parliament site itself and the second the difficult task of adjudicating between Community Benefits priorities.

First Parliament Master Plan

For the Community, recognizing where we have come from and where we are now, the most important next priority for the First Parliament site is to reimagine the Master Plan in the context of the new reality – that it will now be situated in the very heart of a large, dense Transit Oriented Community.

First Parliament Master Plan 2.0 – let's call it – retains the Principles of version 1.0. There are seven – all are important, but the first three are worthy of mention:

- conserve the site's cultural heritage and resources;
- optimize the value of the site as an important public asset;
- reveal the site's history through every planning move.

The outcome of "2.0" can be a modified and expanded Master Plan taking advantage of what is now possible to create an equally compelling public experience. It builds on the original plan to create (in the absence of the Library) reimagined public interpretive and commemorative spaces which flow from the indoors through and around the 'POPS' and into the new park. It acknowledges and supports the economic engine that is tourism, building compelling reasons for people from near and far to come to the site and to spend time there. Finally, it combines both indigenous and post-colonial history in a respectful and celebratory way. A spectacular public asset at the centre of a benchmark TOC!

In this context, SLNA requests that the Executive Committee expand Recommendation 4 to include not only the arrangements for acquiring the previously discussed institutional and commemorative space, but the entire (available) ground floor of the south site, and possibly additional space above so as to ensure the First Principles of the FPMP – and more – can be realized.

Further, we ask that the Executive Committee reinforce that some proceeds from the sale of the lands shall be used to help make this new vision a reality.

Community Banafits

The Community acknowledges that more community benefits are desirable than there will be funds to provide them. Beyond the always high priority need for more and better public realm, the City's 2019 Community Benefits Framework provides a useful "umbrella framework" for the City's negotiators to use as a template. Nevertheless, it is important within that context that these negotiations be neighbourhood specific.

When moving forward on Recommendations 1, 2 and 5 we would ask staff to bear in mind that for the St. Lawrence neighbourhood, arguably the most visible recent impact has been the extraordinary action required to provide safer spaces for the disproportionately large homeless population concentrated in the downtown core. To the extent that TOC developments can contribute to the complex solutions this problem requires, we encourage the Executive Committee to reinforce this as a priority with City staff.

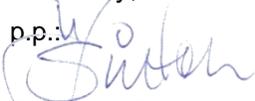
In **summary**, the St. Lawrence Neighbourhood Association requests that both the Executive Committee and Council implement the following complementary recommendations:

1. Don't abandon the First Parliament Master Plan. Reimagine it and realize it in an equally spectacular way, notwithstanding the new reality of the TOC on the site;
2. Earmark a portion of the proceeds of the land sale to ensure this is achieved;
3. Ensure the package of Community Benefits secured for this neighbourhood reflects both City and Community priorities.

The Association appreciates your consideration of its input on this agenda item.

Sincerely,

p.p.:



Board of Directors
St. Lawrence Neighbourhood Association

cc: Mayor John Tory (Chair)
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