

West Don Lands Committee

Citizens for the Old Town
Corktown Residents & Business
Association

March 29, 2022

By email: exc@toronto.ca

Distillery Historic District

Dixon Hall

Enoch Turner Schoolhouse
Foundation

Friends of Corktown Common

Gooderham & Worts
Neighbourhood Association

Little Trinity Anglican Church

St. Lawrence Market
Neighbourhood BIA

St. Lawrence Neighbourhood
Association

Mayor Tory and Members of Executive Committee:

RE.: EX31.2 – Ontario Line Transit Oriented Communities

We are writing on behalf of the West Don Lands Committee in support of the staff report and recommendations on this item. We also wish to urge some additional considerations with respect to City negotiations with Infrastructure Ontario and Metrolinx respecting the Corktown TOC.

First, we would like to recognize the extraordinary efforts by city staff, particularly the Transit Expansion Office, in working to advance city and community priorities in the extremely challenging circumstances presented by the provincial Corktown Station and TOC proposals. As the staff report reveals, city staff have had to fashion an entirely novel approach to working constructively with an overwhelming number of uncertainties and we are very grateful for the coherence they have brought to this process.

The following are additional considerations that we hope can inform City negotiations:

The First Parliament Site

Recommendation #4 deals with future use of community space at the First Parliament TOC. We are asking that in addition Executive Committee direct that:

- A visioning and consultation process for the community space in the First Parliament TOC be initiated by the City, in collaboration with the community and city building and heritage experts such as Waterfront Toronto and Lord Cultural Resources, for the purpose of exploring how the combined community space, interpretive space, public realm and parkland can be utilized to achieve the cultural heritage objectives of the First Parliament Master Plan.
- Indigenous consultation must form an essential component of visioning for this site
- No decision with respect to the use of the community space be made until this visioning process is complete.
- City staff also explore the feasibility of acquiring or leasing all of the ground floor retail space on the First Parliament TOC to maximize its potential as a highly visible and accessible community cultural and tourism hub.

Council has repeatedly recognized the special significance of this site through acquisition of land, through public consultation and through adoption of the First Parliament Master Plan. Although the provincial TOC development has significantly altered the planning context, it has not diminished the opportunity to create a vital centre of knowledge, memory and dialogue.

Affordable Rental Housing

It is very concerning to our members that the Province has still not committed to an affordable rental housing component for the TOC. To recommendation #5, we add:

- Our members strongly support a target of 30% affordable rental housing through both Provincial investment and City investment of expropriation compensation, as needed.
- As the TOC properties will be passing into private hands, it is critical that the affordable housing be delivered in a form that can preserve affordability in perpetuity, through such mechanisms as lease/transfer to non-profit housing providers.
- It is also important that deeper levels of affordability be included in the program that is established.

Community Benefits Framework

The West Don Lands Committee has strongly advocated for community benefits programs to be incorporated into waterfront revitalization projects, including private sector residential development. All three orders of government have legislated policies requiring community benefits programs be part of infrastructure expenditure. To that end, we would ask that Executive direct that:

- City staff pursue agreement with Metrolinx and Infrastructure Ontario on an equity hiring and procurement program that is modelled on the City [Community Benefits Framework](#) and developed in consultation with the Toronto Community Benefits Network
- The Ontario Line/TOC community benefits framework must ensure that local youth and members of economically marginalized can benefit from the implementation of both programs (OL and TOC) and should include access to training, apprenticeship, technical and administrative opportunities during construction and after construction is ended.
- Resourcing negotiations should also include funding adequate City staffing to support the City side of implementation of the CBF

Parkland, Open Space and the Public realm

We continue to be concerned that, as the staff report acknowledges, the First Parliament TOC development will reduce the zoned parkland on this block by 37%. This is a serious loss to a community that already enjoys only 10% of the city average of parkland access. This loss will be exacerbated by the reality that, in addition to the ~1500 residential units planned for the Corktown TOC, there are already more than **15,000** nearby residential units in the development pipeline.

With this explosion of residential growth, the loss of parkland on the First Parliament TOC and the need to acquire additional parkland needs to urgently be addressed by the City and by the Province.

Negotiations with the province at this time should include any steps necessary to secure the planned open space on Block 29 of the West Don Lands (currently under lease until 2033) and to consider whether other provincial lands in the immediate vicinity could be made available for park acquisition to serve the TOC and wider community.

Yours truly,



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