

ConsumersNext: Planning for People and Business at Sheppard and Victoria Park

Local Advisory Committee 1 Summary

Tuesday, September 15, 2015

6:30-9:30pm

St. John's United Church

2 Nobert Road

MEETING OVERVIEW

On September 15, 2015 the City of Toronto hosted the first ConsumersNext Local Advisory Committee (LAC) meeting. The purpose of the LAC is to provide an ongoing forum for feedback, guidance, and advice to the ConsumersNext Study Team at key points during the process. The LAC is composed of organizations representing a range of interests including local residents, property owners and managers, local employers, community groups and transportation advocacy. Representatives from 14 organizations participated in the meeting (see attached participant list). Members of Councillors Shelley Carroll and Norm Kelly's offices also attended the meeting.

This was the first of three LAC meetings that will be held over the first three phases of the study. The purpose of this meeting was to share and seek feedback on: (1) existing conditions and opportunities for all six building blocks (Public Places, Transportation Choices, Built Form, Opportunities for Business Growth, Community Services and Facilities, and Water Infrastructure); (2) the draft guiding principles; and (3) the approach and materials for the Visioning Workshop.

This summary was written by Swerhun Facilitation, an independent facilitation firm that is part of the R.E. Millward & Associates-led consultant team. This report is not intended to provide a verbatim transcript of the meeting but instead provides a high level summary of the views provided by participants.

This summary was subject to participant review prior to being finalized.

SUMMARY OF ADVICE

The feedback, guidance and advice provided by LAC members during the facilitated discussion has been summarized and organized into three categories: Overall Views and Guiding Principles; Existing Conditions and Opportunities; and, Consultation Process Advice.

Overall Views and Guiding Principles

Several LAC members were excited that the City was undertaking the ConsumersNext Study. They felt that the area has long needed a unifying vision. Some LAC members cautioned that while the study area is a large piece of land, it is not a blank canvas, which they felt may present challenges in achieving the vision.

LAC members did not have suggested revisions to the guiding principles.

Existing Conditions and Opportunities

Several LAC members emphasized that transportation access and congestion were issues for both residents and businesses. Some expressed concern that new development and intensification will only exacerbate this existing issue. It was suggested that the Study Team explore options for alleviating congestion at the intersection of Sheppard Avenue and Yorkland Boulevard, including new/improved access to Highway 404.

LAC members outlined a number of existing uses/considerations for the surface parking lots that were identified as an opportunity by the Study Team. These existing uses/considerations included:

Existing Conditions:

- The parking lots are used outside of business hours for things like driving schools and motorcycle lessons, for festivals and other community uses.
- Parking is important not only for businesses but also for community uses, e.g. Hallcrown Place is used for overflow parking when dance competitions are held at the Armenian Community Centre.

Considerations:

- Consider redistributing rather than reducing parking – there are likely many people who drive to work in the business park and will continue to do so even with better sidewalks, transit, etc. (because the business park is at the intersection of two major highways, because some who drive from long distances don't have any other options).

LAC members shared a range of views on land use:

- One member expressed concern that the potential conversion of commercial uses along Sheppard and Victoria Park Avenues to predominantly residential uses would impact Toronto's tax base.
- Another member felt that the mixed use designation should be extended down to Highway 401 on the west side of Victoria Park.

Several LAC members felt that the Study Team should consider how new residential development may have an impact on community services and facilities.

- One member expressed concern about shadowing on community facilities from adjacent proposed tall buildings.
- Another member talked about how attempts at maintaining capacity at local schools by distributing students to other schools throughout the broader neighbourhood could be acceptable but may be impeded by a lack of safe pedestrian connections.

Consultation Process Advice

Several LAC members provided comments and suggested changes for the presentation:

- Shorten the presentation for the visioning workshop, break it up into segments and/or remove information that was presented at the project launch.
- There are many good maps in the presentation, particularly the overlay on North York Centre, however the legends need to be enlarged.
- The precedents were very interesting and helpful for understanding how other cities approach these types of areas.

A few LAC members offered advice for the overall consultation process:

- It would be helpful to receive presentations and other materials in advance of LAC meetings.
- The Study Team could consider adding more local residents to the LAC.
- The Study Team could consider engaging with Toronto Hydro to help resolve issues with brown outs and the Ontario Ministry of Transportation to discuss access improvements to/over Highways 404 and 401.

NEXT STEPS

The feedback, guidance and advice shared by LAC members will help refine the visioning workshop approach and materials and will inform the Phase 1 Report on background and existing conditions analysis. The next LAC meeting is targeted for February of 2016 and will focus on testing preliminary design alternatives for the Consumers Road Business Park and area.

ATTACHMENTS – LAC MEMBERS AND AGENDA

Local Advisory Committee Members

The following is a list of the Local Advisory Committee members. Those members that attended LAC Meeting 1 are signified by bold text.

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| 1. 150 Consumers Road | 19. Heron's Hill Condo Board |
| 2. Abu Huraira Centre | 20. Manulife Real Estate |
| 3. Agincourt Community Services Association | 21. Parkway Forest Community Association |
| 4. American Express | 22. Parkway Place Holdings Ltd. |
| 5. Armenian Community Centre | 23. Redbourne Realty Advisors Inc. |
| 6. Atria properties | 24. RV Anderson |
| 7. Brian Village Association | 25. Sheppard Subway Action Coalition |
| 8. Comfield Management Services | 26. Shiplake Management Company |
| 9. Cycle Toronto | 27. Shoppers Drug Mart |
| 10. Dillon Consulting Limited | 28. Smart Commute |
| 11. Enbridge | 29. Total Credit Recovery Limited |
| 12. Epic Realty | 30. TTCRiders |
| 13. Fairview Mall | 31. Universal Music |
| 14. Family Day Care Services | 32. WalkTO |
| 15. Former School Board Trustee | 33. Ward 40 business owner |
| 16. Gallean Property Property Management | 34. Ward 40 resident |
| 17. Gracepoint Baptist Church | 35. YMCA of Greater Toronto |
| 18. Henry Farm Community Interest Association | |

Local Advisory Committee Meeting 1 Agenda

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|---------------|--|
| 6:30pm | Welcome
Councillor Shelley Carroll & Councillor Norm Kelly |
| 6:40 | Introductions and Agenda Review
Alex Heath, Swerhun Facilitation |
| 6:45 | Review LAC Terms of Reference
Steve Forrester, City Planning, City of Toronto

<u>Focus Question:</u>
Do you have any suggested refinements to the LAC Terms of Reference? |
| 7:00 | Overview Presentation
Melanie Melnyk, R. E. Millward & Associates |
| 7:30 | Facilitated Discussion

<u>Focus Questions:</u>
1. Is there anything we should add to the existing conditions or opportunities?
2. What are your thoughts on the draft Guiding Principles? Do you have any suggested refinements?
3. What are your thoughts on the proposed approach and materials (e.g. presentation, precedent book) for the visioning workshop? |
| 8:20 | Wrap Up & Next Steps
Alex Heath, Swerhun Facilitation
Steve Forrester, City of Toronto |
| 8:30 | Adjourn |