

APPENDIX A

The City of Toronto holds public consultations as one way to engage residents in the life of their city. Toronto thrives on your great ideas and actions. We invite you to get involved.

East-West Street between Rean Drive and Kenaston Gardens

Environmental Assessment Notice of Commencement & Public Open House

Study Overview

The City of Toronto is studying options for a new east-west street between Rean Drive and Kenaston Gardens located within the area south of Sheppard Avenue and east of Bayview Avenue.

The need for a new street in this area has been identified to:

- Support the planning objectives of the Sheppard East Subway Corridor Secondary Plan and the Southeast Bayview Node Context Plan
- Improve neighbourhood connectivity for all road users, including pedestrians and cyclists
- Improve access for residents to local amenities, including the Bayview Subway Station

The study will consider:

- Road alignment options, including enhancements to the existing street between Barberrry Place and Rean Drive and a new extension between Barberrry Place and Kenaston Gardens
- New streetscaping, including lighting, trees, and street furniture like benches
- Wider sidewalks and boulevards

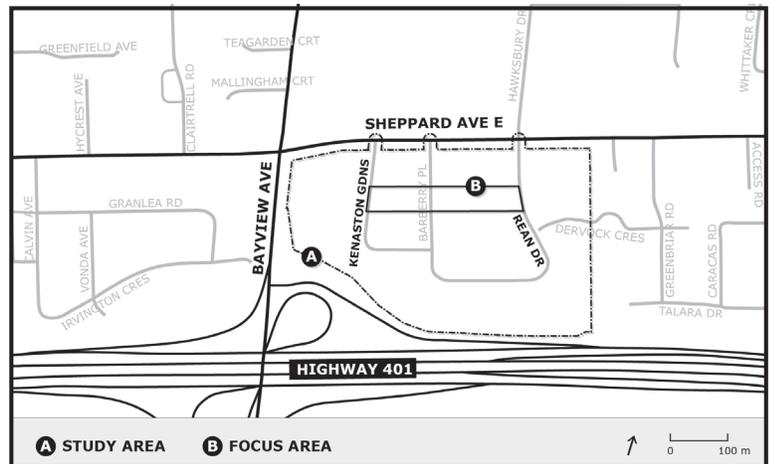
Public Consultation

Join us to learn more about this project, speak with staff, and provide your feedback.

Date: Tuesday, September 27, 2016
Drop-in any time: 5 p.m. to 8 p.m.
Location: St. Elizabeth of Hungary Church
432 Sheppard Ave. E.
(west of Bayview Avenue) 

The Process

This study will define problems and opportunities, develop and evaluate alternative solutions and designs, review public and stakeholder feedback, and identify a preferred solution including measures to minimize any



impacts. This study is being carried out under Schedule 'B' of the Municipal Class Environmental Assessment (EA), which is an approved planning process under the Environmental Assessment Act.

We would like to hear from you

Public consultation is an important part of this study. You are invited to learn more and to share your insights and opinions at any time. For more information and to receive study updates, please contact:

Maogsha Pyjor
Public Consultation Coordinator
City of Toronto, Metro Hall, 19th Fl., 55 John St.
Toronto, ON M5V 3C6
Tel: 416-338-2850 Fax: 416-392-2974 TTY: 416-397-0831
Email: mpyjor@toronto.ca
Visit: toronto.ca/reankenaston

Issue Date: September 15, 2016

Project Team Membership

New East-West Street Extension: Rean Drive / Kenaston Gardens

Municipal Class Environmental Assessment, Schedule 'B'

First Name	Last Name	Position	Unit	Section	Division	Area	Organization	Phone	Email	Notes
Steve	Forrester	Senior Planner	Community Planning	North York District	City Planning	North York District	City of Toronto	416-395-7126	sforrest@toronto.ca	-
Diane	Ho	Planner	Transportation Planning	North York District	City Planning	North York District	City of Toronto	416-395-7118	dho@toronto.ca	-
Dawn	Hamilton	Senior Planner	Urban Design	North York District	City Planning	North York District	City of Toronto	416-395-7184	dhamilt4@toronto.ca	-
Maogosha	Pyjor	Senior Public Consultation Coordinator	Public Consultation	Program Support	Policy, Planning, Finance, & Administration	City-wide	City of Toronto	416-338-2850	mpyjor@toronto.ca	-
Geoffrey	Lau	Transportation Engineer/ Coordinator	Traffic Planning/Right-of-Way Management	North York District	Transportation Services	North York District	City of Toronto	416-395-7462	glau@toronto.ca	-
Andrew	Chislett	Transportation Planner	Infrastructure Planning	Transportation Infrastructure Management	Transportation Services	City-wide	City of Toronto	416-392-9599	achislet@toronto.ca	City lead
Marilia	Cimini	Project Manager	Infrastructure Planning	Transportation Infrastructure Management	Transportation Services	City-wide	City of Toronto	416-392-6758	mcimini@toronto.ca	-
John	Grebenc	Project Manager	-	-	-	-	Morrison Hershfield	416-499-3110 x1011810	jgrebenc@morrisonhershfield.com	Consultant lead
Martin-Pierre	Blouin	Deputy Project Manager	-	-	-	-	Morrison Hershfield	416-499-3110 x1480	mblouin@morrisonhershfield.com	-

Technical Advisory Committee (TAC) Membership

New East-West Street Extension: Rean Drive / Kenaston Gardens

Municipal Class Environmental Assessment, Schedule 'B'

First Name	Last Name	Position	Unit	Section	Division	Area	Organization	Phone	Email	Notes
			Heritage Preservation Services	Heritage Preservation Services	City Planning	City-wide	City of Toronto			
					Engineering & Construction Services	City-wide	City of Toronto			
					Fire Services	City-wide	City of Toronto			
				Urban Forestry	Parks, Forestry & Recreation	City-wide	City of Toronto			
					Public Health	City-wide	City of Toronto			
			Acquisitions & Expropriations	Real Estate Services	Real Estate Services	City-wide	City of Toronto			
				Operations	Toronto Paramedic Services	City-wide	City of Toronto			
			Policy & Program Development	Water Infrastructure Management	Toronto Water	City-wide	City of Toronto			
			Road Operations	North York District	Transportation Services	North York District	City of Toronto			
			Traffic Operations	North York District	Transportation Services	North York District	City of Toronto			
			Pedestrian Projects	Public Realm	Transportation Services	City-wide	City of Toronto			
			Cycling Infrastructure & Programs	Transportation Infrastructure Management	Transportation Services	City-wide	City of Toronto			
			Infrastructure Asset Management & Programming	Transportation Infrastructure Management	Transportation Services	City-wide	City of Toronto			
							Toronto Transit Commission			

Technical Advisory Committee Meeting #1

Project: New East-West Street Extension – Rean Drive / Kenaston Gardens
 Class Environmental Assessment Study – City of Toronto
 RFP 9117-16-7021

Project No.: 1160517.00

Place: City of Toronto, North York Civic Centre, 5100 Yonge Street, 4th Floor North Boardroom

Date/Time: Wednesday, July 27th 2016, 1:00 pm to 3:00 pm

Last updated: 10-August-2016
File Path: K:\Proj\1160517\Meetings\4. TAC #1 - June 30 2016\2016-06-30 - TAC #1 Meeting Minutes.docx

Attendance List

Name	Firm/Agency	E-mail Address/Telephone
John Grebenc	Morrison Hershfield, Project Manager (MH)	jgrebenc@morrisonhershfield.com 416-499-3110 ext. 1011810
Martin-Pierre Blouin	Morrison Hershfield - Transportation	mblouin@morrisonhershfield.com 416-499-3110 ext. 1011480
Andrew Chislett	City of Toronto - Transportation Services, Project Manager	achislet@toronto.ca 416-392-9599
Jeff Dea	City of Toronto - Transportation Services	jdea@toronto.ca 416-392-8479
Marilia Cimini	City of Toronto - Transportation Services	mcimini@toronto.ca 416-392-6758
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Leo Desorcy	City of Toronto – City Planning – Community Planning	ldesorcu@toronto.ca 416-395-7139
Zaki Siddiqi	City of Toronto – Engineering and Construction Services	zsiddiq@toronto.ca 416-395-6274
Shad Hussain	City of Toronto – Toronto Water	shussai4@toronto.ca

ITEM	DETAIL	ACTION BY
1.	<p>Introduction</p> <p>a) All members of the Project Team and the Technical Advisory Committee (TAC) were introduced.</p> <p>b) Andrew introduced the study to the TAC members. The City of Toronto initiated a Schedule 'B' Class Environmental Assessment Study for a new east-west corridor between Rean Drive and Kenaston Gardens in accordance with the City's Official Plan and the Southeast Bayview Node Context Plan recommendations.</p>	

ITEM	DETAIL	ACTION BY
2.	<p>Study Background</p> <p>a) Andrew presented an overview of the project scope:</p> <ul style="list-style-type: none"> I. The Southeast Bayview Node Context Plan provided the framework for the development of the area east of Bayview Avenue and south of Sheppard Avenue. II. To date, nearly all recommendations have been implemented with only the link between Kenaston Gardens and Rean Drive remaining. III. Portions of the east-west street between Barberry Place and Rean Drive have already been constructed but not yet assumed by the City. Another section at 15 Kenaston Gardens has been secured through development applications but not yet constructed. IV. Current development in the area includes the Chestnut Hill Developments (5-15 Kenaston Gardens, 573-577 Sheppard Avenue) and the Liberty Development (591, 593 and 595 Sheppard Avenue). 	
3.	<p>Project Timelines</p> <p>a) Andrew and John presented an overview of the project and consultation timelines:</p> <ul style="list-style-type: none"> I. The EA study must be completed by November 2016 for inclusion in the City's Public Works and Infrastructure Committee meeting scheduled for November 21st 2016. Upon EA clearance, the design is anticipated to be completed in 2017 with construction occurring in 2018. II. Two additional TAC meetings are anticipated to be held in late August 2016 and late September 2016. III. A single Public Information Centre (PIC) is planned for the study to be held in mid-September 2016 to obtain public input on the evaluation and selection of the preliminary Preferred Solution. IV. Several key stakeholders have been identified and will be individually consulted and met with to obtain input. Key stakeholders include The Claridges (12 Rean Drive), Amica at Bayview (15 Barberry Place), Chestnut Hill Developments and Liberty Development. 	
4.	<p>Problem and/or Opportunity Statement</p> <p>a) John identified the draft Problem and/or Opportunity Statement:</p> <p><i>"The area south of Sheppard Avenue and east of Bayview Avenue in the City of Toronto is experiencing significant residential development to higher density forms of residences to implement the City's Official Plan (2007)'s intensification strategy of developing key nodes along the Sheppard Avenue Subway Corridor in accordance with the goals and objectives of the Southeast Bayview Node Context Plan and Sheppard East Subway Corridor Secondary Plan.</i></p> <p><i>The need for a new street has been identified through development planning between Kenaston Gardens and Rean Drive in North York. A range of Alternative Solutions for the new street will be identified and evaluated with consideration given to providing residents with a safe, convenient, accessible, affordable and efficient transportation connection while minimizing the impact on the environment and promoting energy efficiency."</i></p>	



ITEM	DETAIL	ACTION BY
5.	<p>Alternative Solutions and</p> <p>a) John presented the Alternative Solutions to be evaluated which include:</p> <ul style="list-style-type: none"> I. Do Nothing II. Constructing a new East-West street between Kenaston Gardens and Barberry Place III. Reconstructing the existing street between Barberry Place and Rean Drive IV. Reconstructing the existing street between Barberry Place and Rean Drive and constructing a new East-West street between Kenaston Gardens and Barberry Place <p>b) MH presented a draft roll plan design and prepared several typical sections alternatives to supplement the Alternative Solutions. Typical sections include 6.0m, 7.0m and 8.5m roadway widths.</p>	
6.	<p>Methodology for Evaluation of Alternative Solutions</p> <p>a) The preliminary evaluation criteria to evaluate the Alternative Solutions were presented and included the alternative's impacts on the physical, social/cultural, natural, and economic environments and their adherence to policy objectives.</p>	
7.	<p>TAC Comments and Discussion</p> <p>a) The City owns the 15 Kenaston Gardens property through the Chestnut Hill Development. The development will need to have the section of street at Kenaston Gardens to be built by the end of the construction (estimated 18 months). An option for this segment was suggested to obtain the developer's share to construct the street and have the City build it.</p> <p>b) Geoffrey identified a key issue is the proposed underground garage for Chestnut Hill which will encroach on the City's right-of-way boulevard with stratified ownership, the City will own the surface. The parking structure is 1.5m deep and needs to be located within the boulevard with a 0.3m buffer from the travelled way. Some flexibility is available as long as the buffer is maintained. MH will optimize the proposed alignment with the constraints in place.</p> <p>c) Chestnut Hill Developments is anticipating finalizing their design in August 2016. The project team will meet with the development to present the revised street alignment and layout.</p> <p>d) On-street parking has been identified as an issue as commuters tend to use these parking spots and walk to the nearby Bayview Avenue and Sheppard Avenue subway station. Most adjacent streets currently have parking restrictions to prevent this. Parking restrictions for the new streets may be required.</p> <p>e) Leo commented that the 6.0m lanes alternative typical section may be acceptable provided bump-out parking is also offered.</p> <p>f) A 7.0m and 8.25m alternative section proposes a sidewalk only on the north side. Ideally, sidewalks would be provided on both sides of the street in high density areas.</p>	<p>MH</p> <p>Project Team</p>



ITEM	DETAIL	ACTION BY
	g) The proposed lay-bys in the Rean Drive – Barberry Place link shifts the south sidewalk. Shawn suggested maintaining the shifted alignment throughout the link to maintain consistency. h) A suggestion was offered to shift the street alignment within the Rean Drive – Barberry Place link to minimize the offset within the Kenaston Gardens – Barberry Place link. Leo commented that it would be preferable if the shift was entirely contained within the new street link.	
8.	Next Steps a) Copies of the presentation material were distributed to all TAC members. b) Andrew instructed the TAC members to provide comments to the project team regarding the draft problem/opportunity statement, draft alternative solutions, draft evaluations criteria and typical sections by July 8 2016 . c) The project team will provide responses to any TAC comments by July 15 2016 .	TAC Members Project Team
9.	Next Meeting a) The next TAC meeting will be tentatively scheduled for late August 2016.	

Prepared by: Martin-Pierre Blouin (Morrison Hershfield) 5-July-2016

Reviewed by: John Grebenc (Morrison Hershfield, Project Manager) 5-July-2016

Dist.: Attendees, Invitees

PLEASE NOTE: If your records of this meeting do not agree with this document, or if there are any omissions, please advise the writer within 5 days, otherwise the contents of this document shall be assumed accurate and correct.

Technical Advisory Committee Meeting #2

Project: New East-West Street Extension – Kenaston Gardens to Rean Drive Environmental Assessment Study – City of Toronto
RFP 9117-16-7021

Project No.: 1160517.00

Place: City of Toronto, North York Civic Centre, 5100 Yonge Street, 4th Floor North Boardroom

Date/Time: Friday, August 5th 2016, 10:30 am to 12:00 pm

Last updated: 10-August-2016

File Path: K:\Proj\1160517\Meetings\7. TAC #2 - August 5 2016\2016-08-05- TAC Meeting #2 Meeting Minutes.docx

Attendance List

Name	Firm/Agency	E-mail Address/Telephone
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Martin-Pierre Blouin	Morrison Hershfield - Transportation	mblouin@morrisonhershfield.com 416-499-3110 ext. 1011480
Andrew Chislett	City of Toronto - Transportation Services	achislet@toronto.ca 416-392-9599
Jeff Dea	City of Toronto - Transportation Services	jdea@toronto.ca 416-392-8479
Geoffrey Lau	City of Toronto – Traffic Planning – Transportation	glau@toronto.ca 416-395-7462
Jacqueline White	City of Toronto - Transportation Services	jwhite@toronto.ca 416-392-7714
Steve Forrester	City of Toronto – City Planning – Community Planning	sforrester@toronto.ca 416-395-7126

ITEM	DETAIL	ACTION BY
1.	<p>Study Progress Since TAC #1</p> <p>a) Andrew presented an overview of the project status to date and the revised consultation timelines:</p> <ol style="list-style-type: none"> I. TAC Meeting #3 is anticipated to be held in the middle of September 2016 with the primary objectives of reviewing the draft PIC presentation material. II. The Public Information Centre (PIC) has been shifted to late September 2016 to obtain public input on the evaluation and selection of the preliminary Preferred Solution. III. MH revised the proposed plan and typical sections based on comments received by members of TAC Meeting #1. IV. MH prepared the draft evaluation of alternative solutions based on updated design criteria received by members of TAC Meeting #1. The evaluation was updated based on comments received during the Project Team meeting review. 	

ITEM	DETAIL	ACTION BY
	<p>V. The Project Team met with the Chestnut Hill Development's team on July 28th 2016 to obtain their input on the design of the new extension between Kenaston Gardens and Barberrry Place.</p>	
<p>2.</p>	<p>Evaluation of Alternative Solutions</p> <p>a) Andrew presented the revised Alternative Solutions:</p> <ol style="list-style-type: none"> 1. Do Nothing 2. New East-West Street Between Kenaston Gardens and Barberrry Place 3. Reconstruct Existing Street Between Barberrry Place and Rean Drive 4. New East-West Street Between Kenaston Gardens and Barberrry Place(Alternative 2) + Reconstruct Existing Street Between Barberrry Place and Rean Drive (Alternative 3) <p>b) John presented the alternative solution evaluation. The evaluation process was described. Alternative Solution #4 was the draft recommended solution.</p> <p>b) The TAC reviewed the evaluation chart. Key comments include:</p> <ol style="list-style-type: none"> I. The Vegetation and Wildlife criteria will be combined. Vegetation impacts are a concern which will be confirmed through the tree impact study. A 3:1 replacement ratio is typically used by the City for compensation. II. The Noise, Air Quality and Climate criteria will be transferred from the Social Environment to the Natural Environment category. III. The Property Acquisitions criteria will be transferred from the Social Environment to the Implementation, Operations and Maintenance Costs category. IV. The Urban Design Considerations criteria will be transferred from the Social Environment to the Planning and Policy category. V. The Connectivity criteria will be re-worded to emphasize the need for the new east-west street to provide site access opportunities and to discourage any new accesses from Sheppard Avenue. <p>c) MH will update the evaluation chart based on the comments received and will re-submit for the TAC members review.</p>	<p>MH</p>
<p>3.</p>	<p>Revised Road Design and Typical Sections Discussion</p> <p>a) Martin presented the revised design for the new East-West Street based on TAC Meeting #1 comments. Design features include a revised road alignment to provide a minimum 0.3m buffer between the underground garage and edge of travelled way, two 3.5m lanes on the Kenaston Gardens to Barberrry Place link to act as traffic calming measures, sidewalks on both sides of the street throughout the focus area and a realigned sidewalk near the lay-by areas to eliminate jogging.</p> <p>b) Geoffrey presented the final set of engineering drawings for the Chestnut Hill Development, received by the City earlier in the week. The package is subject to the City's final review and approval.</p> <p>c) With the proposed connection between Kenaston Gardens and Barberrry Place, implementing 2 sidewalks per City policy is now feasible. Chestnut</p>	



ITEM	DETAIL	ACTION BY
	<p>Hill has provided enough room on the south side to provide a 2.1m sidewalk which is currently planned for a shared utility trench.</p> <p>d) The City has scheduled a conference call with the Chestnut Hill Development following the TAC #2 meeting to discuss the need to provide 2 sidewalks.</p> <p>e) MH will provide the CAD files for its proposed design to the City to coordinate with the development.</p>	<p>Andrew</p> <p>MH</p>
4.	<p>Next Steps and Other Items</p> <p>a) Copies of the presentation material will be distributed to all TAC members.</p> <p>b) Andrew instructed the TAC members to provide comments to the project team regarding the draft alternative solutions, draft alternatives evaluation and revised plan by August 12 2016.</p> <p>c) The project team will provide responses to any TAC comments by August 19 2016.</p> <p>d) Stakeholder notification letters have been sent out. Andrew will follow up to arrange further meetings with the key stakeholders.</p>	<p>Andrew</p> <p>TAC Members</p> <p>Project Team</p> <p>Andrew</p>
5.	<p>Next Meetings</p> <p>a) The next TAC meeting will be tentatively scheduled for mid-September 2016.</p>	

Prepared by: Martin-Pierre Blouin (Morrison Hershfield) 10-August-2016

Reviewed by: John Grebenc (Morrison Hershfield, Project Manager) 10-August-2016

Dist.: Attendees, Invitees

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Stakeholder Meeting – Chestnut Hill Development

Project: New East-West Street Extension – Kenaston Gardens to Rean Drive Environmental Assessment Study – City of Toronto
RFP 9117-16-7021

Project No.: 1160517.00

Place: 150 Ferrand Drive, Suite 801A, City of Toronto

Date/Time: Thursday, July 28th 2016, 10:00 am to 11:00 am

Last updated: 3-August-2016

File Path: K:\Proj\1160517\Meetings\6. Stakeholder Meeting (Chestnut Hill Development) - July 28 2016\2016-07-28-Stakeholder Meeting (Chestnut Hill Development) Meeting Minutes(AC).docx

Attendance List

Name	Firm/Agency	E-mail Address/Telephone
Steven Warsh	Pine Ridge	stevenwarsh@rogers.com 416-395-7462
Rick Knight	MMM Group	RKnight@mmm.ca 905-882-4211 ext. 7251
Polycarp Tam	Weston Consulting	PTam@westonconsulting.com 905-738-8080 ext. 244
Andrew Chislett	City of Toronto - Transportation Services – Project Manager	achislet@toronto.ca 416-392-9599
Marilia Cimini	City of Toronto - Transportation Services	mcimini@toronto.ca 416-392-6758
Maogosha Pyjor	City of Toronto – Public Consultation	mpyjor@toronto.ca 416-338-2850
John Grebenc	Morrison Hershfield, Project Manager (MH)	jgrebenc@morrisonhershfield.com 416-499-3110 ext. 1011810
Martin-Pierre Blouin	Morrison Hershfield - Transportation	mblouin@morrisonhershfield.com 416-499-3110 ext. 1011480

ITEM	DETAIL	ACTION BY
1.	<p>Introduction</p> <p>a) The City of Toronto (City) initiated a Schedule 'B' Class Environmental Assessment Study for a new east-west corridor between Rean Drive and Kenaston Gardens in accordance with the City's Official Plan and the Southeast Bayview Node Context Plan recommendations.</p> <p>b) Morrison Hershfield Limited (MH) was retained by the City to undertake the environmental assessment study.</p> <p>c) Pine Ridge is proposing a new 12 storey residential development at the north-west limit of the EA's focus area. Properties to be developed include #573-577 Sheppard Avenue and #5-15 Kenaston Gardens. The new development's access will be located on the new east-west street between Kenaston Gardens and Barberry Place.</p>	
2.	<p>Study Background</p> <p>a) Andrew presented an overview of the project scope and timeline. The EA study must be completed by November 2016 for inclusion in the City's</p>	

ITEM	DETAIL	ACTION BY
	<p>Public Works and Infrastructure Committee (PWIC) meeting scheduled for November 21st 2016. Upon City Council endorsement in December 2016, the detailed design is anticipated to be completed in 2017 with construction occurring in 2018.</p> <p>b) John presented a draft design for discussion purposes. The proposed east-west street between Kenaston Gardens and Barberry Place would consist of a 2-lane design with 3.5m lanes with boulevards and sidewalks on both sides of the street in accordance with City policy. The alignment includes a reverse curve to smoothly transition from the Kenaston Gardens intersection to line up with the tangent east end of the Barberry Place intersection.</p> <p>c) Maogosha summarized the Schedule 'B' EA process and the need to consult with key stakeholders impacted by the proposed undertaking to obtain stakeholder inputs in the development of a preferred solution. In addition to holding stakeholder meetings, a Public Information Centre will be held in September 2016 to obtain further input from the public.</p>	
<p>3.</p>	<p>Stakeholder Discussions</p> <p>a) Steven reviewed the development's plans which proposes an 8.5m wide road with a single sidewalk along the north side. These plans have already been approved by the City's Engineering & Construction Services and a Section 37 agreement which has already been executed.</p> <p>b) A 2.7m boulevard has been provided on the south side with the intent to contain the utility trench as well as the installation of street lighting and street trees.</p> <p>c) The agreement stipulates that the new road must be constructed to the base course asphalt with concrete curb connections to Kenaston Gardens to obtain the above-grade permit which is a pre-requisite to obtain the final building permit (Section 5.3.4).</p> <p>d) There is a 2.5m elevation drop from Kenaston Gardens to Barberry Place. Due to the lack of access to Barberry Place, the development's storm sewer will drain towards the existing Kenaston Gardens. The presence of an existing sanitary sewer on Kenaston Gardens resulted in a shallow storm sewer installation to cross over the sanitary. Insulation was provided to address the shallow depth of cover.</p> <p>e) The site servicing has been approved by Toronto Water and has been submitted to the Ministry of the Environment to obtain the Environmental Compliance Approval.</p> <p>f) Site preparation has already begun with construction anticipated to begin in 2 weeks. The initial works will be the open excavation starting from the east-west road towards the north.</p> <p>g) Upon completion of the excavation, the east-west road storm sewers will be installed, the remaining road will then be backfilled with granular material and the base course asphalt and curbs will be constructed. The road construction is anticipated to begin in 1 month.</p> <p>h) Any deviation in the road alignment or curb layouts will impact the proposed storm sewer design including catchbasin locations as well as the reserved locations for future sanitary and watermain services.</p>	

ITEM	DETAIL	ACTION BY
4.	<p>Next Steps and Other Items</p> <p>a) The City's Project Team will coordinate with the City Solicitor and Engineering & Construction Services to discuss the information brought up during the meeting (i.e. Section 5.3.4 of the Section 37 Agreement).</p> <p>b) The City's Project Team will follow up with Chestnut Hill Development team early next week to discuss the outcome of City's internal deliberations.</p> <p>c) MMM will provide MH with CAD files for the proposed development to overlay on the EA design.</p>	<p>Andrew</p> <p>Andrew</p> <p>Rick</p>
5.	<p>Next Meeting</p> <p>a) To be determined</p>	

Prepared by: Martin-Pierre Blouin (Morrison Hershfield) 29-July-2016

Reviewed by: John Grebenc (Morrison Hershfield, Project Manager) 29-July-2016
 Maogosha Pyjor (City of Toronto) 3-August-2016
 Andrew Chislett (City of Toronto, Project Manager) 3-August-2016

Dist.: Attendees, Invitees

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Stakeholder Consultation Meeting – Liberty Development

Project: New East-West Street Extension – Kenaston Gardens to Rean Drive Environmental Assessment Study – City of Toronto
RFP 9117-16-7021

Project No.: 1160517.00

Place: Field Office, 591-593 Sheppard Avenue East

Date/Time: Tuesday, August 16th 2016, 10:00 am to 11:00 am

Last updated: 23-August-2016

File Path: K:\Proj\1160517\Meetings\8. Stakeholder Meeting (Liberty Development) - August 16 2016\2016-08-16 - Stakeholder Meeting (Liberty Development) Meeting Minutes.docx

Attendance List

Name	Firm/Agency	E-mail Address/Telephone
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Mark Hamidi	Liberty Development	markh@libertydevelopment.ca 905-731-8687 ext. 262
Andrew Chislett	City of Toronto - Transportation Services – Project Manager (City)	achislet@toronto.ca 416-392-9599
Jeff Dea	City of Toronto - Transportation Services	idea@toronto.ca 416-392-8479
Maogosha Pyjor	City of Toronto – Public Consultation	mpyjor@toronto.ca 416-338-2850
Martin-Pierre Blouin	Morrison Hershfield – Transportation (MH)	mblouin@morrisonhershfield.com 416-499-3110 ext. 1011480

ITEM	DETAIL	ACTION BY
1.	<p>Introduction</p> <p>a) The City of Toronto (City) initiated a Schedule 'B' Class Environmental Assessment Study for a new east-west corridor between Rean Drive and Kenaston Gardens in accordance with the City's Official Plan and the Southeast Bayview Node Context Plan recommendations.</p> <p>b) Morrison Hershfield Limited (MH) was retained by the City to undertake the environmental assessment study.</p> <p>c) Liberty Development is constructing the new The Village Residences, which will be a mixed use development that will be located at 591-595 Sheppard Avenue East. The work will include relocating the existing Evangelical Presbyterian Church further south and constructing a new 10-storey residential building</p>	
2.	<p>Study Background</p> <p>a) Andrew presented an overview of the project scope and timeline. The EA study must be completed by November 2016 for inclusion in the City's Public Works and Infrastructure Committee (PWIC) meeting scheduled for November 21st 2016. Upon City Council endorsement in December 2016, the detailed design is anticipated to be completed in 2017 with construction occurring in 2018.</p>	

ITEM	DETAIL	ACTION BY
	<p>b) Martin presented a draft design for discussion purposes. The proposed east-west street between Kenaston Gardens and Rean Drive would consist of a 2-lane design with boulevards and sidewalks on both sides of the street in accordance with City policy. The alignment includes a reverse curve to smoothly transition from the Kenaston Gardens intersection to line up with the tangent east end of the Barberrry Place intersection.</p> <p>c) The Barberrry Place to Rean Drive segment will contain the Liberty Development along the north side. The proposed site entrance has been incorporated into MH's design.</p> <p>d) Maogosha summarized the Schedule 'B' EA process and the need to consult with key stakeholders impacted by the proposed undertaking to obtain stakeholder inputs in the development of a preferred solution. In addition to holding stakeholder meetings, a Public Information Centre will be held in late September 2016 to obtain further input from the public.</p>	
<p>3.</p>	<p>Stakeholder Discussions</p> <p>a) Liberty is anticipating construction completion and occupancy in November 2018.</p> <p>b) The condominium has sold 80% of it available units.</p> <p>c) The development is planned in 2 phases:</p> <ul style="list-style-type: none"> o Phase 1 will relocated the church south to its new location, fronting the Barberrry Place-Rean Drive link. Construction for this phase is underway with the excavation of the site completed and foundation work currently being completed. Phase 1 will be completed in May/June 2017. o Phase 2 will be the new 10-storey condo which is anticipated to begin construction in June 2017 and completed in November 2018. <p>d) The east-west road will need to be widened by the developer along the frontage of the development site. There is an opportunity for the City and developer to coordinate the reconstruction of the existing road to include improvements that the developer is required to fund. The City has obtained funding through a Section 37 agreement.</p> <p>e) Site servicing is planned to be constructed on the Barberrry Place-Rean Drive link connecting to the existing services on Rean Drive. Construction of the services is expected to begin next month. Water quality from site drainage will be provided through a Jellyfish Filter system before outletting to the City's storm sewers.</p> <p>f) A Construction Management Plan was prepared by Cole Engineering and submitted to the City as part of the development applications. Andrew will coordinate to obtain a copy.</p> <p>g) A 2.5m mid-block walkway has also been provided along the west property limit of the site with an anticipated full width of 5m along the adjacent properties. Pedestrian enhancements will be considered in this area. MH will include the walkway connection to the north side sidewalk on its design.</p> <p>h) Liberty's discussions with the Amica and Claridges Condos indicates that on-street parking may be a concern and serve as an obstacle to</p>	<p>Andrew</p> <p>MH</p> <p>Andrew</p>



ITEM	DETAIL	ACTION BY
	<p>pedestrian movements. Parking may also impede pedestrians movements from the new church. Liberty has provided wide concrete pads along the north boulevard to provide additional standing areas for pedestrians.</p> <p>i) The Liberty Development entrance has been aligned with the Amica / Claridges entrance and may need to be designed as a four-way stop-controlled intersection. A raised intersection would also be a consideration which could act as a calming measure and improve the aesthetics of the corridor.</p> <p>j) Liberty identified that the driveway on the Barberry Place- Rean Drive link will be the only access to the site and the road design will need to be able to accommodate garbage trucks / moving trucks. MH will confirm vehicle access by running turning templates.</p> <p>k) There are 3 light standards installed on the north side of the east-west street that will be maintained by Liberty. The City will coordinate with Toronto Hydro to determine how these lights are energized, what type of lighting is required and new pole type and spacing.</p> <p>l) The north section of the development, adjacent to Sheppard Avenue, will be constructed as a park with raised planters. The land will be conveyed to the City's Parks Department after construction.</p> <p>m) Liberty will be planting street trees in the boulevard of the east-west street as part of its construction. Due to the planned reconstruction of the road, the City will review the need for tree plantings and tree protection securities as part of the development to coordinate the plantings and maintain tree health.</p>	<p>Andrew</p> <p>MH</p> <p>Andrew</p>
4.	<p>Next Steps and Other Items</p> <p>a) Liberty will provide MH with CAD files for the proposed development to overlay on the EA design.</p> <p>b) The City's Project Team will follow up with the Liberty Development team after holding the Public Information Centre to present the final recommended design.</p>	<p>Liberty</p> <p>Andrew</p>
5.	<p>Next Meeting</p> <p>a) To be determined</p>	

Prepared by: Martin-Pierre Blouin (Morrison Hershfield) 18-August-2016

Reviewed by: Maogosha Pyjor (City of Toronto) 18-August-2016
 Andrew Chislett (City of Toronto, Project Manager) 18-August-2016

Dist.: Attendees, Invitees

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Stakeholder Consultation Meeting – Amica and The Claridges

Project: New East-West Street – Rean Drive to Kenaston Gardens Environmental Assessment Study – City of Toronto
RFP 9117-16-7021

Project No.: 1160517.00

Place: 2nd Floor Lounge, The Claridges, 12 Rean Drive, North York

Date/Time: Thursday, September 1st 2016, 2:00 pm to 3:00 am

Last updated: 14-September-2016

File Path: K:\Proj\1160517\Meetings\10. Stakeholder Meeting (Amica & Claridges) - September 1 2016\2016-09-01-Stakeholder Meeting (Amica Claridges) Meeting Minutes - final.docx

Attendance List

Name	Firm/Agency	E-mail Address/Telephone
Vince Higgins	TSCC1841	
Mark Marshall	MRCM	
George Flint	TSCC1841	
Donald Hollingworth	TSCC1841	
Daniel Zakaib	TSCC1841	
Andrew Chislett	City of Toronto - Transportation Services – Project Manager (City)	achislet@toronto.ca 416-392-9599
Marilia Cimini	City of Toronto - Transportation Services	mcimini@toronto.ca 416-392-6758
Maogosha Pyjor	City of Toronto – Public Consultation	mpyjor@toronto.ca 416-338-2850
John Grebenc	Morrison Hershfield, Project Manager (MH)	jgrebenc@morrisonhershfield.com 416-499-3110 ext. 1011810
Martin-Pierre Blouin	Morrison Hershfield - Transportation	mblouin@morrisonhershfield.com 416-499-3110 ext. 1011480

ITEM	DETAIL	ACTION BY
1.	<p>Introduction</p> <p>a) The City of Toronto (City) initiated a Schedule 'B' Class Environmental Assessment Study for a new east-west street between Rean Drive and Kenaston Gardens in accordance with the City's Official Plan and the Southeast Bayview Node Context Plan recommendations.</p> <p>b) Morrison Hershfield Limited (MH) was retained by the City to undertake the environmental assessment study.</p> <p>c) There is an existing road segment between Barberrry Place and Rean Drive with adjacent properties mostly redeveloped to mid-rise condominiums including The Claridges (#12 Rean Drive) and Amica at Bayview (#15 Barberrry Place) to the south and NY Towers "NY2" (#18 Rean Drive) to the North.</p>	

ITEM	DETAIL	ACTION BY
	<p>d) The Claridges and Amica at Bayview are key stakeholders in the EA study as they will be directly affected by the study recommendations. The City met with the condo's board of directors to obtain input.</p> <p>e) Liberty Development is constructing the new The Village Residences, which will be a mixed use development that will be located at 591-595 Sheppard Avenue East and will have an access on the north side of the existing street.</p>	
<p>2.</p>	<p>Study Background</p> <p>a) Andrew presented an overview of the project scope and timeline. The EA study must be completed by November 2016 for inclusion in the City's Public Works and Infrastructure Committee (PWIC) meeting scheduled for November 21st 2016. Upon City Council endorsement in December 2016, the detailed design is anticipated to be completed in 2017 with construction occurring in 2018.</p> <p>b) John presented a draft design for discussion purposes. The proposed east-west street between Kenaston Gardens and Rean Drive would consist of a two-lane design with boulevards and sidewalks on both sides of the street in accordance with City policy. The alignment includes a reverse curve to smoothly transition from the Kenaston Gardens intersection to line up with the tangent east end of the Barberry Place intersection.</p> <p>c) On-street parking has been maintained along the north side with protected bump-outs at the intersection. On the south side, the passenger pick-up / drop-off in front of Amica and The Claridges entrances will be maintained.</p> <p>d) The Barberry Place to Rean Drive segment will contain the future Liberty Development along the north side. The proposed site entrance has been incorporated into the City's design.</p> <p>e) Maogosha summarized the Schedule 'B' EA process and the need to consult with key stakeholders impacted by the proposed undertaking to obtain stakeholder inputs in the development of a preferred solution. In addition to holding stakeholder meetings, a Public Information Centre will be held on September 27th 2016 to obtain further input from the public.</p>	
<p>3.</p>	<p>Stakeholder Discussions</p> <p>a) The City concluded its presentation and opened the floor to review the plan drawings and provide questions and comments.</p> <p>b) The existing sidewalks are of substandard width as they were constructed prior to the adoption of AODA (Accessibility for Ontarians with Disabilities Act). The proposed design will implement sidewalks along both sides of the street to a City-standard and AODA-compliant 2.1m width.</p> <p>c) The board was pleased that the on-street parking is recommended to be maintained as there is a lot of demand including many service providers who frequently visit the adjacent condos.</p> <p>d) The key concern regarding on-street parking was the enforcement of the parking by-law, as signed not allowing parking overnight. While enforcement issues are outside the scope of the study, when the right-of-</p>	



ITEM	DETAIL	ACTION BY
	<p>way is dedicated to the City and becomes a public street, the street will be subject to the standard City policies.</p> <p>e) Snow storage requirements regarding the on-street parking will also be subject to the standard City policies.</p> <p>f) There are three existing light standards on the north side of the existing street. The light standards are currently powered and controlled by The Claridges. As part of the proposed reconstruction, the existing lights will be removed and replaced with new street lighting throughout the street to provide suitable illumination. There are opportunities through the detailed design phase to review the types of street lighting configurations are select appropriate hardware to suit the area's aesthetics and urban design considerations.</p> <p>g) The staging of construction was identified as a key concern. The existing entrance to the underground parking garage contains only one lane of traffic in each direction as serves as a bottleneck to access the building. Traffic management during construction will need to maintain the access open for residents throughout the duration.</p> <p>h) Another issue during construction is the access to emergency vehicles to reach The Claridges and Amica entrances.</p> <p>i) The City will develop traffic management plans during the detailed design phase of the project which will describe the approach to the staging of construction and protection to vehicular and pedestrian movement. Impacted stakeholders will be consulted with in detailed design to develop the traffic management approach.</p> <p>j) The City clarified that a street name for the new east-west street has not been selected yet. The name selection will be undertaken outside of the EA study. Comments were made in favour of acknowledging area's heritage and Thomas Clarke.</p> <p>k) Andrew will provide the study contact information to the condo board so that they can provide further comments on the study.</p>	Andrew
4.	<p>Next Steps and Other Items</p> <p>a) Maogosha distributed a draft Notice of Commencement and Public Event to the board of directors to provide the study website and associated information.</p> <p>b) The City will be holding its PIC on Tuesday September 27, 2016 from 5:00 p.m. to 8:00 p.m. at the St. Elizabeth of Hungary Church (432 Sheppard Avenue East)</p>	
5.	<p>Next Meeting</p> <p>a) To be determined</p>	

Prepared by: Martin-Pierre Blouin(Morrison Hershfield) 6-September-2016

Reviewed by: Maogosha Pyjor (City of Toronto) 13-September-2016, Andrew Chislett (City of Toronto, Project Manager) 8-September-2016 and John Grebenc 14-Septemeber-2016

Dist.: Attendees, Invitees

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**New Street between Rean Drive and Kenaston Gardens
Stakeholder Meeting: 9 Barberry Place (Heritage Building)**



Meeting Attendance:

Owners

Andrew Chislett, City of Toronto, Transportation Services

John Grebenc, Morrison Hershfield

Maogosha Pyjor, City of Toronto, Public Consultation Unit

Space/land beside home (south side adjacent to proposed new street)

- With removal of 13 Barberry for proposed new street alignment, request for distance from 9 Barberry property line (south side) to new street
Response: approx. 16 feet
- Question about what will be done with space between home and new street (i.e. landscaping, parking, trees)
Response: how space will be used is not within scope of this EA but could be addressed more during next EA phase of detailed design

Parking

- Given area development, additional parking would help to accommodate parking needs (Note: un-assumed laneway has 12 parking spots)
- Currently, guests and trades people have to abide by parking restrictions which can lead to tickets for short term needs or even on holidays (i.e. failed attempt to pursue legally parking in Bayview Village parking lot)
Response: possibility of additional parking on new street but not able to confirm particulars at this time (i.e. parking restrictions)

Traffic

- Staff confirmed that given proximity to existing signalized intersections along Sheppard Avenue East, there are no plans to install a signal light at Sheppard and Kenaston Gardens (currently a right turn in and out only)
- How will new street improve traffic flow?
Response: Large focus of this study is to improve the existing laneway to City of Toronto standards so that the City can assume and maintain the roadway. For the west block from Barberry Place to Kenaston Gardens, Chestnut Hill development is under construction and with a roadway that is planned to be extended to align with the road on the east block. Also improvements to move pedestrians through the area with improved access to destinations like subway station and wider sidewalks. Traffic calming aspects like bump-outs and formalizing lay-bys for pick up and drop-offs are presently part of plan.
- Stop control intersection at new street at Barberry Place is planned for

Bayview Subway Station Access

- Currently walk to subway for seniors difficult because they have to access subway by crossing Sheppard Avenue for north side in order to use Seniors pass (south side entrance does not have a booth or person to accept passes)

Local Context

- The owners noted drainage/waterflow runs from south east of property easterly down to Liberty development site as the front of property (west facing side) has a higher grade. The owner noted Liberty has been made aware that a past stream now possibly still underground was being considered in their construction.
- Three metre walkway to be built with Liberty development will provide future access between Sheppard Avenue East, the New Street and Barberry Place (along back of Barberry properties) seen as positive
- Steep sidewalk grade at south west corner of Barberry and Sheppard is hazardous in Winter when slippery
- It was clarified that on the west side of Barberry Place, 15 Kenaston Gardens has been torn down for development and 23 Barberry Place is planned to be removed if new road is approved
- A roll-out plan of the area, existing conditions and preliminary design will be part of the Public Information Centre on Sept 27
- The Notice of Commencement and Public Event was provided to the home owners

Action Items

- Andrew Chislett will confirm if Context Plan addresses future land-use across street (currently Barberry addresses)
- Andrew Chislett will follow up on process for street naming (note: not part of EA). Suggestion from Mezei's and local historian, Jeanne Hopkins, is for Thomas Clarke Lane
- Andrew Chislett and Maogosha Pyjor will follow up with TTC regarding operations of south side entrance for Bayview Subway Station and difficulty seniors have with access