

## **Agincourt Mall Planning Framework Review Local Advisory Committee Meeting #1 Summary**

Wednesday, December 13, 2017  
7:00 – 9:00 p.m.  
Agincourt Mall, Unit 100  
3850 Sheppard Avenue East

This is a high level summary of key themes and feedback from the first LAC Meeting held as part of the public engagement process for the Agincourt Mall Planning Framework Review.

### Staff Contacts:

Doug Muirhead, Project Lead: Doug.Muirhead@toronto.ca / 416-396-7029  
Jessica Kwan, Planner: Jessica.Kwan@toronto.ca / 416-396-7018

### **MEETING OVERVIEW**

On December 13, 2017, City of Toronto staff hosted the first Agincourt Mall Planning Framework Review Local Advisory Committee (LAC) meeting.

The purpose of the LAC is to provide an ongoing forum for feedback, guidance, and advice to the City Project Management Team at key points during the City-led Planning Framework Review process. The LAC is composed of individuals representing a range of interests, including local property owners and/or residents and local businesses as well as two representatives from the Agincourt Mall applicant group. Seventeen (17) individuals participated in the meeting, including a representative from Councillor Norm Kelly's office. City of Toronto staff from various divisions including City Planning (Community Planning, Urban Design & Transportation Planning), Transportation Services and Parks & Recreation also attended to provide information and to assist in facilitating the meeting.

This was the first of three (3) LAC meetings that will be held during the course of the Agincourt Mall Planning Framework Review. The purpose of this meeting was to provide members of the LAC with an update on the Planning Framework Review process and confirm directions for the next stage of work by presenting and seeking feedback on the emerging guiding principles which are intended to help guide development on the mall site and how to best integrate it with the surrounding area.

The meeting began with welcoming remarks from Colin Ramdial, Community Planning Manager.

Doug Muirhead, Project Lead, provided a review of the agenda and background information related to:

- Importance of Public Engagement;
- Role & Purpose of the LAC;
- Why the City is doing a Planning Framework Review;
- How the Planning Framework Review will be conducted; and
- The policy framework, strategies and other considerations which will inform the Planning Framework Review.

Jessica Kwan, Planner provided a brief summary of the feedback the City received at the first Public Open House that was held on November 6, 2017. This included matters related to: Built Form; Parks, Open Space & Public Realm; Transportation; Community Services & Facilities; Retail & Commercial Uses; Housing; Servicing; & Construction Impacts.

Doug Muirhead then presented the draft emerging guiding principles, informed by feedback received at the Public Open House, as well by Provincial and City policies and with an emphasis on the creation of a "complete community". The LAC members were asked to provide input to further refine & confirm these emerging guiding principles.

Sasha Terry, the lead Urban Designer, provided a brief overview explaining what is a design charrette, its purpose, what to expect and the format of the charrette exercise. A design charrette (visioning workshop) is scheduled for Saturday, January 20, 2018.

## **SUMMARY OF FEEDBACK**

Over the course of the meeting, LAC members asked questions and shared feedback about the draft guiding principles, the study process and general information and ideas as it relates to the redevelopment of the Agincourt Mall site and the Agincourt Mall Planning Framework Review.

### **Emerging Guiding Principles:**

- Creating a **Complete** Community;
- Creating a **Distinct & Vibrant** Community;
- Creating a **Connected** Community; and
- Creating a **Green & Sustainable** Community

### **Feedback on Emerging Guiding Principles**

- LAC members expressed their support for the Agincourt Mall Planning Framework Review and hoped that their participation will have a positive impact and result in a connected and vibrant community for all that reside or work in the area.

- **Diversity** – LAC members advised that diversity is an important characteristic of the Agincourt community. LAC members suggested that the guiding principles should reflect the diverse culture and needs of the community and that a diverse mix of retail stores, restaurants and community services are needed to meet the needs of the community.
- **Connectivity** – LAC members reinforced the importance of a connected community as a guiding principle and would like to add emphasis to this theme. LAC members and staff discussed the lack of connections to certain public places and services such as Collingwood Park and the Agincourt GO station and the need to enhance and improve connectivity by providing safe & direct pedestrian and bike connections.
- **Growth** – One LAC member suggested that the guiding principles should have a more direct reference to "growth" in response to the growing population in the community, especially with transit improvements that are being implemented in the area.
- **Safety** – LAC members suggested that the guiding principles should incorporate the need for safer streets in the community, specifically as it relates to street design and with a focus on pedestrian and biking safety. LAC members emphasized that general traffic congestion is a major issue for the community as is the lack of safe vehicular access, particularly the driveway entrance into the Agincourt Mall site from Kennedy Road.

### General Feedback and Questions

Below is a summary of LAC member's general feedback and questions. Responses from City staff are provided in *italics*.

- Businesses and people are leaving the Shops at Don Mills because it's an open mall with exposure to wind, rain & cold weather. The open mall format is not a successful model. Retail thrives within an indoor mall. The community thrives if retail thrives.
- The Agincourt Mall Planning Framework Review was lauded as a great process and a very good approach in getting people to work together. The developer's participation in listening and respecting the community's concerns was also complimented.
- A concern was raised about haphazard development and the need to distinguish between the developer's and the City's principles. Other LAC members agreed and suggested that development should be co-ordinated within a certain timeframe.
- What is the capacity of services for such an ambitious proposal? What is the existing capacity and what are the plans to expand/improve these

services to accommodate development? *It's still early in the process and various studies (servicing, transportation, community services & facilities etc.) have been submitted by the applicant which are being reviewed and assessed by City staff and other external commenting agencies.*

- *Are we looking at only planning the mall site or the surrounding community as well? I participated in the planning process for the redevelopment of Bridlewood Mall and want to know if there's a difference. We are going through a similar process as Bridlewood Mall. However, as part of the City-led Planning Framework Review, the City is also looking at the broader context as well, whereas the development application submitted by the developer is only looking at the mall site.*
- *How do we measure what is appropriate in terms of redevelopment of the mall site? I have participated in previous design charrettes where there have been conflicts in visions and ideas. Conflicting views may occur. We will start with a high level review of the broader area and then discuss what the community's vision is for the mall site. There will likely be consensus on key aspects for the mall site and the broader community. At the end of the design charrette, we will report back on all of the visions generated.*
- *What are the timelines? Efficiency in terms of how people move is important. The Kennedy Road and Sheppard Avenue intersection is already very congested and new development will only make it worse. So far, only an Official Plan Amendment application has been submitted to increase the maximum density of development permitted on the mall site based upon a vision created by the mall owners. In order to fully realize this vision, the applicant will also require a zoning by-law amendment, draft plan of subdivision approval and site plan approval. Redevelopment is planned to occur in phases. Timing of any construction is unknown at this time and is reliant on all of the planning approvals mentioned above. The City is conducting the Agincourt Mall Planning Framework Review in tandem with the review of the Official Plan Amendment submitted for the mall site.*

## **NEXT STEPS**

City staff thanked LAC members for their feedback and advice on refining the guiding principles and advised that a summary of this meeting will be posted on the Agincourt Mall Planning Framework Review webpage. The next event is the Design Charrette workshop on January 20, 2018. The Design Charrette will be a brainstorming session where participants will come together to collaborate on a vision for Agincourt Mall and the surrounding area. The expectation is that all LAC members will attend the charrette and be a resource to other participants. A

community consultation meeting to discuss the Agincourt Mall proposal will be scheduled in early 2018.

## **PARTICIPANT LIST**

### **LAC members**

**Executive Director, Sheppard East Village BIA** – E. McCullough  
**President, Agincourt Village Community Association** – R. Potter  
**Agincourt Mall Applicant** – S. Bishop  
**Agincourt Mall Applicant's Agent** – C. Allan  
**Facility Manager, Shepherd Village** – M. Gugliotta  
**Councillor Norm Kelly (Ward 40) Constituency Assistant** – Lynda Bowerman  
**Planning Consultant on behalf of Local Business Interest** – M. Gagnon  
**Resident** – C. Goodrich Dyer  
**Resident** – A. Yang  
**Resident** – K. D'Souza  
**Resident** – S. Vaughn  
**Resident** – L. Chu  
**Resident** – T. Ho  
**Resident** – P. Sherman  
**Resident** – J. Law  
**Resident** – K. Simon  
**Resident** – K. Cheung

### **City of Toronto**

**Community Planning** – Doug Muirhead  
**Community Planning** – Paul Zuliani  
**Community Planning** – Colin Ramdial  
**Community Planning** – Jessica Kwan  
**Urban Design** – Xue Pei  
**Urban Design** – Sasha Terry  
**Transportation Planning** – Alan Filipuzzi  
**Transportation Planning** – Nasim Norouzi  
**Parks & Recreation** – John Stuckless