

UNILEVER PRECINCT PLANNING STUDY

May 16th, 2017 Open House
Summary of Consultation Feedback

Unilever Precinct Planning Study

Open House Consultation Summary

This report is not intended to provide a verbatim transcript of the meeting, but instead provides a high level summary of participant feedback.

If you have any questions after reviewing this summary, please contact Carly Bowman, Senior Planner, Community Planning, City of Toronto, at carly.bowman@toronto.ca or 416-338-3788.

Event Overview

On May 16, 2017, the City of Toronto hosted its first Open House for the Unilever Precinct Planning Study. It was held at Ralph Thornton Community Centre at 765 Queen Street East in the 2nd floor auditorium, as a drop-in, between 3pm and 8pm. Consultation materials are available online at www.toronto.ca/unileverprecinct.

The purpose of the Open House was to provide an overview of planning studies, development applications and infrastructure projects in the area including:

- Flood Mitigation: the Don Mouth Naturalization Project and the Broadview and Eastern Flood Protection Environmental Assessment
- Transit Planning: the Broadview Streetcar Extension, the East Harbour SmartTrack Station, and the Broadview and Eastern Relief Line Station
- The Port Lands and South of Eastern Transportation and Servicing Master Plan Environmental Assessment: emerging preferred solutions
- Film and Creative Industries: Port Lands and South of Eastern film employment opportunities
- The Municipal Yard Consolidation Study: planning for the future of existing municipal employment at Booth Yard

The Open House also served to introduce the Unilever Precinct Planning Study, together with First Gulf's application for a new major employment node, to the public.

Approximately 185 people attended the event. Attendees provided feedback by speaking directly with staff, on written comment sheets, and through follow-up emails with staff. The participation and involvement of attendees was appreciated: thank you to all who attended.

Consultation Details and Promotion

The consultation ran from 3:00 p.m. to 8:00 p.m. and consisted of an Open House with display boards. Staff associated with the various studies, development applications and infrastructure projects presented on the boards spoke with attendees, answered questions and obtained feedback.

Promotions

The consultation was promoted through distribution of a notice to residents and businesses with addresses in the following geography: Queen East to the north (including addresses fronting on the north and south sides), Coxwell Avenue to the east, Commissioners to the south (again, north and south sides), and 500m west of the westerly property boundary of 21 Don Valley Parkway (approximately Tannery Road).

Interested parties list from the following applications and/or studies were also sent notice by mail:

- 21 Don Valley Parkway (applications)
- 462 Eastern Avenue (application)
- South of Eastern Strategic Direction (City Planning Study)
- Port Lands Acceleration Initiative (City Planning Study)

The following Councillors were also notified about the Open House: Councillor Fletcher, Councillor McConnell, Councillor Shiner and Councillor McMahon. Councillor Fletcher included information about the Open House in her email update to constituents on May 8th, 2017.

[Click here for the Open House Notice.](#)

[Click here to view the Open House boards.](#)



Summary of feedback

Feedback was received from attendees through speaking directly with Staff, on written comment sheets, and through follow-up emails with staff. The following is a summary of the feedback received, generally organized into the themes listed in the Event Overview where appropriate.

Flood Mitigation

- Appreciate providing a flood protection landform which lessens the slope to connect the proposed east-west street with Don Roadway
- Given the magnitude of the infrastructure work happening in the area (Gardiner, Don Mouth Naturalization, electrification of GO and SmartTrack) it is critical for flood work to begin ASAP (2)
- Flood protection is critical to development moving ahead.

Transit Planning

- Broadview Extension is essential and should be given priority
- Supportive of public transit and pleased it is being considered in the plans
- Employment hub should be easily accessible/commutable by transit/bike/walking
- Public transit is key to the success of the development – funding is paramount
- SmartTrack would make more sense if the stations were served by trains like the Union Pearson Express
- The Cherry Streetcar extension across the USRC should be implemented at the same time as the Cherry Street bridge extension for the USRC widening project to avoid disrupting the community twice
- The Waterfront Transit Reset project should include and prioritize the Cherry Streetcar extension across the USRC
- Buses (and cement trucks) should not be permitted on Eastern Avenue because the road runs beside residential neighbourhoods, and these vehicles create excessive noise and vibration
- Why does all the new transit in the Port Lands have to be streetcars? They block drivers too much. Also concerned about narrowing Carlaw Avenue down to 3 lanes
- The Relief Line should not run along Carlaw Avenue; the turn in the alignment goes right underneath my house. The community didn't have time to mobilize against this change to the project

Transportation Planning

- Connections across Lake Shore Boulevard should minimize impact on existing Bike Path (concerns about 721 Eastern Avenue potential connection across the bike path)
- Ensure multi-modal transportation and pedestrian friendly streets

Traffic Impacts

- Traffic resulting from development east of the Don River should not impact West Don Lands development
- The proposed Caroline Extension is concerning because of potential for traffic infiltration

Cycling Infrastructure

- Eastern Avenue overpass is a bottleneck. Think about how cyclists would arrive at the Unilever Precinct using Eastern Avenue

Funding and Coordination of Infrastructure

- Little detail on how infrastructure will be funded
- Need more details about how the proposed infrastructure interfaces with other projects such as the Gardiner, Don Mouth Naturalization.

- A phasing strategy will be helpful to communicate how the City is thinking about all the projects at the same time

Other Infrastructure

- El I understand 2 vertical storage shafts are now proposed and designed as part of the first (implementation) phase.
- How and where is the remainder of the Wet Weather Flow storage identified in the Don and Central Waterfront WWF EA for the Keating Rail yard to be stored?
- Electrical pylons should not be preserved

Affordability/Equity

- The plans need to address affordability, inclusivity and equity

Land Use and Built form

- Remove the 200 homes located south of Eastern from the Employment Lands Designation
- Unilever Precinct should be mixed use given size and new public transportation infrastructure – would allow use of development charges to fund public transit
- Storage facility on Booth Avenue is an underutilization of the site given the infrastructure investment
- Consider limiting building heights to ensure consistency as development occurs
- Pleased that the Unilever factory building will be retained

Retail/Office Space

- How does the plan benefit east end residents? Plans need to consider small business
- Want to see space for small businesses and mixed commercial rental space similar to Carlaw/Dundas spaces
- Should provide affordable artists' space
- Plan should include workspace for artists
- Converting or demolishing older industrial buildings eliminates studio space for artists
- Office space in the First Gulf proposal should dedicate space for individual artists – this would help to maintain the creative industry

Film and Creative Industries

- Disappointed that plans did not consider film and tv industries
- Board of film permits by ward was not relevant
- The industry does not sport the hotel at 629 Eastern Avenue
- Viable infrastructure is need to support the industry

462 Eastern Avenue/former Weston Bakery

- Impressed with plans for the site
- Plans do not include enough green space – area is very dense and growing which is good but new development requires new parks. Jimmie Simpson is at capacity.
- Development should not be approved without more green space.

Meeting Format/Presentation of Information

- Liked meeting format
- Overwhelming amount of information that is difficult to understand

- Unclear if there was an opportunity for community input

Next Steps

The Unilever Precinct Planning Study will establish a stakeholder advisory committee (SAC). Some attendees expressed interest in learning more about the role and responsibilities involved in becoming a committee member. The staff team will contact those who expressed interest in becoming a SAC member over the summer.

Further consultations related to the Unilever Precinct Planning Study and the First Gulf applications will be organized for Fall 2017.