

APPENDIX C – Other Stakeholder Meeting Summary

Scarborough Bluffs West Revitalization Study

Date: Wednesday, October 9, 2024

Meeting Type: In-Person

Start time: 7:00 p.m. **End Time:** 9:00 p.m.

Project Overview:

The Scarborough Bluffs West Revitalization Study is a Comprehensive EA that will explore opportunities for improved access to and along the waterfront between the Eastern Beaches (Silver Birch Avenue) and Bluffer's Park along Lake Ontario, while enhancing aquatic and terrestrial habitats. Problem and opportunities identified for this project include (see section 2.5 of the ToR) access to & along the waterfront, erosion & risk to public safety, and habitat integrity.

For additional information please see the Study Process tab of the [project website](#).

Meeting Objectives:

Respond to concerns raised by a group of residents with an interest in the study. Comments and concerns to be addressed include those received in an August 8 letter and an October 1 list of issues.

Meeting Overview:

The City of Toronto and Toronto and Region Conservation Authority welcomed participants and provided an overview of the meeting intent. Following that, a presentation (attached) was provided by Anneliese Grieve of Strategic Environmental Planning Solutions (on behalf of the City and TRCA) to respond to the list of issues circulated on October 1. Throughout and following the presentation attendees had the opportunity to ask questions or points of clarification.

Questions

The following questions and answers were provided during the meeting. All questions have been categorized by topic.

Topic	Questions (Slide References have been added where appropriate for additional information)	Project Team Answer
Study Process	If the final Terms of Reference (ToR) is to be released soon, will comments from this meeting be captured in it?	Yes, the ToR will be revised to document the comments received and how they are addressed in the ToR, or why they could not be addressed.
	What is the problem that has been identified? (Slide 5)	Problem and opportunities identified for this project include (see section 2.5 of the ToR): <ul style="list-style-type: none"> • Access to & along the waterfront • Erosion & risk to public safety • Habitat integrity
	There are natural bluffs all over the world that don't have a project like this associated with	<ul style="list-style-type: none"> • Past studies and council direction have determined that equitable access to the waterfront for all is a city priority.

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Topic	Questions (Slide References have been added where appropriate for additional information)	Project Team Answer
	<p>them. Why do we have to go through with this project?</p> <p>(Slide 5)</p>	<ul style="list-style-type: none"> • This setting is different than other bluffs in England or Ireland as the Scarborough Bluffs are in the middle of an urban area. • The City is densifying, and so demand is increasing for access to and along the waterfront. • There are people who also want this project. A diversity of views exists within the community.
	<p>What is lakefill? And how is it compatible with an environmental process?</p>	<ul style="list-style-type: none"> • Lakefill is the process of infilling the lake to create new landforms. • Lakefill may be used to facilitate safe access to the shore and along the shore and these Alternative Methods will be developed for evaluation during the early phases of the EA. • Regulatory agencies have developed principles for lakefill that this project will have to follow with any of the Alternative Methods that may propose lakefill. • Many similar projects have been approved such as the Scarborough Waterfront Project and the Lakeview Waterfront Connection. • If lakefill is introduced, it has the potential to enhance aquatic habitat. <p><i>Post Meeting Response: More information on lakefilling policies is available in the City's Official Plan in Chapter 3, Sections 17 & 18.</i></p>
	<p>Who chose the two alternatives?</p> <p>(Slide 8)</p> <p><i>Post Meeting Note:</i> this question was in reference to the Alternatives to: Do Something and Do Nothing is discussed on Slide 8 of the presentation. No Alternative Methods have been prepared yet.</p>	<ul style="list-style-type: none"> • The Alternatives To the project presented in the ToR are based on past planning and council direction.
	<p>Who was consulted?</p> <p>(Slide 21-23)</p>	<ul style="list-style-type: none"> • The study team has consulted with thousands of people through a combination of surveys, social media, online and in person events, using several different outreach methods including direct mail, signage, social media, Bluffs Monitor advertisements, email notification. See

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Topic	Questions (Slide References have been added where appropriate for additional information)	Project Team Answer
		Consultation Round One and Round Two Summary Reports and the Consultation Record (posted with the ToR) and slides 21-23 which includes links to the summary reports.
	Will property be expropriated if you are putting a trail on people's property?	<ul style="list-style-type: none"> As per MECP's Code of Practice for "Preparing and Reviewing Environmental Assessments in Ontario" we have to look at a reasonable range of alternatives during the EA. Some alternatives may have greater or lesser impacts to property and will be evaluated as such. The Do Nothing option will be carried forward throughout the entire project. The City of Toronto and TRCA will engage directly with private landowners on the options during the environmental assessment study, their potential impacts, and mitigation measures. These discussions continue through detailed design. Please note that the City would consider the use of expropriation carefully and only as a last resort., But note that we are not yet at that part of the project, as no Alternative Methods have been developed.
	Can we do nothing? Or can we start again?	<ul style="list-style-type: none"> The Do Nothing alternative will be considered as part of the evaluation of Alternative Methods during the EA. Staff have been directed by City Council to look what's feasible. The ToR is the first step in that process and starting again would not change the document. <p><i>Post Meeting Response:</i> TRCA initiated the study following direction from Toronto City Council in 2021 (see council motion here: Agenda Item History - 2021.EX28.6 (toronto.ca)), which highlighted SBW as a priority project to address remaining risks to public safety and property and explore the viability of a shoreline connection.</p>
	Is there another similar project available to this kind of proposal?	<ul style="list-style-type: none"> There are numerous examples across the city of waterfront trails. East of Bluffer's Park the Scarborough Waterfront Project followed the same process.

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Topic	Questions (Slide References have been added where appropriate for additional information)	Project Team Answer
		<ul style="list-style-type: none"> <i>Post Meeting Response:</i> The ToR for this project was approved by MECP in 2015 and the EA was completed in 2019. All information about this project is still available on TRCA's website at: https://trca.ca/conservation/infrastructure-projects/scarborough-waterfront-project/
Designs	How wide will the multi-use trail be?	<ul style="list-style-type: none"> Trail widths range depending on the need, desire or site conditions, but generally the paved surface can range from 2.7 m (~8.8 ft) to 4.1 m (~13.5 ft). Trail widths can also vary depending on site conditions, and ToR outlines that we will be guided by the City's Multi-Use Trail guidelines. The Martin Goodman Trail is a good example of what a multi-use trail could look like. Other examples exist throughout the City.
	If Emergency vehicles need access, will the trail be as wide as a road?	<ul style="list-style-type: none"> No, the trail doesn't have to be as wide as a road to accommodate this; there are other options that are being explored (such as smaller vehicles) as part of the Scarborough Waterfront Project which faces similar challenges.
Existing Conditions	Are the studies done for this project as good as those done for The Palm in Dubai?	<ul style="list-style-type: none"> Ontario has very different environmental regulations than Dubai. The Study Team is not familiar with those studies or how they compare.
	Do you have documentation that can be reviewed to back up the statement that there are no existing conditions that would preclude making changes to the study area?	<ul style="list-style-type: none"> Section 5 of the ToR provides the necessary information on existing conditions. There are no known archaeological sites within the study area and no wildlife habitat that prevents consideration for change.
	The shoreline is used by migratory birds as they migrate and cross the lake, where does the evaluation account for that? (Slide 17)	<ul style="list-style-type: none"> Table 4-1 in the ToR lists the various criteria that measure impacts to terrestrial habitat that will address this. One project objective is to find opportunities to enhance this habitat.
Evaluation Criteria	How do the differentiators work?	<ul style="list-style-type: none"> Alternative Methods will be evaluated against the criteria set out in Table 4-1 of the ToR.

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Topic	Questions (Slide References have been added where appropriate for additional information)	Project Team Answer
		<ul style="list-style-type: none"> Criteria will be reassessed at the start of the EA and opportunities for comment on them will be provided again during each round of consultation. Criteria that result in no difference between the alternatives will be removed. <ul style="list-style-type: none"> For example, if all alternatives provide the same opportunities for the same access point, then the criteria “Potential to provide formal public access from tableland to the shoreline” would not be a differentiator and would be removed.
	Are all criteria weighted equally?	<ul style="list-style-type: none"> Yes. Past academic research has shown that weighting criteria does not result in changes to the outcome.
Other	Want to hear from TRCA about the 2019 Metro Beach news article that TRCA wouldn't support a building west of the study area because it was in an environmental sensitive area, so how can they support development / trail here?	<ul style="list-style-type: none"> Specifics on the article and address were not able to be provided during the meeting. Contact information was shared with the commenter for follow up. Permitted uses within Environmentally Significant Areas includes trails, however it does not include housing. This is detailed in the Official Plan for the City of Toronto.
	Commenter lived in Port Union which went through a similar project and process. The end product is a good experience and lifted the community and environment.	<ul style="list-style-type: none"> Comment was noted.

Additional Comments

Attendees provided the following comments on the project, that could not be responded to given time constraints. Responses have been provided to the comments in the table below.

Comments	Project Team Answer
This is a high-profile EA and the level of study and communication should be commensurate with high profile nature of site.	<i>Post Meeting Response:</i> The level of consultation and engagement is aligned with other projects of the type and with other Comprehensive EAs. The ToR (Section 6) and accompanying Record of Consultation outlines all the consultation activities that took place leading up to the release of the draft ToR. Section 6 also

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Comments	Project Team Answer
	describes what consultation activities will take place during the EA phase.
Attendees are still confused by the project and are seeking clarity on the process.	<p>The reason to do an EA is to look at the feasibility of the project and measure potential impacts. Completion of the ToR is the first step in that process.</p> <p>This EA follows the same process as many other waterfront projects.</p> <p><i>Post Meeting Response:</i> The City and TRCA are working to explore the viability of a shoreline connection for the public from the Eastern Beaches to Bluffers Park. The EA also supports ongoing work by TRCA and the City to advance a renewed vision for Toronto's waterfront with a focus on strategic economic development, truth, justice and reconciliation, equity, inclusion and access, and climate resilience and sustainability.</p> <p>The presentation provided details on the components of the project that will be used to create Alternative Methods during the EA. The ToR was also edited to include clarity on this matter.</p> <p>(Slide deck has been appended to this summary)</p>
The Consultation process has been flawed and the spirit of EA Act was not followed.	<p><i>Post Meeting Response:</i> The Code of Practice for Preparing a Terms of Reference for EAs in Ontario indicates the key principles of good EA planning are:</p> <ul style="list-style-type: none"> • Consult with potentially affected and other interested persons; • Consider a reasonable range of alternatives; • Consider all aspects of the environment; • Systematically evaluate net environmental effects; • Provide clear, complete documentation. <p>The MECP will evaluate the EA against these principles. The level of consultation and engagement is aligned with other projects of the type and with other Comprehensive EAs and is consistent with the Code of Practice for Consultation in Ontario's EA Process. The</p>

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Comments	Project Team Answer
	consultation proposed in the ToR (Section 6) to be undertaken during the EA is the starting point and consideration will be given to expanding consultation activities during the EA.
Attendees feel shut out of the process and feel misled, especially given new information was presented in the meeting.	<i>Post Meeting Response:</i> The presentation content was included in the ToR or previous consultation sessions. Some 'new' information was added to help explain existing information in a different way or in response to public comments received to date, including comments received from attendees of this meeting.
The name of the project (i.e. revitalization) implies it needs to be brought back to life. Yes, there are slope and shoreline issues that need attention but not all across the study area.	<i>Post Meeting Response:</i> Comment noted, we will review the name of the project to ensure it best represents the objectives of the project.
Attendees feel that a problem has been created where there isn't one with respect to informal trails and litter.	<i>Post Meeting Response:</i> The ToR also details issues related to access to and along the waterfront, habitat integrity and erosion and risk to public safety. The EA is an opportunity to find a holistic solution to all of the problems and opportunities. This project isn't just about addressing problems, but also realizing opportunities as set out in the various planning documents which are described and/or summarized in the ToR. References to informal trails and litter are just some of the problems that have been indicated during previous consultations and experienced by the study team when on site.
<p>City withheld critical information about the trail features:</p> <ul style="list-style-type: none"> • Trail width, materials, etc. • Raising the grade above high water level • Illumination of the trail 	<p><i>Post Meeting Response:</i> As referenced above in response to a previous question, trail widths range depending on the need, desire or site conditions, but generally the paved surface can range from 2.7 m (~8.8 ft) to 4.1 m (~13.5 ft)</p> <p>The Martin Goodman Trail is a good indicator of a multi-use trail that this could look like. Other examples exist throughout the City.</p> <p>The City of Toronto's multi-use trail guidelines are referenced in the ToR. Though no specific trail design has been selected at this stage.</p> <p>There is no plan to build a road as part of this project.</p> <p>Illumination decisions won't be made until detailed design. However, the trail design</p>

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Comments	Project Team Answer
	<p>guidelines don't require illumination (see Section 7.3 pg. 86 of the guidelines), and in general, multi-use trails within natural areas across the City are not lit for a variety of reasons. The trail design guidelines also recommend consultation with stakeholders before a decision is made to light the trail. Should lighting be considered, this level of consultation will occur at a later stage of the project, once the trail location, design and other details are determined, which may inform whether or not illumination is appropriate.</p> <p>As noted above, the trail does not need to accommodate full-size EMS vehicles.</p>
The ToR relies too heavily on background materials that the reader has not read.	<p><i>Post Meeting Response:</i> A 'focused EA' refers to the use of past studies to focus the consideration of Alternatives To the undertaking. The most important studies have been summarized within Sections 2 and 5 of the ToR.</p> <p>Examples of other studies were provided during the meeting to help people understand this project isn't the first of its kind and we are following standard processes.</p>
The ToR mentions snowplowing so this will be a four-season facility.	<p><i>Post Meeting Response:</i> Operational decisions, such as snowplowing will be made by the City at a later date; however, most multi-use trails in natural areas do not receive winter maintenance due to the impacts of salt. There is no reference to snow plowing in the ToR.</p>
<p>The ToR doesn't provide any boundaries for the study.</p> <p>The ToR is the only time for the public to comment on the guidelines that determine the future project, and future comments are bound by what's in the ToR.</p>	<p><i>Post Meeting Response:</i> The ToR sets out the framework for the planning and decision-making process to be followed by the proponent during the preparation of an EA. This is detailed in Section 4 of the ToR.</p> <p>The public consultation process continues throughout the EA and people are provided the opportunity to comment throughout the EA planning phase.</p>
<p>The EA is focused on lakefill to create new landform for parks and open space, not about a trail.</p> <p>A trail should be subordinate to topography, like in ravines.</p> <p>What is the City proposing?</p>	<p><i>Post Meeting Response:</i> The project will not be uncoupled as we are planning for a holistic solution to a set of problems and opportunities detailed in Section 2 of the ToR, including the need for erosion and slope stability measures. A full east-west trail connection will be explored in all alternatives however, the remaining</p>

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Comments	Project Team Answer
<p>Feels like City is holding levers of erosion control to get a new park and this is all about creating a whole new landform.</p> <p>Uncouple the landform from the other elements. The landform is what will have environmental impacts and needs an EA.</p>	<p>components described (shore protection works, aquatic and terrestrial habitat enhancements, new and/or enhanced access points, public spaces, erosion and slope stability measures, and lakefill to facilitate any of the above) will vary in each alternative generated and may include features on the top or toe of bluff, or a combination of the two throughout the study area.</p> <p>Neither the City nor TRCA have any expectations for a new park. The project vision and objectives are clearly stated in Section 2.4 of the ToR. The project vision is to “conserve and enhance natural features and minimize hazards, while improving how the public accesses, moves through, and experiences the waterfront.”</p> <p>(Slide deck has been appended to this summary)</p>
<p>The ToR doesn't contain a feasibility study, the project seems intuitively incompatible with the existing beaches.</p>	<p>The reason to do the EA is to look at the feasibility of the project and measure the impacts. Different Alternative Methods will have different impacts on the beach at the west end of the study area and those impacts will be part of the evaluation. Only a small part of the shoreline is natural, while the rest is the result of implemented shoreline erosion protection measures (e.g., construction of the groynes).</p>
<p>Environmental impacts will be huge.</p>	<p><i>Post Meeting Response:</i> The environmental impacts cannot be determined until we have Alternative Methods to evaluate. This will come during the EA phase once the ToR is approved by MECP. Similar projects have been able to achieve net environmental benefits. An example of a project that has achieved this is Credit Valley Conservation and the Region of Peel's Lakeview Waterfront Connection Environmental Assessment.</p>
<p>'Do something' let's City do anything as there are no boundaries.</p>	<p><i>Post Meeting Response:</i> The ToR has been revised to set out what constitutes the “Do Something” Alternative and the City and TRCA are limited to those elements (i.e., shore protection works, aquatic and terrestrial habitat enhancements, new and/or enhanced access points, public spaces, erosion and slope stability measures, and lakefill to facilitate any of the above).</p>

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Comments	Project Team Answer
No clear statement on land acquisition.	<p>As per MECP's code of practice for "Preparing and reviewing environmental assessments in Ontario" we have to look at a reasonable range of Alternatives during the EA. Some Alternatives may have greater, lesser or no impacts to property and will be evaluated as such. The Alternative Methods and the evaluation will be brought to the public for comment during the EA phase.</p> <p>The City has a process to follow when it comes to easements, acquisition, or expropriation, but we are not yet at that part of the project, as Alternative Methods have not been developed.</p>
All the images we show look like a quarry. Who decided to get rid of beaches?	<p><i>Post Meeting Response:</i></p> <p>The shoreline is already 94% altered with human made structures such as armourstone revetments, cobblestone beaches, groynes, and sheet piles walls. As the existing beaches are human made landforms resulting from previous erosion works, they can be altered or reinstated in a different location. There has been no proposal or decision to remove the beaches, as no Alternative Methods have been developed. Potential changes to the existing human made beaches will be assessed once Alternative Methods have been developed.</p>
City needs to rethink the project.	<p><i>Post Meeting Response:</i> Comment noted. At this time we are proceeding with submission of the revised ToR.</p>
This is the one only chance we have to come up with the performance standards. The EA will be measured against what's in the ToR.	<p>This statement is not correct. During the EA we have flexibility to make decisions about Alternative Methods and make adjustments to the evaluation criteria. The EA Act specifically allows for such flexibility as indicated in Section 1.3.1 of the ToR. Section 4, Step 3 also indicates how adjustments to the evaluation criteria will be addressed during the EA. The public will be provided with opportunities throughout the process to provide comments on and inform the proposed Alternatives and the criteria used to evaluate them.</p>
Process seems to be so defined and entrenched that the public doesn't have any say in the matter.	<p><i>Post Meeting Response:</i> The process is entrenched in the Environmental Assessment Act and this process must be followed.</p>

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Comments	Project Team Answer
	<p>Consulting the public about this study is important to us and a focus of the work we do at the City and TRCA. We look at providing opportunities to engage people and having them share their opinions with us so we can achieve better outcomes. Your opinion, along with others helps us to understand priorities, support and concerns.</p> <p>All feedback received via survey, phone, public events, is recorded and reviewed, that's our job. Ultimately, public consultation is one consideration in decision making, alongside technical considerations, budget, (if applicable add) with Committee and Council making final decisions.</p>
Is "Do Nothing" off the table?	No, the "Do Nothing" Alternative will be carried forward at every stage of the Alternatives evaluation process.
Most people in neighbourhood left with more questions than answers from the last survey. Response in the survey asked for more information but no responses were received.	<i>Post Meeting Response:</i> Comments and questions which require a response should be submitted via the project email/phone. The survey responses were viewed in aggregate. Responses were provided in the Consultation Summary Report and in the ToR Consultation Record. Links are provided in the attached presentation.
<p>At what point does City Council see the total cost of implementing the project?</p> <p>While this project is nice to have the city has bigger problems (e.g. homelessness) to address first.</p>	<p>Designs at the end of an EA will equate to about a 10-20% design level. The rough capital cost will be included within the EA, and further provided to City Council who will decide on if or when the project would proceed based on funding availability, pending EA approval by the Ministry.</p> <p>Currently funding has only been provided to complete the EA study.</p>
How is TRCA structured relative to City?	<p>TRCA is a provincial body with a board of directors made up of municipal representation (councillors) from the municipalities it operates in.</p> <p><i>Post Meeting Response:</i> For additional clarity TRCA is a public sector organization established by the province and governed by the <i>Conservation Authorities Act</i>. The Act outlines TRCA's mandate and the City of Toronto falls within the 9 watersheds managed under TRCA's jurisdiction.</p>

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Comments	Project Team Answer
The ToR needs to contain additional information on the engineering standards to be used during the EA.	<i>Post Meeting Response:</i> The City has guidelines for trail designs that will be referenced when generating alternatives. As detailed in the revised ToR Section 4, the footprints will be developed based on the risk lines at the top and toe of the bluffs and coastal engineering conditions (detailed in Section 5 of the ToR) and modelling.

Total Participants: 35

Councillor Kandavel Representative

- Tamara Hermann, Director of Stakeholder Relations

Project Team in Attendance

City of Toronto

Waterfront Secretariat

- Cadhla Gray

Parks, Forestry, and Recreation

- Ruthanne Henry

Public Consultation Unit

- Maogosha Pyjor
- Michael Carroll
- Jayne Armstrong
- Michelle Blackwood

Toronto and Region Conservation Authority

- Amy Roots

Consultant Team

Stantec Consulting Ltd.

- Nick Crockford

Strategic Environmental Planning Solutions

- Anneliese Grieve