

## Community Meeting on Build Toronto's Proposed Development at 411 Victoria Park Wednesday, October 3, 2012 (7:00 – 9:30 pm)

*Build Toronto is planning development for the approximately 20 acre parcel of land under their ownership at 411 Victoria Park. Concerned Citizens of Quarry Land Development (CCQLD) invited Build Toronto to a community meeting on October 3, 2012 to provide an update of their work on the site and seek feedback on their development objectives and the park space before a Development Application is submitted to the City of Toronto. Prior to the meeting, Build Toronto prepared a Backgrounder that was distributed to meeting participants by CCQLD and posted on Build Toronto's website.*

*This feedback summary was written by Nicole Swerhun and Kate Green, independent facilitators that helped run the meeting. It reflects the key themes that emerged from the discussion and subsequent written submissions received. It is not intended to serve as a verbatim transcript.*

### FEEDBACK SUMMARY

#### Key themes resulting from meeting and email feedback:

*(Details supporting key themes can be found in [Detailed Feedback](#))*

1. **Interest in ensuring continued opportunities to provide input or participate in the Build Toronto and/or City approvals process.** The community was described as “engaged” and looks forward to participating in the process.
2. **Importance of building community and supporting uses that would promote the values of the neighbourhood.** Participants encouraged Build Toronto to think about the cultural and social contributions the new development could make.
3. **Concern over the proposed Conservatory Group site plans** and interest in understanding what, if anything, the Build Toronto development proposal can do to influence/shape what happens on the Conservatory Group site.
4. **Concern about the need for new retail and the impact of retail.** Specifically the impact large format may have on local businesses and the percentage of land dedicated to retail.
5. **Encouragement for Build Toronto to investigate the impact the proposed new development would have on existing road, sewer, and transit infrastructure.** In particular, participants expressed concerns regarding the existing traffic in the neighbourhood and the additional traffic impacts that the proposed development may bring.

## MEETING OVERVIEW

Approximately 70 people participated in the meeting intended to provide the community with an update on the status of plans for the development of quarry lands property owned by Build Toronto and to seek feedback on Build Toronto's development objectives and vision for the park space, as well as any other feedback. Participants included 54 community members that signed in as well as representatives from Build Toronto, the City of Toronto (including Councillor Crawford and his Executive Assistant, Tina Ferreira) and the Province of Ontario (including MPP Lorenzo Berardenetti). The full list of meeting participants is included as Attachment A and the agenda is included as Attachment B.

The following outlines the meeting:

- **Mark Brender, President, Concerned Citizens of Quarry Land Development (CCQLD) opened the meeting** by welcoming participants and reviewing some of the background that led to it. Mark introduced Nicole Swerhun, meeting facilitator, who reviewed the materials available to participants and the meeting agenda. Nicole highlighted the feedback that Build Toronto was seeking from the community:
  1. Are there other Development Objectives you would like BUILD TORONTO to consider when planning the development? Note that BUILD TORONTO is planning for a development at 411 Victoria Park that will meet the following objectives:
    - Be compatible with the adjacent uses
    - Have a high quality look and feel
    - Incorporate environmental sustainability
    - Minimize the visibility of parking
    - Replace and enhance green spaces
    - Address market needs and be profitable
  2. What is your vision for the future park space at 411 Victoria Park?
  3. Any other feedback?
- **An overview of the presentation was then delivered by Prakash David, Senior Vice President at Build Toronto.** Following the presentation, 30 minutes was dedicated to answering questions of clarification (detailed in **Questions of Clarification**) from participants.
- **A combination of small table and full room discussions were held**, with participants responding to the questions above posed by Build Toronto and providing other feedback (further described in **Detailed Feedback**).
- **Mark provided closing remarks**, thanked everyone for attending, encouraged further participation and discussed next steps (further details provided in **Next Steps**).

## I. QUESTIONS OF CLARIFICATION

Following Build Toronto's presentation, a number of questions of clarification were asked and answered. They are listed below, with responses from Build Toronto noted *in italics*.

### Questions related to housing:

- What do you mean by low-rise? *We are still deciding what type of low-rise we will build. We expect it will be wood frame housing that could take the form of townhouses, semi detached housing or stacked housing.*
- How do you assess the market need for this type of housing? *We have consultants that help us understand the market for housing. Can you share the report you get from your consultant? All the reports will be shared with the City of Toronto and available through the City's Planning Department. Build Toronto will also think about other ways to make the reports available (e.g. potentially through our website).*
- How many units does Build Toronto expect to build? *We are still working on the number because it depends on the form of housing, but we expect we'll likely be building plus or minus 200 units.*

### Questions related to the environment:

- Who will remediate the land? What type of MOE standards are exceeded and how will they be addressed? *Build Toronto will remediate the land – in some cases soil will be removed and on other areas the land will be "capped" as a risk migration measure to comply with the risk assessment. The types of environmental issues on the site include the need to address organic vapours and methane.*

### Questions related to retail:

- How much of the site will be retail? *We expect about 25% of the land area dedicated to retail, 25% to park, and 50% to low-rise housing.*

### Questions related to the park:

- What do you mean when you say you'll replace 100% of the park? *Right now 4.5 acres of the site are designated as park. We will maintain this 4.5 acre size but create a much more usable park space.*

### Questions related to The Conservatory Group:

- Can Build Toronto influence what happens on The Conservatory Group property? *No, Build Toronto does not have control over The Conservatory Group property.*
- Isn't there some type of arrangement where Build Toronto can work with The Conservatory Group to encourage them to build low rise? *Build Toronto has made a number of efforts to work with The Conservatory Group, however to date those efforts have not been successful.*
- If Build Toronto develops their property, won't that make The Conservatory Group site that much more valuable? *Build Toronto does not think our development will make the Conservatory Group's land more valuable. Also, we can't control what happens on The Conservatory Group property, but we can control what happens on the 20 acres under our ownership.*

### Questions related to timing:

- When is Build Toronto planning on breaking ground at the site? *We will be starting the environmental clean-up in November/December of this year.*

## DETAILED FEEDBACK

1. **Interest in ensuring continued opportunities to provide input or participate in the Build Toronto and/or City approvals process.** Participants want to be aware of the application and approvals process so that they can remain involved in a meaningful way and communicate feedback at the appropriate times to advance their interests in the development. A common suggestion was that materials be distributed via the Build Toronto website. A written submission suggested that materials be distributed via the Taylor Library.

*In response to this interest, Rod Hines, the City of Toronto planner responsible for the area provided his thoughts on the process that may be followed when considering Build Toronto's proposed development:*

- *Anticipating Build Toronto's application to be submitted to the City in November or December of this year. Following the submission there would be a round of technical reviews with City staff, which would take approximately 6 weeks.*
  - *Staff would then submit a preliminary report to Scarborough Community Council which outlines a number of issues to be considered when evaluating the application. Rod estimated that the preliminary report would likely be going forward to Community Council in February 2013.*
  - *Following Community Council, a community consultation meeting would be held by the local Councilor and City staff, with notification of the meeting going out to anyone located within 400 feet of the property (though Rod noted that for this development the City may consider a larger catchment area for notification). Rod indicated that the timing of the community consultation would likely be in March/April of 2013.*
  - *The City could set up a community meeting to review the details of the development including: traffic, community infrastructure and services, built form and urban design, etc.*
  - *At the end of the review period, City staff prepares a final report that will likely go to Scarborough Community Council. There is a possibility it may go to the City's Planning & Growth Management Committee. Either route, the public would be invited to offer feedback either through a deputation and/or written format to the Committee/Council. A final recommendation would then be provided to City Council. (Note added after the meeting – it has been determined by City Planning that the final reporting on Build Toronto's applications will indeed be through Scarborough Community Council).*
  - *Rod explained that the City is expecting four types of applications from Build Toronto, including: an OP Amendment, Re-zoning, a Plan of Subdivision, and Site Plan approval.*
2. **Importance of building community and supporting uses that would promote the values of the neighbourhood.** There were participants who were encouraged that Build Toronto's plans focused on low-rise over high-rise. Residents provided examples of some developers in adjacent communities that did a great job. Participants encouraged development that contributes to the cultural and social needs of the area. For example, creating public spaces for hosting of community events could be helpful – right now local programming (e.g. for diabetes) is held as far away as Queen and Coxwell. A couple of participants suggested that the building of a community centre be considered and that the school board be contacted to check the capacity of existing schools. Participants encouraged Build Toronto to focus on existing characteristics of the area such as pedestrian friendly areas and accessibility.

Written submissions reinforced the above themes. Some participants expressed an interest in preserving the “village” nature of the community. There were also some concerns regarding the retail component and its contributions to livability and regeneration goals. There was also some interest raised in wanting to see the Driving Range continue to operate on the site.

3. **Concern over the proposed Conservatory Group site plans.** Participants asked Build Toronto to consider whether there were development solutions that could encourage the Conservatory Group to adopt a new plan or discourage the existing plans. They also wondered whether environmental testing on the Build Toronto-owned lands could provide any insight to environmental impacts that might stop the proposed Conservatory development. One written submission focused on this theme, encouraging all the remaining quarry lands to be considered at the same time – particularly if this approach supported the protection of naturalized green space, wildlife and wetlands. (*There is no designated wildlife or wetlands on the lands under Build Toronto’s ownership.*)
4. **Concern about the need of new retail and the impact of retail.** There were participants who noted retail vacancy in the area and plans for new retail (e.g. Target). Some expressed concern about large format retail asking whether there was a demand for more retail. Participants expressed an interest in seeing the results of the market study commissioned by Build Toronto. Referencing the proposed retail, there were also participants who encouraged Build Toronto take innovation into consideration. Others encouraged Build Toronto to consider decreasing the percentage of the development that will be dedicated to retail. Written submissions included comments regarding the impact of new retail, with one in support of a large anchor store like Walmart or Home Depot as a draw for other smaller stores and two others who expressed concern. One submission suggested that Build Toronto explore opportunities to better integrate the retail and housing, for example, including storefront retail within stacked townhomes on the major thoroughfares and/or using retail as a potential buffer between the Conservatory lands and the homes.
5. **Ideas regarding use of the park.** It was suggested that the park support use by teens and dogs and support a general peaceful appreciation of wildlands (something that is not as active as Woodbine Park). More specific suggestions were made through written submissions, including: support for leaving the natural green space as is; support for creating a new space that allows for gathering in the community; and support for using the Toronto West Railpath as an example to inform the park space and how trails can connect the site to adjacent areas (e.g. Main, Danforth, etc.). One submission expressed support for Build Toronto’s proposal to preserve the tree line along the railway and to clean up the Toronto-owned lands.
6. **Encouragement for Build Toronto to investigate the impact the proposed new development would have on existing road, sewer, and transit infrastructure.** In particular, participants expressed concerns regarding the existing traffic in the neighbourhood and the additional traffic impacts that the proposed development may bring. Many talked about the need to manage traffic, and in particular to ensure that local streets do not turn into high speed short cuts to avoid traffic. They also noted that the area has a longer rush hour than other areas of the city, with bad traffic starting as early as 3:30pm and continuing until 7pm. Participants raised the concern of existing infrastructure servicing additional 200 homes in the area. Written submissions reinforced these themes, also adding an interest in knowing the impact of any development on the sewage system.

7. **Interest in improving connectivity between the site and adjacent neighbourhoods,** especially north of the rail line as the rail is considered a barrier. Through written submissions, it was requested that Build Toronto consider any innovative approaches to cross the tracks other than at major intersections.
8. **Assurance for Build Toronto's proposed uses should any additional/new construction partners/subcontractors be used.** There was interest from some participants to better understand how Build Toronto can control the process and ensure other developers follow the Build Toronto plans.

## II. NEXT STEPS

Nicole Swerhun, Facilitator, reminded participants that any feedback received up until October 8, 2012 would be incorporated in the meeting summary, noting that contact information for submitting comments is on the reverse of the Build Toronto feedback form. Prakash David thanked participants for attending and sharing their feedback. Mark Brender wrapped up the meeting by also thanking all participants for coming and reinforced the commitment that CCQLD has to connecting with the community. He also encouraged participants to get more people involved and said that the next Annual General Meeting (AGM) for CCQLD would be held in January 2013.

## Attachment A. Participant List

The following 54 participants signed in at the meeting:

M Adler  
Roger Beech  
Michel Besendes  
Mark Brender  
Sheila Blinoff  
Michael Brcko  
Aldis Bvnnan  
Jennifer Byers  
Neil Cairns  
Teresa Carlisle  
Phil Carson  
Roger Clarke  
Marjorie Daw  
Karen Direkze  
Linda Fice  
Ritchard Findlay  
Greg Fullerton  
Lorraine Gorves  
Hedi Greenwood  
Donna Halliday  
Ian Harvery  
Kim Holman  
Brian Jacobseen  
Nicole Johnson  
Donna Kellway  
Philip Lee  
Sneva Lee

Syrl Longley  
Wilf Longley  
Ken Mathies  
Heather Mcdowell  
Laura Mckelvey  
Diana Mclaren  
Murray Mcpea  
Janine Morrison  
Jon Muldoon  
Feisal Murzooh  
Marjorie Paul  
Morgen Peers  
Eric Pember  
Jackie Penberthy  
Steve Pollo  
Joe Richardson  
Amy Robichaud  
John Stavropoulos  
June Stavropoulos  
George Stavropoulos  
Gord Tomlin  
Ann Vasilopoulos  
Peter Vasilopoulos  
Neil Walker  
Jean Waller  
Muriel Weaver  
Maurice Weaver

### **City of Toronto**

Councillor Gary Crawford  
Tina Ferreira, Office of Councillor Gary Crawford  
Rod Hines, City Planning

### **Build Toronto & Their Consultants**

Prakash David, Build Toronto  
Salima Rawji, Build Toronto  
Bruce Logan, Build Toronto  
Natalie Pastuszak, Build Toronto  
Carlo Bonanni, Build Toronto  
Joe Svec, Build Toronto  
John Hillier, duToit Allsopp Hillier

### **Province of Ontario**

MPP Lorenzo Berardenetti

### **Facilitation Team**

Nicole Swerhun  
Kate Green

## Attachment B. Meeting Agenda



### **Community Meeting on BUILD TORONTO'S Proposed Development at 411 Victoria Park**

Malvern Collegiate Institute  
55 Malvern Avenue, Toronto  
Wed, Oct 3, 2012  
7:00 – 9:30 pm

### **PROPOSED AGENDA**

**Meeting Purpose:** To provide the community with an update on the status of plans for development of quarry lands property owned by Build Toronto and to seek feedback on the plans

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|----------------|--|
| <b>7:00 pm</b> | <b>Welcome &amp; Background</b><br>Mark Brender, President, Concerned Citizens of Quarry Lands Development |
| <b>7:10</b>    | <b>Introductions and Agenda Review</b><br>Nicole Swerhun, SWERHUN Facilitation & Decision Support          |
| <b>7:15</b>    | <b>Build Toronto Presentation</b><br>Prakash David, Build Toronto  |
| <b>8:00</b>    | <b>Facilitated Roundtable &amp; Plenary Discussion</b>   |
| <b>9:15</b>    | <b>Next Steps</b>  |
| <b>9:30</b>    | <b>Adjourn</b>   |