

Local Advisory Committee Meeting #2

Wednesday, June 21, 2017

6:00pm – 8:30pm

Beth Emeth Yehuda Bais Synagogue

100 Elder Street

OVERVIEW

On Wednesday June 21, 2017 Build Toronto hosted the second Local Advisory Committee (LAC) meeting for the Allen District Plan. The mandate of the LAC is to provide a forum for feedback, guidance, and advice to the Project Team at key points during the public consultation process. The purpose of the second LAC meeting was to discuss updates and refinement to the Allen District Plan prior to resubmitting the updated plan the City of Toronto.

Seven members of the LAC attended the meeting, including representatives from Balmoral Homeowners' Association, Banting Park Homeowners' Association, Bathurst Neighbourhood Advocacy Group, Canada Lands Company, Downsview Lands Community Voice Association, Duke Heights BIA, and Councillor James Pasternak, Ward 10 and his staff. Build Toronto staff, City of Toronto staff, and members of Build Toronto's Consultant Team also attended and participated in the meeting.

The meeting began with introductions and a review of the agenda by Nicole Swerhun, Swerhun Facilitation, and welcoming remarks from Councillor Pasternak. Following the agenda review and welcoming remarks Don Logie, Build Toronto, provided an update on the process since the last round of consultation in May of 2016; Matthew Wheatley, Swerhun Facilitation, reviewed the feedback shared at the last round of consultation; and Pino Di Mascio, Urban Strategies, presented the updates and refinements to the draft Allen District Plan. Following the presentation, members of the LAC asked questions and shared feedback.

Matthew Wheatley and Nicole Swerhun, third part facilitators with Swerhun Facilitation, facilitated the meeting and wrote this summary and shared it with participants for review before being finalized. This summary is meant to provide a high-level overview of the perspectives shared by members of the LAC; it is not intended to be a verbatim transcript.

Summary of Feedback

Following the presentations, members of the Local Advisory Committee shared feedback on a number of topics related to the updated draft Allen District Plan. The following points summarize the feedback shared by members of the LAC. Note that they are numbered for ease of reference only and are not intended to imply priority. Responses provided by Build Toronto, their consultants, and City staff, where given, are in *italics*.

- 1. Find a way to balance keeping traffic moving on Allen Road and, at the same time, ensuring Allen Road is connected to the Build Toronto lands and Transit Road.**
 - Additional traffic lights on Allen Road will likely increase congestion. Consider using an underpass or overpass to connect Allen Road to Transit Road.
 - Vehicle access to developments fronting on Allen Road should be provided within the Build Toronto lands, not from Allen Road.
 - Having a double left turn lane going north from Allen Road to Sheppard Ave West and allowing cars on the existing dedicated bus lane on Allen Road should help to reduce traffic congestion in the area.

- Good movement in and out of the area, specifically to and from businesses within the BIA, should be considered as part of the Allen District Plan. It would be good for the City to connect with the Pembina Institute as they examine goods movement in the area.
2. **Concerns over installing a four-lane road on the Build Toronto lands, west of Banting Park, with respect to the impacts to Banting Park residents.**
 - The four-lane road proposed, “Street A”, may result in dirt/dust, noise, and potential safety issues for the existing residents of Banting Park. These impacts may be made worse if Street A has high volumes of vehicle traffic?
 3. **The more cycling infrastructure included in the plan the better, especially east-west cycling connections.**
 - Ensure the cycling feedback shared through this process is given to City staff that make decisions about the location of cycling infrastructure in the City.
 - Several employees that work in the area currently drive to work, many by themselves. A well-connected cycling network would give employees more options to get to and from work.
 4. **Provide clarity around how Build Toronto and the City will make a final decision on the Acre of Community Use.**
 5. **Interest in ensuring the commercial area is attractive to businesses so that they choose to locate in the area.**
 - The area needs a good-sized grocery store. It will be important to provide adequate parking for a grocery store and other commercial uses.
 - Interest in the commercial area including retail at grade with a variety of floor plates to accommodate different types of businesses.
 6. **Consider using the minimum densities stipulated in the Downsview Secondary Plan, instead of the maximums.** We understand that the densities stipulated in secondary plan have ranges; we would like to see the minimum densities explored in the neighbourhood area, as opposed to the maximums.
 7. **Include renderings of the plan from different angles / viewpoints.** Show what the plan looks like from the north, the Banting Park neighbourhood.
 8. **Transit Road should be completed before development occurs on the Build Toronto lands.** The development of the Build Toronto lands will increase the area’s population and without the completion of Transit Road it is likely that traffic congestion in the area will be worse. *It was suggested that an agreement with Canada Lands was being finalized in terms of assuring construction of the Transit road extension prior to the development of either the Canada Lands or the full build out of the Build Toronto portion of the Allen District.*
 9. **Consider installing a green buffer of space between the Banting Park Neighbourhood and the northern edge of the future neighbourhood area.** *City staff commented, we do not typically encourage this because it creates an isolated space with potential safety issues.*

- 10. The process has been straightforward and fair.** The amount of public involvement has been good and we feel that our feedback has been accurately documented. However, we still have some questions and concerns about some parts of the plan.

Questions of Clarification

During and following the presentations members of the Local Advisory Committee asked questions of clarification. Responses provided by Build Toronto, their consultants, and City staff are included in *italics*, following each question.

Street A

- How many lanes will Street A include? *Four.*
- What is the purpose of Street A? *The main purpose is to serve the developed area. We also anticipate Street A will take some traffic off Allen Road.*
- Could Allen Road be expanded so that Street A does not have to be four lanes? *It is unlikely that the City would support more than six lanes on Allen Road because it would be difficult for pedestrians to cross and one of the principles of the plan is to make the area more pedestrian friendly.*

Banting Park

- Will the homes at the northern edge of the Allen District be stacked townhouses? *No, they will be semi-detached homes.*
- Could you turn the houses around on the northern edge of the Allen District to create eyes on the street for safety? *If this was done the people living in these homes would not have direct access to a road and they would be looking directly at the backyards of the Banting Park homes.*

Acre of Community Use

- We understood there is meant to be a space for institutional use (e.g. a library, school for the blind, etc.), has there been a decision on this? *We are still looking at a number of options. We know from the first round of consultation and from conversations with Councillor Pasternak that a library is something people would like to see, this is something we are considering and will follow up with staff from Toronto Public Library. If a new library is built it would not be a replacement for Centennial Library, which is slated for improvement or replacement in the future.*
- Are there plans to have a Community Centre on the Build Toronto lands? *Our current understanding is that the community centre will not be within the Build Toronto lands. The Downsview Secondary Plan calls for a Community Centre within the secondary plan, not specifically within the Build Toronto lands. The intention of the Community Centre is to serve the population of the entire Downsview Area Secondary Plan.*
- Could the community space/institutional space include a gym and/or pool? *It will not be large enough for a gym or pool. It is more likely to include space for a use such as a daycare, library, meeting rooms, or something similar.*
- Who makes the decision on the community use? *Build Toronto is working with City staff and the Councillor to determine the community use and the programming for it.*
- Can we still share our ideas for the community use? *Absolutely. It would be great if you could prioritize any ideas that you share.*

- When will there be a final decision on the community use? *We don't know exactly when it will be decided. If a decision has not been made by the time the Allen District Plan goes to Community Council we will include the ideas shared by members of the LAC and the community in the plan.*

Density

- In the first draft Allen District Plan there were ranges in density (i.e. minimums and maximums), do these ranges still exist? *Yes, the proposed built form accommodates the ranges in density. The exact density numbers will be determined through Plans of Subdivision and development applications, which will follow the approval of the Allen District Plan.*

Community Services & Facilities

- In the first round of consultation several people said there is a need for more schools in the area, are there any plans for new schools? *The provision of new schools is decided by the school boards, not Build Toronto. All school boards in the area received the plans for the Allen District and none indicated that they will require a new school.*

Parking

- We understand that Councillor Pasternak has asked for a study for parking at subway stations in the area. Will the results of this study be considered, or will it be too late? *If there are new policies in place when we apply for zoning, which will happen after the district plan is approved, we will need to adhere to the new policies. We are also talking with the Toronto Parking Authority about parking for the area.*
- Will there be underground parking? *There will be parking under the commercial buildings, as well there may be underground parking to accommodate some of the retail uses. Residential buildings in the "Mixed Use" and "Apartment Neighbourhoods" areas will have underground parking.*
- Will there be any parking under Banting Park? *No.*
- If there are 2700 residential units, how many parking spaces will be required? *It depends on when they are built. If they were built today it would probably require 0.8 or 0.9 parking spaces per unit. However, the parking policies may change by the time development occurs.*

Cycling infrastructure

- Is there a bike path on Wilson Heights Blvd? *There is potential for a bike path on Wilson Heights Blvd. There is also potential for a bike path on Wilmington Avenue. This is something the City would be responsible for as Wilson Heights Blvd is not on the Build Toronto lands. The City is working with Build Toronto on cycling connections for the area and feel that Build Toronto is doing a good job.*

Stormwater management and infrastructure

- Will the stormwater management facility be a detention or retention pond? *It will be a detention pond that has water in it at all times.*
- Is the stormwater management pond and areas around it considered an additional park? *No, it is not intended to be a public city park, however, the areas around the pond will be publicly accessible.*
- Will this project alleviate flooding issues in the area? *Yes, the Almore sewer will be made bigger and deeper to increase capacity and alleviate flooding issues.*

- Will the Almore sewer help to alleviate issues of underground rivers that run through the Banting Park neighbourhood? *No.*
- Will the new stormwater management pond drain into a new sewer? *No, but the pond will be very deep and will decrease the flow leaving the site. Note added after the meeting. Given that the pond will be very deep and the area around the pond will be accessible by the public there should be adequate safety measures in place.*
- Will development in the Allen District increase the water table? *No.*

Transit Road EA

- Is the portion of Transit Road undergoing an Environmental Assessment (EA) on the Build Toronto lands? *No, it is on the Canada Lands portion of the Allen District lands.*
- Are we still able submit comments to the City on the Transit Road EA? *Yes, if you have major concerns please share them with City staff for consideration.*

Allen Road

- Have any studies been done to determine the level of pedestrian traffic at Allen Road and Sheppard Ave West? City staff responded that *It is not a numbers game; the City needs to provide safe pedestrian crossings regardless of the amount of pedestrian traffic.*

Development timeline

- When do you anticipate selling any of the lands to a developer? *The earliest would be 2019.*
- How many developers do you anticipate being involved in the development of Build Toronto's portion of the Allen District? *It depends. The development of the Allen District will take at least 10 years. We anticipate there being two to three developments at any one time. Our intention is to sell the land in pieces to developers that have expertise in the specific areas they will be developing.*

Process

- Will you be sharing further updates/refinements to the plan? *Build Toronto and the City will be holding a joint Community Meeting early in the fall of 2017 to share the updated draft Allen District Plan before it goes to North York Community Council targeted for November 2017.*
- Can we get the updated plan before the Community Meeting? *We are targeting to submit the plan to the City at the end of July 2017. Once it has been submitted to the City everything will be public and both Build Toronto and the City can make it available online. Build Toronto will notify the LAC when it is public so that you can notify your members.*

NEXT STEPS

The Project Team thanked members of the Local Advisory Committee for their participation and committed to sharing a draft meeting summary before posting a final summary. Build Toronto said that they will be submitting an updated draft district plan to the City over the summer and are planning to take the final District Plan to North York Community Council in November. Build Toronto also said that the City and Build Toronto will host a joint Community Meeting in the early fall to share the updated Allen District Plan.

Appendix A. Participant List

The following is a list of organizations that have been invited to participate in the Local Advisory Committee. Those organizations that participated at the second Local Advisory Committee meeting are signified by **bold text**.

1. **Balmoral Homeowners' Association**
2. **Banting Park Homeowners' Association**
3. Bathurst Manor Action Group
4. **Bathurst Manor Neighbourhood Advocacy Group**
5. Bombardier-Aerospace
6. **Canada Lands Company**
7. Cycle Toronto
8. Department of National Defence
9. **Downsview Lands Community Association**
10. Downsview Residents' Association
11. **Duke Heights BIA**
12. Lawrence Heights Inter-Organizational Network
13. Lumacare
14. Social Planning Toronto
15. Toronto Environmental Alliance
16. Toronto North Local Immigration Partnership
17. Toronto Youth Cabinet
18. TTC Riders
19. Walk Toronto

Appendix B. Meeting Agenda

Allen District Plan

Local Advisory Committee Meeting 2

Wednesday, June 21, 2017

6:00 – 8:30 pm

Beth Emeth Bais Yehuda Synagogue – Lower Concourse Boardroom
100 Elder Street Toronto

Meeting Purpose: To discuss updates and refinements to the Allen District Plan prior to resubmitting the updated plan to the City

Proposed Agenda

6:00 Introductions & Agenda Review
Nicole Swerhun, Swerhun Facilitation

6:10 Welcome
Councillor James Pasternak

6:15 Where We Were Last
Don Logie, Build Toronto

6:25 What We Heard
Matthew Wheatley, Swerhun Facilitation

6:35 What We've Updated
Pino DiMascio, Urban Strategies
Questions of Clarification

7:00 Discussion

Discussion Questions

1. What are your thoughts on the updates and refinements to the Allen District Plan?
2. Do you have any advice or comments on the presentation materials?

8:15 Wrap Up & Next Steps

8:30 Adjourn