

**STAKEHOLDER COMMITTEE #1  
'PROJECT 21'**

**F1RST GULF**

H A R D Y  
STEVENSON  
AND ASSOCIATES

**MEETING SUMMARY**

Monday, April 20, 2015  
21 Don Roadway  
Toronto, Ontario

**Meeting Summary  
Stakeholder Committee #1 – Monday April 20, 2015  
21 Don Roadway**

This meeting summary is a compilation of questions and feedback received during the Stakeholder Committee #1, held on April 20, 2015 from 6:00pm – 9:00pm at 21 Don Roadway.

If you have any questions or comments regarding the summary, please contact either:

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## **1. Welcome**

The first Stakeholder Committee meeting was held at the project site, 21 Don Roadway. As stakeholders arrived, they were welcomed by Derek Goring, Dave Hardy, Dr. Charlotte Young and Dana Roebuck. The purpose of Stakeholder Committee #1 was to enable stakeholders to be able to visualize the project site and to solicit input from them about the community engagement plan.

Representatives from the following organizations attended this meeting:

<b>First Name</b>	<b>Organization/Affiliation</b>
Larry Webb	Corktown Resident and Business Association
Sarah Ker-Hornell	Film Ontario
Graham Chernoff	Ralph Thornton Community Centre
Aly Damji	Riverside District BIA
Mike Jones	Walk Toronto
Gerry Brown	Ward 30 of Cycle Toronto
Renée Gomes	Waterfront Toronto
Cindy Wilkey	West Don Lands Committee

The following organizations were invited, but were unable to attend the first meeting:

Evergreen Brickworks  
Leslieville BIA South Riverdale Community Health Centre  
South Riverdale Community Health Centre  
Toronto Arts Council

We will follow up to solicit their participation for the next meeting in May.

## **2. Site tour**

The first portion of the meeting involved a site tour. Stakeholders went to the upper floors of the building, and had an opportunity to see the site from the rooftop, looking both east and west. They noted the following and / or made the following inquiries when there were looking at the property:

- How will the site be connected to and from other areas of the city: the north, the west with a bridge over the river, the West Don Lands and waterfront light rail transit
- How will Gardiner Expressway East options affect the site?
- Could there be a left turn lane (from the Gardiner eastbound into the site to a Broadview Ave extension)?
- Broadview Avenue would need to be extended south of Eastern to Saulter Street.
- The steep grade for the GO Train from a future Don (Unilever) stop to the existing Main Station for the Lakeshore East line would be better supported through electrification of the GO line.

### 3. Review of Terms of Reference

Before going into more details about the Project, Dave Hardy introduced the Terms of Reference and asked for clarifications, input and concurrence from stakeholders.

Stakeholders observed that they saw the role of the Stakeholder Committee as seeking to improve the Project plans. They were pleased that First Gulf is pro-actively talking to the community. Stakeholders also expressed that people in the community at large may not know the full scope of the Project.

In adhering to the principle of traceability and feedback loops, the feedback and input that stakeholders offered are shown in the following three columns:

1. **Yes** – Information that will be formally integrated into the community engagement plan or future engagement activities.
2. **No** – Information that will not be integrated into the community engagement plan, and a rationale for that response.
3. **Exploring** – Idea that will be further explored over the course of the community engagement program to see how best to integrate or use the information.

As shown below, participants offered one element of feedback on the Terms of Reference.

<i><b>What we heard:</b></i>	<i><b>Yes</b></i>	<i><b>No</b></i>	<i><b>Exploring</b></i>
<b>Terms of Reference</b>			
Clarify the section regarding ‘confidentiality’. Unless otherwise specified, it seems reasonable to assume that all information is public and that participants can speak with their organizations. Participants would not speak for other organizations. The only stipulation is that participants would not be talking with the media.	✓		

### 4. Project Introduction

Derek Goring provided an overview of First Gulf’s ‘Project 21’<sup>1</sup>. The full presentation can be found in Appendix A. Participants asked numerous questions of clarification. These questions along with First Gulf’s reply are noted in the table below.

<i><b>Question</b></i>	<i><b>First Gulf Response</b></i>
Pinewood Studios has a big development also unfolding. How will this property have connections to the North, and link with the Pinewood Project?	First Gulf is talking to Pinewoods Studios to make sure there are appropriate connections. First Gulf is also working with the City on the Port Lands Transportation & Servicing Master Plan (PTSMP) which covers both areas to ensure coordination and connections.

<sup>1</sup>Not the “official” name. Since the Project is in the early stages of development, an official name has not been designated.

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<b>Question</b>	<b>First Gulf Response</b>
<b>Options for the future of the Gardiner Expressway and infrastructure</b>	
Does First Gulf benefit from public money being used for infrastructure development?	First Gulf will be one of many land owners who may benefit from proposed infrastructure improvements. Among others, the City (as the largest land owner in the area) will also be a beneficiary. First Gulf is willing to contribute a fair share towards infrastructure, but there needs to be an appropriate, transparent mechanism in place for calculating contributions.
What of the three proposals for the Gardiner are beneficial for First Gulf?	First Gulf cannot implement the project with the Gardiner Expressway as is, so it prefers either the remove or hybrid option.
The Hybrid option seems worse than maintain – more ramps, more lanes, collateral damage to the Keating Channel – which is counter to the work of the West Don Lands Committee. What is First Gulf’s view about this option?	Both the hybrid and remove options enable the Project 21 development, so we support both of those options. Otherwise, First Gulf sees the following advantages and disadvantages for The Hybrid option: + minimal impact on congestion (relative to maintain) + removes highway infrastructure (east of Don) + opens up lands for development (including the Port Lands) + improves access to the waterfront (including moving Lake Shore Boulevard away from the water’s edge north of Keating Channel) - most expensive option
<b>Economic claims</b>	
What are the property tax revenues that office buildings generate versus condominium buildings?	In Toronto, high rise condominium buildings generate less revenue than office buildings (office tax rate is approximately 3 times higher). In addition, condominiums require significantly more City services than office buildings so the net revenue to the City from office buildings is substantially higher.
How did First Gulf arrive at the numbers claimed for economic benefit of the Site?	First Gulf commissioned PwC to undertake the assessment of economic impact. The numbers presented are based on the site being fully built, and are gross numbers (not adjusted for interim tax rebates that may be available).
<b>Land use designations</b>	
What is the current designation for land use in the City’s Official Plan?	The site is designated as Industrial in the City’s Official Plan. First Gulf will be requesting that the area be designated as General Employment through an Official Plan Amendment as this allows office and retail uses. First Gulf anticipates a mix of 80% office and 20% other, land uses including, retail, institutional, cultural and community uses.
Would the revised zoning allow for child care?	The revised zoning would also allow for uses such as child care and First Gulf is open to such uses.
Would the site allow for institutional uses such as libraries?	Yes.
What about a sliver of residential, in keeping what we know about live-work-play being successful spaces?	The site is surrounded on three sides by residential, so First Gulf thinks this addresses that mix. First Gulf is not currently evaluating a small portion of residential as part of the overall mix

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<b>Question</b>	<b>First Gulf Response</b>
	of uses. First Gulf also wants to build connections across the Don River to improve access to some of those residential neighbourhoods. First Gulf sees this site as providing things to do after 5:00PM, such as retail, entertainment, etc.
What if the request to amend the Official Plan is unsuccessful?	First Gulf would use existing buildings on the site for more industrial uses.
If some owners of the 60 acres are not interested in a re-zoning, can you still proceed?	First Gulf can still develop its' portion.
Will the BMW lot be part of planning conversations?	First Gulf has talked with BMW landowners, who currently have a long-term lease to BMW for the land where the BMW dealership is located. It will continue to speak with these landowners as activity begins to extend Broadview Avenue.
How much of 60 acres does First Gulf own?	First Gulf owns approximately 30 acres. The City owns approximately 14 acres, Cinespace 5.5 acres, and Toronto Port Lands Company 6 acres.

## 5. Overview of Community Engagement Plan

After the conversation about the site, Dr. Young summarized the Community Engagement Plan, including noting changes that have been made as a result of Community Workshop #1 (early March 2015). The full presentation and handouts describing the Plan are found in Appendix B.

Stakeholders were asked to provide feedback on the principles guiding the engagement process, the meeting sequencing, and the accountabilities outlined in the Plan's Terms of Reference. Stakeholders noted that the Plan seemed well thought out. Below is a summary of the recommended action items and their status.

<b>What we heard:</b>	<b>Yes</b>	<b>No</b>	<b>Exploring</b>
<b>Community Engagement Plan</b>			
<b>Scheduling and meeting location</b>			
Publicize dates now so that people can mark their calendars and inform others, as well as offer dates of other events happening in the neighbourhood.	✓		
Hold meetings at Ralph Thornton instead of 21 Don Roadway (more accessible).	✓		
Avoid scheduling during the Pan Am Games.	✓ Meetings are not scheduled over the summer months because many		

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<b>What we heard:</b>	<b>Yes</b>	<b>No</b>	<b>Exploring</b>
	people are away.		
<b>Stakeholder Diversity</b>			
Include transit expertise in the Stakeholder Committee, such as Code Red.		<p style="text-align: center;">✓</p> First Gulf is talking to transit experts in other discussions. Code Red was not invited because they were a one issue group, instead of a group that addresses transit more generally.	
Consider including a group that represent faith on the Stakeholder Committee.		<p style="text-align: center;">✓</p> Don't feel it is appropriate to 'choose' a particular faith group.	
Include social services group on the Stakeholder Committee.	<p style="text-align: center;">✓</p> Contacting Dixon Hall and Woodgreen Community Centre.		
Include employment, emerging employment, and incubator type of employment groups on the Stakeholder Committee. Recommended groups include social enterprises such as Paint Box Bistro, Switch Back Cyclery and Saint John's Bakery.			<p style="text-align: center;">✓</p> First Gulf will likely contact Centre for Social Innovation at later stages of the Project's development. Looking into other incubator groups.
Provide information, with the exception of large glossy pieces and the agenda electronically.	<p style="text-align: center;">✓</p> Project team will bring a memory stick for each participant to use for all subsequent meetings.		
<b>Future Meetings</b>			
Discuss and show examples from around the world of developments this scale to help people offer input.	✓		
Send reminder to Stakeholder Committee about Jane's Walk scheduled for May 2.	✓		