

Meeting 3 Summary: Guiding Principles

September 11, 2013

City Hall Committee Room 3

9:30 am – 12:00 p.m.

Co- Chairs

Michael Williams, General Manager, Economic Development & Culture

Jennifer Keesmaat, Chief Planner & Executive Director City Planning

Meeting Participants

Humber College / Scott Valens

Ryerson University / Dr. Steven Webber

KingSett Capital / Bill Logar

Metrolinx / Nadine Navarro

Build Toronto / Don Logie

Humber Bay Shores Condominium Association / John Buckingham, Jim Reekie, Tom Arkay

Mimico Residents Association / John Cary

Mimico By the Lake BIA / Dr. Don Henderson

* Mondelēz Canada / Stephanie Mina-Cass (participating as an observer)

Councillor Representatives

Councillor Peter Milczyn, Ward 5

Mary Ciuffo, Office of Councillor Mark Grimes, Ward 6

Regrets

South Etobicoke Industrial Employers Association (SEIEA) / Al Brezina

Ontario Food Terminal / Gianfranco Leo, Gary Da Silva

Toronto & York Region Labour Council / John Cartwright

Invest Toronto / Renato Discenza

OMAF / Jacquelynn Moody, Peter Ilnyckyj, Ontario Ministry of Agriculture and Food. (OMAF)

City Staff Resources

John Alderdice, Economic Development & Culture

Jeffrey Cantos, City Planning

Catherine Cieply, Economic Development & Culture

Luisa Galli City Planning

Bill Kiru, City Planning

Michael Wolfson, Economic Development & Culture

Philip Parker, City Planning

Kathryn Thom, City Planning

Agenda

1. Re-Introductions – 5 mins
2. Summary of Aug 13th Break-out Group Discussion – 15 mins
3. Questions of Clarification – 10 mins
4. Ground Truthing Principles – 1 hr 20 mins
5. Future Actions/Next Steps – 25 mins
6. Conclusion– 15 mins

Welcome and opening Remarks by Co-Chairs Michael Williams and Jennifer Keesmaat followed by re-introductions. Staff then presented a summary of the August 13th Working Group break-out group discussions highlighting some of the key themes from each group and presented 10 key principles which evolved from the discussions. These principles were then "Ground Truthed" as part of meeting #3 to help explore each one and reach a general consensus among the working group members. The principles are expected to act as a high level tool to help guide and support transformative redevelopment and future employment uses on the site and from a bigger picture perspective drive growth into the city and help to create a context in which employment can exist in Toronto.

Future actions and next steps were also discussed to help guide staff going forward with a work plan which includes a staff report back the Economic Development Committee on November 22, 2013 on the summary, progress and outcomes of the Mr. Christie's working group. There were also a number of identified additional proactive next steps to help guide future actions concerning the site, area and sector, in response to the working group discussion and direction. An overarching Vision Statement was also crafted to accompany the draft Principles.

Christie's Working Group - VISION STATEMENT – DRAFT

As a finite land resource, the employment lands at the Christie's/Mondelēz site will continue to play an integral role in the local and regional economy. As a master planned area, the site will become an employment generator providing over 1,500 jobs for the local employment base and residents of the GTA. Future redevelopment of the site within the South Etobicoke Employment Area will capitalize on its unique size, location and visibility, and access to the Downtown. The site will be connected to, but distinct from, the nearby employment lands and emerging and established residential communities of Humber Bay Shores and Mimico-by-the-Lake. A redeveloped Christie's/Mondelēz site will contribute to any planned transportation and transit improvements identified through the City-initiated Transportation Master Plan for the Park Lawn Road and Lake Shore Boulevard West Area. As a comprehensively and collaboratively planned **employment area**, the master planning process will continue to be inclusive of, and respectful to, the diverse stakeholders of the area.

Summary of Guiding Principles

Ten high level principles emerged from the working group meetings with a general consensus among the working group members that that they should be looked upon as opportunities to help inspire creativity and transformative employment opportunities on the site. Each principle is preceded by the following statement; ***Redevelopment and future employment uses should:***

PRINCIPLE 1

Be guided by a shared vision for the site that creates a balance of certainty and flexibility for future employment-related uses.

PRINCIPLE 2

Build upon the strengths of the site and area context:

- Reuse of existing structure/building (or parts thereof)
- Location, location, location
- Size
- Range of permitted uses
- Visibility
- Accessibility
- Proximity to Labour Market

PRINCIPLE 3

Acknowledge and leverage the importance and role of the Ontario Food Terminal by seeking to attract related/ compatible employment uses.

PRINCIPLE 4

Proactively address servicing and infrastructure requirements of the site and surrounding area such as energy needs, stormwater mitigation and transportation.

PRINCIPLE 5

Connect and plan for enhancing existing transportation network, including the GO Transit, TTC, bike lanes and trails, sidewalks, streets.

PRINCIPLE 6

Create a cluster of employment, businesses and services to attract different employers/users to the site at different times of the day and days of the year, by marketing/capitalizing on the site's locational attributes and providing a broad range of amenities.

PRINCIPLE 7

Provide for a broad range of employment uses and built forms that transitions from, and are compatible with, nearby uses.

PRINCIPLE 8

Promote multi-uses/users creating and drawing on collective synergies which could include:

- Public-Private partnerships
- Exploring educational/institutional themes
- Food, Energy, Water Convergences

PRINCIPLE 9

Provide for flexible employment spaces at varying scales and tenures to attract small, medium and large sized employer(s) to integrate into the city's urban fabric.

PRINCIPLE 10

Provide for opportunities that capitalize on the strengths of the local labour market and encourage employment intensification on the site.

Recommended Future Actions and Next steps:

1. Road test principles with development industry representatives (ED&C to lead)
2. Meet with Mondelez to discuss principles and next steps (ED&C to lead)
3. Report to November 22 Economic Development Committee (ED&C to lead with input from City Planning)
4. Resource Interdivisional SWOT Team to help focus on development activities and infrastructure challenges (ED&C and City Planning)
5. Further explore development Internal Staff Working Team and Terms of Reference for IFPICC (ED&C)
6. March 2014 Progress Report Back to Working Group (ED&C and City Planning)
7. Scope transportation and servicing infrastructure of the site (To be discussed with SWOT team, re. #2) (ED&C & City Planning)