

Terms of Reference

Working Group for 220, 230 & 240 Lake Promenade and 21 & 31 Park Boulevard Working



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1. Application Details

Location:

220, 230 & 240 Lake Promenade and 21 & 31 Park Boulevard
(south of the intersection of Lake Shore Boulevard West and Long Branch Avenue, north side of Lake Promenade)

Applications:

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Application Numbers: 23 134668 WET 03 OZ and 23 134682 WET 03 SB

Details:

- Phased demolition of the existing five apartment buildings containing a total of 548 rental units;
- Construction of five new apartment buildings ranging in height from 12 to 30 storeys, with a total of 2,021 units, including 577 rental units (548 rental replacement units and 29 market rental units) and 1,444 new condominium units;
- Introduction of a new public street, which extends and connects the existing Chapel Road and Thirty Third Street; and
- Introduction of two new public parks and a POPS.

2. Community Consultation Details

- Virtual Community Consultation Meeting on June 27, 2023;
- In-Person Community Consultation Meeting on July 5, 2023; and
- Site Tour and PIPS (Planners in Public Spaces) on July 15, 2023

3. Working Group Members

Ward 3 – Etobicoke-Lakeshore:

- Councillor Amber Morley, Councillor for Etobicoke-Lakeshore;
- Matt Cook, Director of Operations, Office of Councillor Amber Morley; and
- Sam McGarva, Advisor, Communications Mgmt. and Office Coordination.

City of Toronto Staff and Partners (as required):

- Al Rezoski, Manager of Community Planning;
- Allison Reid, Manager of Urban Design;
- Luigi Nicolucci, Manager of Transportation Services;
- Marika Franco, Manager of Parks Development;
- Joshua Bassett, Project Manager, Transportation Planning;
- Eno Udoh-Orok, Senior Planner, Community Planning;
- Prachi Patel, Senior Planner Urban Design;
- Helen Lin, Senior Engineer, Engineering and Construction Services;
- Tabassum Rafique, Transportation Services Coordinator;
- Hendri Deetlefs, Planner Urban Forestry;
- Andrew Cohrs, Planner Housing Policy;
- Nicola Garisto, Planner, Parks Development;
- Mark Rapus, TRCA; and
- Partners including TTC and GTAA as required.

Applicant Team (as required):

- David Huynh, Partner & Planning Consultant, Bousfields;
- Ivy Qi, Senior Planner, Bousfields;
- Yomna Serag Eldin, Planner, Bousfields;
- Peter Yu, Transportation Consultant;
- Kenny Brooks, Architect; BDP; Andrea Katz, Architect, BDP;
- Jack Greenberg, Applicant/Owner; and
- Jocelyn Deeks, Partner, Bousfields.

Long Branch Community Members (Stakeholders):

- Five Representatives from Buildings (TBD);
- Four Representatives from Surrounding Streets (TBD);
- Long Branch Neighbourhood Association (Christine Mercado); and
- James S Bell Junior Middle School (Beverly Tratnik, Principal).

4. Working Group Overview

- 4.1 The purpose of the Working Group is to review specific elements of the application related to site organization, built form, trees, parks and open spaces, and pedestrian and vehicular traffic, and gather input from a group of representatives of area stakeholders. The application will still be subject to technical reviews by City staff.
- 4.2 If a member of the group is unable to attend a meeting due to unforeseen circumstances, the member will designate a replacement to attend. It is the member's responsibility to ensure that the member replacement is prepared to fully participate at the meeting.
- 4.3 It is anticipated that three Working Group meetings will be necessary, each approximately one and a half hours long. The first will take place on October 5, 2023, the second on October 17, 2023, and the third on October 26, 2023. Each meeting will be chaired by Al Rezoski, Manager of Community Planning, or Eno Udoh-Orok, Senior Planner Community Planning, and will focus on specific aspects of the proposal.

Areas of Discussion

- 4.4 Modifications to the agenda will be made by consensus at these meetings, however, they will not depart significantly from the key aspects of the proposal.

5. Meeting Schedule and Agenda

Schedule	Agenda
<p><u>Working Group Meeting #1</u></p> <p>Date: Thursday, October 5, 2023</p> <p>Time: 6:00 – 7:30pm</p> <p>Venue: Royal Canadian Legion Branch 101, 3850 Lakeshore Blvd West, Toronto ON M8W 1R3</p>	<p><u>Agenda</u></p> <p>Process: Where we are in the process</p> <p>Terms of Reference: Confirm Terms of Reference</p> <p>Discussion:</p> <ul style="list-style-type: none"> • Site Organization • On Site Parkland Dedication • POPS • Pedestrian and Vehicular Traffic •
<p><u>Working Group Meeting #2</u></p> <p>Date: Tuesday, October 17, 2023</p> <p>Time: 6:00 – 7:30pm</p> <p>Place: Royal Canadian Legion Branch 101, 3850 Lakeshore Blvd West, Toronto ON M8W</p>	<p><u>Agenda</u></p> <p>Discussion: Built Form</p>
<p><u>Working Group Meeting #3</u></p> <p>Date: Thursday, November 2, 2023</p> <p>Time: 6:00 – 7:30pm</p> <p>Place: Royal Canadian Legion Branch 101, 3850 Lakeshore Blvd West, Toronto ON M8W</p>	<p><u>Agenda</u></p> <p>Discussion:</p> <ul style="list-style-type: none"> • Revised proposal presentation by applicant – taking into consideration the outcome of working group meetings #1 & #2 • Revised proposal discussion by working group

6. Meeting Format and Structure

- 6.1 All meetings will be chaired by **City Planning** staff.
- 6.2 The specific discussion topics for each meeting will be provided a minimum of three days in advance of the meeting. The Chair will request approval of the agenda at the start of each meeting. Minor modifications to the agenda will be considered, however, the agenda will not be modified to accommodate issues or topics that are not identified in this Terms of Reference.
- 6.3 The applicant will provide materials for discussion at the meeting.
- 6.4 The Chair will end all discussion at 7:00 p.m. so that key points could be clarified and agreed upon, and tasks and materials required for the next meeting could be confirmed.
- 6.4 City of Toronto staff will take notes at all meetings. The notes will include a record of attendance, point form summaries of matters discussed, key issues raised, areas of consensus/ differences, and any tasks assigned.
- 6.6 Meeting notes will be circulated to all group members a minimum of three days in advance of the next scheduled meeting. Any modifications or revisions to the meeting notes will be addressed and adopted, as necessary, at the start of each meeting. Any major concerns with meeting notes will be brought to the attention of the Chair at least two days prior to the next scheduled meeting so that they could be addressed, as necessary.
- 6.7 Meetings will be conducted on a consensus model and all members will be expected to conduct themselves in a respectful manner. Where consensus cannot not be achieved, it will be detailed in the meeting notes.

7. Member Responsibilities

- 7.1 All members will be expected to attend and participate in all meetings.
- 7.2 City Planning staff will be responsible for agenda preparation and distribution, confirming and assigning tasks for meetings, and acting as liaisons as necessary to ensure the effectiveness of the group.
- 7.3 The applicant will be responsible for providing proposals for discussion and facilitating the meeting.
- 7.4 Members may be requested to review materials in advance of meetings.

