

Honest Ed's / Mirvish Village Planning Discussion Group

Terms of Reference

November 18, 2015

Background

On July 10, 2015, Toronto City Planning received development applications for the Honest Ed's / Mirvish Village site. The plans propose a significant redevelopment of the site, including 17,000 square metres of commercial space, 1017 rental residential units, the pedestrianization of Markham Street, a new Public Market, and the retaining of buildings with Heritage interest along Markham Street. The proposal can be viewed here www.toronto.ca/planning/mirvishvillage

Public consultation is a crucial part of the review of any development application, and input from the community assists Planning Staff in responding to the applicant and developing recommendations to City Council on these applications. The City will host a number of consultation meetings with the community as the application advances.

When reviewing complex development proposals which have the potential to significantly transform an area, City staff may seek to establish a discussion group with local residents and business owners to meet with City Staff in a smaller format to provide local knowledge and discuss the development application.

The City has determined that it is appropriate to establish a Planning Discussion Group for the Honest Ed's / Mirvish Village application. This document is the Terms of Reference for the Discussion Group.

Mandate and Objective

The Discussion Group will contribute local experience to the ongoing discussion on the Mirvish Village / Honest Ed's proposal in advance of City Staff making any final recommendations on the application. The Discussion Group will meet throughout the course of the application review process to discuss the proposal as it evolves in response to comments from the City and the community. Advice and comments from the Discussion Group will inform City Planning Staff's ongoing discussion with Westbank and recommendations to City Council regarding the applications. The City may also utilize the Discussion Group as a sounding board for ideas on revisions to the proposal.

Membership

The Discussion Group is led by Graig Uens from Toronto City Planning. Membership of the discussion group is comprised of approximately 15 members, as well as the local Councillors and their representatives from Ward 19 and 20, including:

1. 2 Representatives from each of: PARA, SVRA, ARA, HVRA
2. 1 Representative from each of: Mirvish Village BIA, Koreatown BIA, Annex BIA
3. 1-2 area residents not affiliated with the above groups
4. 1-2 area business owners not affiliated with the above groups.

Roles and Responsibilities

The Discussion Group will be responsible to:

- Assist in establishing an agenda for upcoming meetings;
- Provide feedback and perspective on issues related to the development application;
- Discuss potential solutions to local issues, concerns and problems related to the development application;
- Attempt to anticipate potential issues and offer options for resolving them;

- Communicate Discussion Group meeting content to members' organizations, groups or committees;
- Review all application materials and relevant studies for familiarity with planning framework; and,
- Attend the Discussion Group meetings whenever possible, and appoint and brief an alternate if unable to attend.

The Discussion Group is acting in an advisory capacity to City Planning.

The Discussion Group will foster an environment of openness and inclusiveness, where members and participants can express their opinions and perspectives freely.

Meeting Dates

Discussion Group Meeting #1

Friday October 9, 5:30pm-6:30pm

Location: 720 Bathurst Street - Centre for Social Innovation

Meeting focus: establish Discussion Group, discuss terms of reference and consultation to date.

Discussion Group Meeting #2

Wednesday November 18, 5:30pm-7:30pm

Location: 720 Bathurst Street - Centre for Social Innovation

Meeting focus: Heritage Matters

Guest: Georgia Kuich, Toronto City Planning Division, Heritage Preservation Services.

Discussion Group Meeting #3

Tentatively, January 20th, 5:30pm – 7:30pm

Location: 720 Bathurst Street - Centre for Social Innovation (Tentative)

Meeting focus: 4 Corners Stuffy Draft Policy

Further meetings to be scheduled as needed.

Attendance of Advisors, Experts, other City Staff

The Discussion Group may wish to invite advisors or experts, including City Staff in Divisions other than City Planning, to attend meetings at various points. The City will consider each request subject to timing of the request and the availability of the requested individual and extend an invite.

Attendance of the Applicant

While the applicant (Westbank) and their consultants are not members of the Discussion Group, the Discussion Group may wish to invite the applicant and any of their consultants to participate in Discussion Group meetings at various points. The City will extend the request to the applicant to attend a session if a requested is made by the group at the meeting prior to the meeting at which the applicant's attendance is requested.

Information Disclosure

All information provided at the Discussion Group meetings will be made public. Meeting notes summarizing the discussions and any presentations made by Planning staff may also be posted to the project webpage.

Contact Information

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