



# Memorial Park Improvement Project Public Information Meeting #1 May 26, 2022 7:00-8:30 p.m. Engagement Summary Report

Prepared by LURA Consulting Inc. for Toronto Lands Corporation  
A subsidiary of Toronto District School Board







Memorial Park

Wardlaw Towers

Wardlaw Hall / Copeland

Google Earth

43°42'20.01" N, 79°25'19.67" W, elev. 576 ft, eye alt. 1044 ft

## Contents

Project Background.....	1
Meeting Format and Rationale .....	1
Notice of Community Meeting.....	1
Agenda.....	2
Panelists and Attendees .....	2
Meeting Highlights .....	3
Question and Answer Period.....	3
Next Steps .....	8

## Project Background

The Toronto District School Board (TDSB) and its subsidiary, the Toronto Lands Corporation (TLC), are working towards an agreement with the City of Toronto and CreateTO that will permit the City of Toronto to use TDSB lands at North Preparatory (Memorial Park) to form a part of the City's Midtown Toronto Storm Sewer Relief Project (MTSSRP).

The MTSSRP is part of the larger City of Toronto's basement flooding protection program. In 2014, an environmental study was completed to address flooding between Bathurst and Dufferin Streets and from Highway 401 to Roselawn Avenue. The study recommended upgrades, including additional stormwater storage at Memorial Park. The City of Toronto is planning to expand the storage in Memorial Park by four times to 36,600 m<sup>3</sup>. The TLC will enter into a realty agreement with CreateTO to temporarily use the field during construction and have a permanent subsurface easement.

## Meeting Format and Rationale

On Thursday, May 26, 2022, a virtual public meeting was convened to inform the school, parents and wider community of Forest Hill Collegiate Institute and North Preparatory Jr. Elementary Schools of this project and partnership. Toronto Lands Corporation retained LURA Consulting Inc. to support the facilitation and promotion of the meeting. The purpose of the meeting was to solicit questions and potential concerns from the community about the agreement to facilitate the MTSSRP, its impact and timelines, and the partnership opportunities between the City and TDSB. The meeting was intended to share preliminary project information and timelines.

LURA Consulting has prepared this report as a summary report for the event.

## Notice of Community Meeting

The public meeting was held via the Zoom webinar platform on Thursday, May 26, 2022, between 7:00 and 8:30 pm. A public notice advertising the event and listing all partners in the agreement was issued to the North Preparatory and Forest Hill Collegiate school communities. The event was also promoted by Trustee Shelley Laskin and Toronto City Councillor Mike Colle through their electronic newsletters. The TLC tweeted the information, which the Trustee retweeted.

Participants were invited to register for the webinar and provide any comments or submit questions ahead of time. LURA Consulting provided attendees with technical support for Zoom as needed. If desired, participants could call into the session via telephone instead of using the Zoom app on a computer or smartphone.

## Agenda

The agenda for the session is provided below.

Time	Agenda Item
7:00 pm	Welcome and Land Acknowledgment (Rob Thompson, TLC) Opening Remarks (Trustee Shelley Laskin)
7:20 pm	Presentations by: <ul style="list-style-type: none"> <li>• Rachele Joseph, City of Toronto</li> <li>• Kevin Bolger, TLC</li> <li>• Aileen Leadbeater, TDSB</li> </ul>
7:45PM	Frequently Asked Questions
8:00PM	Question & Answer Periods
8:30PM	Adjournment

## Panelists and Attendees

The following panelists and moderators were present at the session:

Name	Organization
Shelley Laskin	Trustee Ward 8, TDSB
Aileen Leadbeater	Civil Site Coordinator, TDSB
Rob Thompson	Head of Communications & Strategic Partnerships, TLC
Kevin Bolger	Manager Real Estate, TLC
Rachele Joseph	Senior Project Manager, Basement Flooding Protection Program City of Toronto
Jamie Slater	Program Manager, Customer Service and Issues Management, Engineering and Construction Services
Daniel Woolfson	Manager, Development, CreateTO
Ryan Glenn	Vice President, Client Relations Management, CreateTO



# Planned stormwater tank location



Name	Organization
Franca Di Giovanni	LURA Consulting
Melissa Gallina	LURA Consulting

At the height of the meeting, there were 18 public attendees.

## Meeting Highlights

- Following a general welcome by LURA, Rob Thompson, Head of Communications & Strategic Partnerships Toronto Lands Corporation, welcomed participants to the meeting and opened the meeting with a Land Acknowledgement.
- Shelley Laskin, Ward 8 TDSB Trustee, provided opening remarks
- LURA Consulting provided an overview of the meeting agenda as well as project team introductions
- City of Toronto provided a brief overview presentation of the basement flooding challenge and the solution proposed, and some of the studies and approvals leading to the current negotiation.
- Toronto Land Corporation provided an overview presentation of their and the Toronto District School Board's role and involvement in the project. TDSB presented a draft programmatic plan for Memorial Park.
- LURA guided the project team through frequently asked questions collected before the meeting. Responses are noted in the following section.
- LURA opened the conversation to a general discussion period following the FAQ section.
- This general question and answer period alternated between questions received through the Q&A function of the Zoom webinar's Q&A function and speakers who raised their virtual hands during the meeting and were invited to ask questions aloud. This was an opportunity for participants to ask questions and provide feedback on the presentation content directly from panelists.

## Question and Answer Period

The following is a summary of feedback received during the community meeting on May 26, 2022, with responses from Toronto Lands Corporation, Toronto District School Board, City of Toronto and CreateTO staff.

In general, the tone of the meeting was not contentious, with several participants asking clarifying questions and wondering about the project's status. Discussion items included: site selection, the need for the project; disruption to the surrounding neighbourhood, including overlap with existing continued LRT construction; alternative locations for student recreation and all alternatives for the general population. The long-term benefit to the school through the TDSB was identified.



Specific questions and responses are provided below.

**Q1: Why is this project happening in our neighbourhood?**

**A1: City** - The basement flooding protection program works to protect many areas across the City, and this project will reduce the risk of basement flooding in the Midtown area. This area has experienced flooding, and an environmental assessment (EA) was conducted in 2014. The work we will be doing here will greatly benefit and protect the area from flooding. The projects are prioritized and scheduled to protect the greatest amount of properties possible. The EA examined the sewer system and the above-ground areas and made recommendations for improvements to reduce the overall risk of flooding, including the addition of stormwater storage capacity at Memorial Park.

**Q2: How long will the park be under construction?**

**A2: TLC** - The project will take approximately 3-4 years, beginning in the fall of 2023.

**Q3: Where will students/residents go for outdoor recreation while construction is happening?**

**A3: TLC** - There are two strategies in place right now. One is to make improvements and enhancements on the North Preparatory Junior Public School site allowing for better quality play and recreation space (and make improvements at Forest Hill Collegiate). The second is to provide an alternative park located in the neighbourhood where students could be bussed for outdoor recreation programming or extracurricular activities. We recognize this is a major disruption, but we have done this before with previous projects. The City will also be coordinating with Parks and Recreation for any activities that usually take place at this park.

**Q4: What will the site look like after construction is complete? Will a new school be built?**

**A4: TLC** - The plans to date are still being developed but will include a significant upgrade to the park and amenities. It will be a substantial improvement and something to look forward to. Currently, there is no plan to re-build North Prep.

**Q5: Why has Memorial Park been chosen for this as opposed to other nearby parks?**

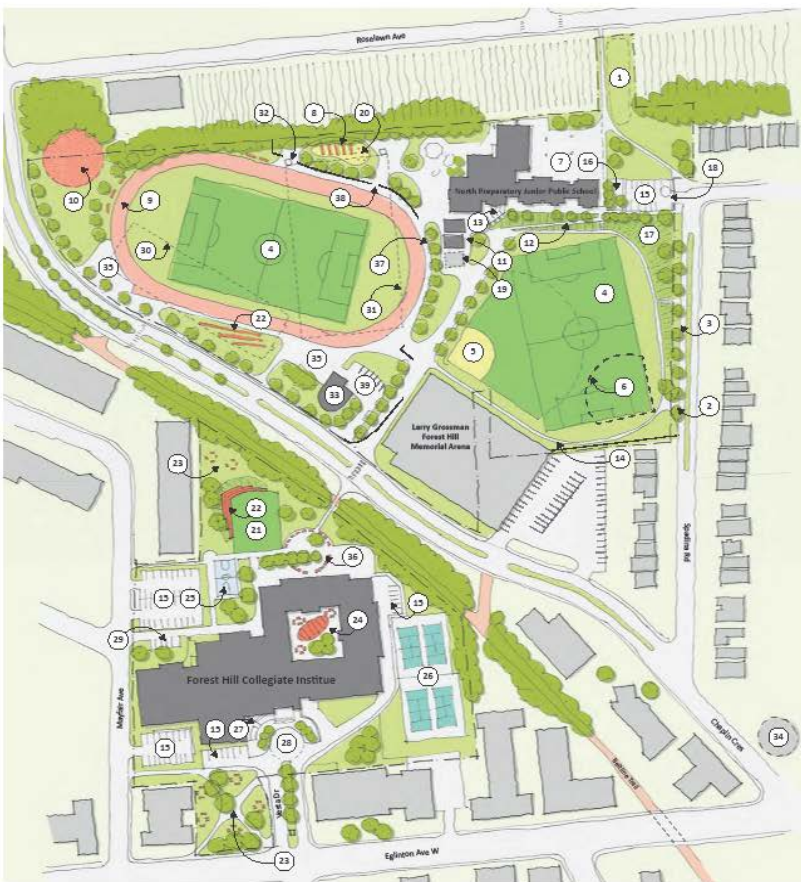
**A5: City** - During the EA process and detailed design process, the project team did look at other potential locations for the underground storage tank. Having the existing underground tank already at Memorial Park is a huge benefit. Further, when we looked at other areas, such as Viewmont Park, it was not feasible. This is because of the storm sewer catchment area that we are working with, and all those sewers lead into the Memorial Park. Catching that water further upstream, is hydraulically and technically very difficult and will exacerbate the cost and delay the schedule.

**Q6: Please explain what EA stands for.**

**A6: City** - It is an Environmental Assessment study.



# Proposed programmatic plan, draft 2\*



## Legend

- |  |  |
|--|--|
| 1 Mini Soccer Field                        | 20 Play Area With Play Structures  |
| 2 Connection To Spadina Rd.                | 21 Turf Sports Field   |
| 3 New City Sidewalk                        | 22 Terraced Seating Area   |
| 4 Soccer Field                             | 23 Outdoor Gathering Area With Seating / Green Space for Garden & Planters |
| 5 "Little League" Baseball Diamond         | 24 Outdoor Academic Teaching Space With Seating and Shading                |
| 6 Practice Baseball Diamond                | 25 Upgraded Basketball Court   |
| 7 Resurfaced Play Area                     | 26 Existing Tennis Courts  |
| 8 Garden With Above Ground Planters        | 27 Barrier Free Ramp   |
| 9 400m Running Track                       | 28 Upgraded Main Entrance With Landscaping                                 |
| 10 Off-leash Dog Park                      | 29 New Parking Lot   |
| 11 Portables                               | 30 Existing Underground Storm Tank   |
| 12 Barrier Free Walkway                    | 31 Proposed Underground Storm Tank   |
| 13 Outdoor Classroom with Terraced Seating | 32 Storm Tank Maintenance Access   |
| 14 Running Loop                            | 33 Proposed Pump House   |
| 15 Existing Parking Lot                    | 34 New LRT Station   |
| 16 Outdoor Gathering Area With Seating     | 35 Outdoor Pedestrian Gathering Space                                      |
| 17 Sledding Slope                          | 36 Outdoor Gathering Space With Seating and Landscaping                    |
| 18 Open For Refuse                         | 37 Proposed Fence  |
| 19 Potential Future Portable               | 38 Storm Tank Maintenance Access Route                                     |
|  | 39 Pump House Parking  |

## North Preparatory JPS & Forest Hill CI

Programmatic Plan - DRAFT v.2

May 25, 2022



\* Not final, still under review

**Q7: What are the options for the specific elements of the park? Turf grass, track?**

**A7: TDSB** - We have not yet considered any specific track or field materials. That will come later through detailed design and working with the City of Toronto. Part of the current sketch does include an off-leash dog area.

**Q8: Toronto Land Corporation documents state that this project will protect an area of 75 hectares. Is that correct?**

**A8: TLC** - The project encompasses all of Memorial Park, as illustrated in the presentation.

**Q9: What was the storage capacity during the 2005 storm event, and how will the newer tank better prepare us for future events?**

**A9: City** - The existing tank is 9600 cubic metres, which was in place in 2005. The new tank is four times that size and will be able to capture that much more stormwater during a storm event. The stormwater will be able to be captured in the storage tank, and the pumping station downstream will be able to slowly release it after the storm into the downstream system.

**Q10: Is it 3-4 years until substantial completion or until complete rehabilitation?**

**A10: City** - The park closure will be for 3-4 years, and the majority of the park will be closed during that time. We will be looking at various options to minimize disruption. As we develop the construction staging plans, we will look at the options that best suit the public and the project. The baseball diamond area to the southeast will remain open, and improvements will occur there. That space will be open the entire time. We will do our best to minimize the project's impact, both in time and in physical space, as we progress in the staging and phasing plans.

**Q11:** My concern is that this project benefits homeowners while having the biggest impact on apartment dwellers, and I do not think that has been acknowledged either in writing or here tonight. **I wanted to ask if the designers realize that this project will disproportionately affect apartment dwellers.** It will help homeowners, who have back yards, and that is good, but for apartment dwellers who rely on Memorial Park for outdoor space, this is a very long time.

**A11: City** - Concerning the distinction between homeowners and apartment dwellers, we are protecting the City as a whole. It costs a lot of money when basements flood, and often those costs come back to the City and the taxpayer. We understand that flooding protection programs are often very impactful to the neighbourhoods that they occur in, and we often have to encroach on the right of way, which is difficult and unfortunate for individuals. However, the impacts of flooding, including basement apartments and the basements of larger apartment buildings, are very costly. We need to ensure that the City has solid infrastructure. We try our best to mitigate any impacts and to ensure the site is secure and safe as soon as possible. We understand the impacts, but this area experiences a higher amount of flooding than other areas, and we need to do this work.

**Q12: I asked about the 75 hectares before. This number was taken from a CreateTO document dated February 23, 2021, that said the project would protect 75 hectares.**

**A12: CreateTO** - This report went to the CreateTO board, which shows how we were looking at this potential space from a higher level. Addressing the larger impact, especially on the larger community - the report is speaking to the many people and spaces that will be positively impacted. This project hopefully will mitigate future events like what happened in 2005. CreateTO works through creating partnerships to understand new City building opportunities. We think some opportunities and benefits can be had here and above the benefits from the relief project.

**Q13: My first question is wondering if the purpose of these meetings is to inform the public of what is happening or to ask if we have any opinion, or if this can be stopped if something happens? The other question that I have is about the impact on the larger neighbourhood; there will be impacts on traffic and not just the people who live near the park. The area has been going through a lot of construction. How will all of that be mitigated?**

**A13: City** - In terms of the project and where the tank will be located, that is set and moving forward. There was consultation during the EA process, but as mentioned earlier, there is no other technically feasible location for this underground tank. As we move into the construction phasing and planning stages, we welcome input, ideas, and suggestions related to the construction and its impacts on the community. We want to hear the concerns you have and will consider them. The LRT work has been invasive and messy, and we are trying to mitigate the overall disruption for this project and basement flooding protection projects in general. For example, we might take more space in the park for construction material storage so that it does not take up roadway space. We want to keep the area free of noise and dust as much as possible. There will be traffic disruptions, but we are working closely with the design consultant and a very good traffic team. We are taking the effort ahead of time to design and plan the traffic management, especially in the area in front of Memorial Park.

**Q14: As far as I understand, there are condominiums coming to the area. Is that going to delay the project? I understand that you are adding a new tank to the existing tank and some sort of pump. Why not add the pump to the existing tank?**

**A14: City** - The volume of the existing tank is too small and we need more storage volume to better contain excessive water during storm events. The current tank uses a gravity system to move water out because the tank's volume is small. For the larger volume, we will need a pump to taper the flow to the downstream systems with the new tank. We are not aware of the condominium projects in the area.

**Q15: With new condominiums and construction, the area is going to be a disaster. If the LRT does not finish their work, does that mean you will not start your project?**

**A15: City** - There is a City of Toronto team that manages infrastructure projects that solely coordinates work in the area. They try to coordinate and overlap work, such as water main work, so



Rendering of planned surface building for pumping station



that areas do not have to be disrupted twice for similar or related projects. There is also a process for coordination of work with Metrolinx.

**Q16:** The North Toronto project, which sold their school lands, is now seen as quite a successful project, but they got so much more out of the sale of those lands. They got a new school and recreation areas, and we are getting back what we have now, except a less muddy field. **Why is the TDSB selling this land and not getting a new school? My second question is about the LRT and the lack of safety. We would like clarity on that project and on construction mitigation, specifically what is going to be done to mitigate the construction.** I want to make clear that as a community member, I expect the money to stay within the community

**A16: TLC** - In some ways, this project is very similar to the North Toronto project from a financial point of view. That project involved a larger school property owned by the TDSB, and portions of that were sold to condominium developers. The proceeds from that went to the new school and recreation area. That is more or less what is going to occur here, the property will be sold to the City, and there will be a significant amount of money that will flow to the TDSB. The allocation of that money has not been decided yet. On top of that, the restoration of the field will be of substantial value.

**A16: TDSB** - All TDSB proceeds of disposition flow into the TDBS centrally, and reallocation of those funds are decisions made based on priority. North Toronto was a priority at the time because it was completely falling apart. I would not put Forest Hill or North Prep in the same category in the state that North Toronto was, but those are decisions to come, and we hear you loud and clear.

**A16: City** - Concerning safety, in our construction projects, we put into place a very detailed construction safety plan that is reviewed by all stakeholders that are involved (TDSB, City, TLC). We err on the side of safety for our projects. An example is those very solid wooden fences that are not usual practice, but they are more secure. In terms of calling in and complaining and not hearing back, we have field ambassadors who are experienced in communicating with residents for the basement flooding protection program. They will address their complaint, and the standard is a 24-48 hour response time. The field ambassadors will connect with the project managers and follow up with the resident with a detailed response.

**A16: City** - Another thing the City is doing is opening up several construction hubs this summer, so we take this feedback to the hub. The Councillors are involved, and we have been working closely with them to get information in and out. In addition, there will be a dedicated web page for this project and notices that will go out.

**Q17: How will this project protect the trees in the neighbourhood, will there be as many trees after the project?**

**A17: TDSB** - We work closely with the City and the tree protection plan and arborist report for this site. There will be trees impacted, but we are looking to protect as many as we can, and the intention

will be to re-plant a large number of trees in the park afterwards. It is a goal of the TDSB to replace as many trees as possible and maintain the tree canopy in the park space.

**Q18: Are the Councillors involved in this project?**

**A18: City** - We are in close contact with Councillors Colle's office. He has included information in his newsletter and a flyer announcing this meeting. He is aware of the project and up to speed on most design elements.

**Q19: Which yard at North Prep will be improved prior to the closure?**

**A19: TDSB** - We are looking at a phasing plan, and the first site would be the pathway around the field, baseball diamond, the barrier-free pathway, and some of the other amenities on the east side. The plans have not been finalized, but the intention is to get as much of that infrastructure to support students and recreational needs.

**Q20: Will the area marked with the red line (on the slide) be unusable for the duration of the project?**

**A20: City** - That is the general area which will be closed off for the duration of the 3-4 year construction in Memorial Park.

LURA thanked participants for joining the meeting, provided details on where more information about the project could be found and closed the meeting.

## Next Steps

- Further comments can be directed to [memorialparkinfo@lura.ca](mailto:memorialparkinfo@lura.ca)
- A second public information meeting will be held during the 2022/2023 school year