



**TORONTO WATERFRONT
REVITALIZATION CORPORATION**

East Bayfront Precinct Planning Environmental Assessment Study Guide

Class Environmental Assessment Master Plan
East Bayfront Precinct Planning Area
Toronto Waterfront Revitalization Corporation
and The City Of Toronto

December 1, 2003

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The Proposed Project - The East Bayfront EA Master Plan

The Toronto Waterfront Revitalization Corporation, in cooperation with the City of Toronto, is carrying out a Class Environmental Assessment (EA) Master Plan Study for the East Bayfront Precinct Planning Area.

Class EA Master Plans integrate infrastructure requirements for existing and future land use with environmental assessment planning principles. The Municipal Class EA process enables the planning of municipal infrastructure to support existing and future land use, to be undertaken in accordance with an approved procedure under the Ontario Environmental Assessment Act, designed to protect the environment.

The East Bayfront Precinct Planning Process will design new districts of public and neighbourhood spaces for the area. *The East Bayfront Class EA Master Plan* will address water, sanitary servicing, stormwater, a utility corridor, and transportation alternatives (including provision for transit), for a section of the East Bayfront Precinct Planning Area. Coordination of *The East Bayfront Class EA Master Plan* with the precinct planning process ensures that land use planning and EA process decisions are integrated for a best overall design of a fully integrated community.

The Study Area

The East Bayfront Precinct includes the waterfront area that runs south of the rail corridor between Jarvis and Cherry streets.

The East Bayfront EA Master Plan addresses the area west of Parliament Street. The Queen's Quay east extension to Cherry Street will require its own EA and functional planning study. This excluded area also overlaps with the Lower Don Naturalization EA.

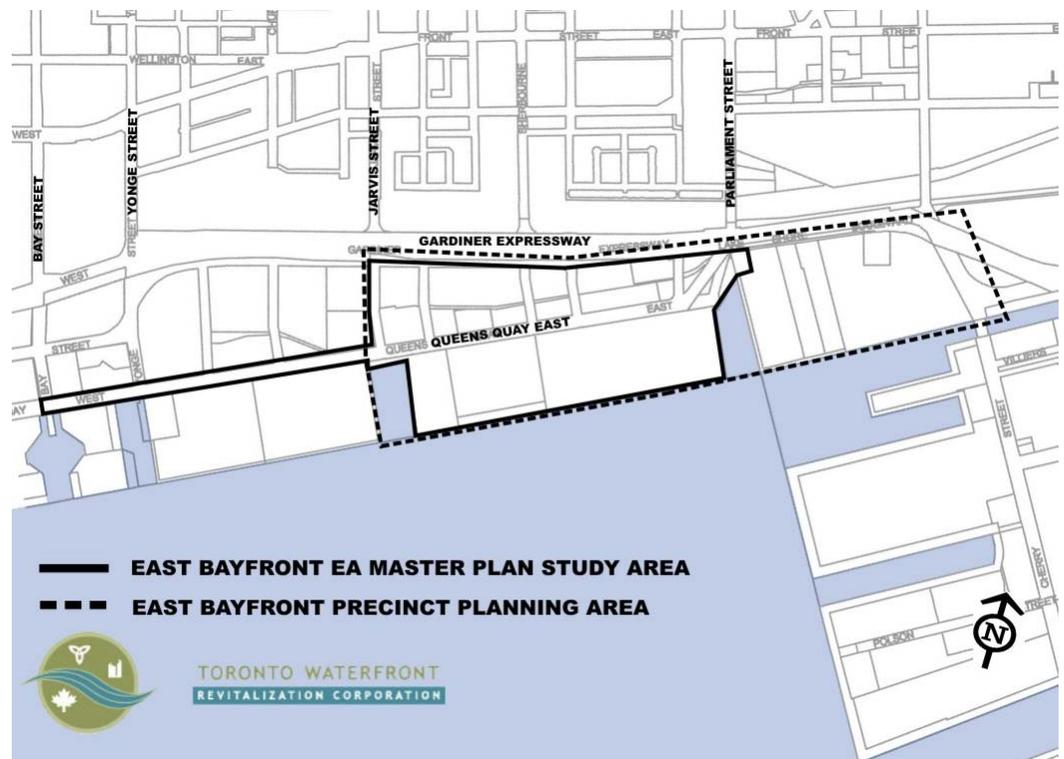


Figure 1 - The Class EA Master Plan Study Area.

Guide to the Class EA Master Plan Process

Overview of the Five Phases

The five phases of the Class EA process are summarized as follows:



Figure 2 – The Class EA Process

Types of Projects

The East Bayfront Class EA Master Plan process will cover the requirements of both Schedule B and Schedule C projects.

Schedule B projects generally include improvements and minor expansions to existing facilities. These projects have some potential for adverse environmental impacts, and consultation with those who may be affected is required. Examples of Schedule B projects include: the installation of traffic control devices, smaller road-related works or the addition of lagoons. These kinds of projects require completion of Phases 1 and 2 of the Class EA process.

The East Bayfront Class EA Master Plan Report may also include Phases 3 and 4 for certain Schedule C projects, such as larger projects involving road-related works, construction of underpasses or overpasses, or construction of new sewer systems. Schedule C projects generally include the construction of new facilities and major expansions to existing facilities.

Once complete, *The East Bayfront Master Plan Report* is filed and made available for review by the public and any public agency that expressed interest in the study. Requests to the Minister of Environment for a Part II Order (to require an Individual EA) are possible only for specific projects identified in the Master Plan, not the Plan itself.

Opportunity Statement - Phase 1 of the EA Process

“To address sanitary, water, stormwater servicing, and transportation infrastructure to support the proposed land uses and new and improved parks and public spaces that are proposed as part of the revitalization of the East Bayfront Precinct of the Toronto waterfront.”

Special Issues

Elements of the waterfront revitalization not included as part of this project include the future of Gardiner Expressway and the Lower Don Naturalization Environmental Assessment.

Guide to the Class EA Master Plan Process - Continued

Phase 2 of the EA Process - Alternatives Considered

Alternative solutions to address the opportunity statement will be evaluated using environmental and socio-economic criteria.

For Schedule B projects, alternatives to the project will be assessed to comply with the Class EA. For Schedule C projects, both alternatives to the project and alternative design solutions (Phase 3) will be considered.

Once public and agency input has been considered, a preferred approach will be finalized.

Assessment Criteria

Through the study, a range of environmental issues will be addressed and mitigation measures to minimize potential adverse impacts will be considered. This process will include assessment criteria based on:

- Natural Environment
- Socio-Economic Environment
- Opportunity for Revitalization
- Feasibility and Cost

These criteria will be customized by the technical teams to address different types of infrastructure.

Phase 3 of the EA Process - Design Criteria

Alternative designs for the preferred alternatives to will be assessed using environmental and socio-economic criteria. These evaluations will be presented at a future public consultation session.

Next Steps

A second public consultation session on *The East Bayfront Class EA Master Plan* is planned for January 2004. This event will provide an opportunity for comment on the design alternatives. *The East Bayfront Class EA Master Plan Report* will be prepared once the preferred design alternatives are selected (at the end phase 3).

How to Get More Information

Information requests or questions may be directed to:

Erin Walker
Toronto Waterfront Revitalization Corporation (TWRC)
207 Queen's Quay West, Suite 822
Toronto, ON M5J 1A7
Phone: (416) 214-1344 ext. 239 Fax: (416) 214-4591
Email: ewalker@tewaterfront.ca

Additional information will also be regularly updated on the TWRC Website: www.tewaterfront.ca