

WITNESS STATEMENT OF ELISE HUG

A. Qualifications

1. I am a Planner with 4 years professional planning experience, currently employed as a Community Planner by the City of Toronto's City Planning Division.

My primary responsibilities are the review of planning applications and the development of comprehensive local area rezonings in Mixed Industrial-Residential Areas in an area just west of the Downtown.

In terms of application review, I am responsible for the majority of official plan amendments, zoning bylaw amendments and site plans in the Niagara Neighbourhood and in Ward 18, including all planning applications in the West Queen West Triangle Area.

In terms of developing policies and making comprehensive area-wide amendments to the Zoning By-law, I have recently completed the Niagara Neighbourhood rezoning and have been working on and coordinating the West Queen West Triangle Area Official Plan and Zoning Review over the last 9 months. I have been qualified as an expert witness before the OMB in land use planning matters relating to both straight-forward and complex cases.

My curriculum vitae is attached to this witness statement, demonstrating a wide range of planning experience and increasing levels of responsibility.

I am a Provisional member of the Ontario Professional Planners Institute and the Canadian Institute of Planners.

B. Purpose of Witness Statement

The purpose of this witness statement is to comment on the comprehensive planning process the City is undertaking for the West Queen West Triangle, including the details of the Area Zoning Review which is taking place.

During this portion of the hearing, I will not be providing testimony on the individual appeals, but rather be testifying to the comprehensive planning process, which I will rely upon during my testimony to the specific appeals.

C. Comprehensive Planning Process

In my testimony I will be address information, opinions and recommendations found in the following reports:

City of Toronto, Staff Reports:

- Request for Zoning Review for West Queen West Triangle Area, November 9, 2005.
- Request for Direction Report, Official Plan and Zoning Review in the West Queen West Triangle Area, May 30, 2006.
- Supplementary Report on Zoning Mechanisms to implement mixed use development in the West Queen West Triangle, June 27, 2006.
- Mechanisms for acquiring land necessary for the extension of Sudbury Street (Ward 18 – Davenport), June 23, 2006.
- Parkland Acquisition for West Queen West Triangle (Ward 18 – Davenport), June 30, 2006.
- Supplementary Report regarding the Official Plan and Zoning Review of the West Queen West Triangle Area, July 25, 2006
- Allowing Artists Live/Work Studios in Industrial Areas, March 12, 1992

I have read the witness statements and adopt and will rely on the evidence of my colleagues Paul Bain, Kyle Benham, Lori Martin, Mark Van Elsberg, and David Douglas.

D. Supplementary Information to the Above

In addition to the information, opinions and recommendations found in the above-noted reports. I will also be discussing in light of these reports and materials attached:

Transportation Network:

In my opinion a network of connected public streets serving development in the West Queen West area meets the following policies and objectives of both the in-force and new City of Toronto Official Plans. I will be reviewing:

City of Toronto Official Plan (last updated June, 1998)

- a) In comprehensive redevelopment areas where a new street and block pattern is being established and/or substantial new building is anticipated, Council shall ensure that development is well-integrated with, and fits comfortably into, the surrounding City (Section 3.10)
- b) Restoring or establishing traditional street, open spaces and built form patterns that are appropriate to the land use (Section 3.11)

- c) Improving the continuity of the local street grid by re-opening closed streets, reconnecting divided streets, creating new streets where there are gaps in the existing grid, or providing pedestrian connections where other methods are not feasible (Section 3.11)

City of Toronto Official Plan (Ontario Municipal Board Approved, July, 2006)

- a) The Plan protects the integrity of the City's transportation network and provides for its planned expansion through the designation of public rights-of-way (Section 2.2)
- b) New streets will be designed to promote a connected grid of streets (Section 3.1.1, policy No. 14)
- c) New streets should be public streets (Section 3.1.1, policy No. 15)
- d) New city blocks and development lots within them will be designed to promote street-oriented development and allow for incremental, phased development (Section 3.1.1, policy No. 16)
- e) New neighbourhoods should have a fine grain of interconnected streets and pedestrian routes that define development blocks (Section 3.3, policy No. 2)
- f) New neighbourhoods will be carefully integrated into the surrounding fabric of the City and have good access to surrounding streets (Section 3.3, policy No. 3)

Parks and Opens Space

In my opinion an appropriate network of parks and open space is required for the appropriate redevelopment of the West Queen West Triangle Area.

Built Form

In my opinion the Built Form for redevelopment in the West Queen West Triangle should not unreasonably detract from the character of Queen Street West and be appropriate given the existing built-form context in the adjacent area and be at an appropriate level of intensification.

Mixed-Use

In my opinion a mixture of uses that contributes to both employment and residential intensification that are appropriate in the West Queen West Triangle.

Further Documents to be Relied Upon in Testimony

1. Planning Act

2. The Official Plan for the Former City of Toronto
Chapters relevant to witness statement include: 3, 9, 10, 15, 16 and 19.
3. The City of Toronto Official Plan
Chapters relevant to witness statement include: 2, 3, 4, 5 and 6
4. The Official Plan of the Municipality of Metropolitan Toronto, December 1994
5. Places to Grow, The Growth Plan for the Greater Golden Horseshoe, 2006,
Ministry of Public Infrastructure Renewal
6. Provincial Policy Statements, 1997 & 2005, Province of Ontario
7. Garrison Common North Part II Plan and Garrison Common North Secondary
Plan

ELISE HUG

136 Armstrong Avenue, Toronto, ON, M6H 1V8 tel. (416) 406-3775
ehug@toronto.ca

WORK EXPERIENCE

December 2003

present

Planner

City Planning, City of Toronto, Toronto, Ontario

- Reviewing site plan approvals, zoning by-law amendments and official plan amendments, including:
 - Acting as file manager within an interdepartmental development review team;
 - Analyzing community issues;
 - Interpreting planning policy;
 - Resolving conflicts through dialogue with multiple stakeholders; and,
 - Recommending actions to City Council.
- Implemented the Niagara Neighbourhood Built Form and Density Study as a comprehensive area-wide rezoning

July 2002

December 2003

Planner I

Land Use and Mobility, City of Calgary, Calgary, Alberta

- Evaluating and processing development permits and land use amendments, including:
 - Acting as file manager within an interdepartmental development review team;
 - Negotiating the character and appearance of proposed buildings within the context of the City's policies; and,
 - Writing reports for and presenting to Calgary Planning Commission.
- Benchmarking Calgary's fees against those of other Canadian cities to help guide changes in Calgary's fee and service structures.

May 2001

December 2001

Planning Assistant (Policy)

Planning Department, City of Guelph, Guelph, Ontario

full-time
in summer

part-time
in fall

- Developed Guelph's Brownfield Redevelopment Strategy, under the direction of senior staff, including:
 - Researching and evaluating existing programs and alternatives; and
 - Designing and documenting new policies and procedures.
- Drafted Guelph's Affordable Housing Municipal Action Plan and assisted in facilitating public workshops.
- Analyzed inner city demographics in relation to potential school closures.
- Assisted with area studies and Official Plan Amendments.

Jan. 1999

July 1999

Special Projects Co-ordinator

Waterworks Department, City of Guelph, Guelph, Ontario

- Developed peak demand management policies for a municipal water supply during a prolonged drought, based on:
 - Modelling existing and projected peak demands under various scenarios; and,
 - Gathering information on best practices through interviews and research.
- Redesigned and implemented changes to inventory management practices in conjunction with IT system implementation.

WORK EXPERIENCE (continued)

- Sept. 1998 Junior Hydrogeologist (co-op)
Dec. 1998 Komex H₂O Science, Huntington Beach, California
- Assisted consultants and field staff with soil and groundwater decontamination activities, including fieldwork, mapping and report writing.
 - Completed a comprehensive literature review of pharmaceuticals in groundwater.
- Sept. 1996 Aquifer Performance Test Team Leader (co-op)
Dec. 1996 Waterworks Department, City of Guelph, Guelph, Ontario
- Conducted extensive fieldwork, data collection and quantitative analysis related to a large-scale municipal aquifer performance test.

EDUCATION

- 1995 – 2002 University of Waterloo, Waterloo, Ontario
- Bachelor of Environmental Studies (Honours) in Planning in 2002

ADDITIONAL PROJECTS

- 2001 Team Co-ordinator, Heritage Planning (course work)
Ryerson Polytechnic University for the Town of Penetanguishene
- Planned and co-ordinated the implementation of a GIS-based inventory of heritage buildings and sites within the Town of Penetanguishene by a team of students.
- 1999 - 2000 Researcher (Geography and Statistics) (volunteer)
Federation of Students, University of Waterloo, Waterloo, Ontario
- Analyzed changes in the geographic origins and socio-economic background of students applying to Ontario universities over the period 1991-1997.
 - Prepared media briefings, reports and graphic presentation materials and held press conferences to raise awareness and initiate change.

RESEARCH AND TEACHING ASSISTANTSHIPS

- Winter 2002 • Teaching Assistant, GIS (software component)
Winter 2002 • Teaching Assistant, technical writing and communications
Summer 2000 • Energy Advisor Intern, Residential Energy Efficiency Project
Winter 2000 • Research Assistant, analysis of telecommuting and transportation decision-making strategies.

MEMBERSHIPS

- Ontario Professional Planners Institute and Canadian Institute of Planners, Provisional Member