



# BOUSFIELDS INC.

## MEMORANDUM

To: File

Project No.: 1734

From: Mike Dror

Date: November 1, 2021

**Re: City Working Group 4 Meeting Notes**

---

Participants:

Councillor Mike Layton (ML)	Andrea Fresolone (AFr)
Robert Ursini (RU)	Danae Engle, HSRO (DE)
Daniel de Moissac (DdM)	Stephane Arman, Annex Lane (SA)
Jason Brander (JB)	Henry Wiercinski (HWie)
Kevin Lee (KL)	James Jennings, 23 Annex Lane (JJ)
James Parakh (JP)	Ron Soskolne (RS)
Daniel Reynolds (DR)	Sue Dexter, HVRA (SD)
Gino D'Ambrosio (GD)	Elizabeth Sisam (ES)
Jay Brown (JB)	Zoe Newman, HSRO (ZN)
Kareem Sethi (KS)	Jennifer Franks (JF)
Peter Venetas (PV)	Oren Tamir (OT)
Mansoor Kazerouni (MK)	Matthew Hickey, Two Row (MH)
Aamer Shirazie (AS)	Lyndsay Brisard (LB)
Amanda Chih (ACh)	Ian Clark (IC)
Claudia Sanchez (CS)	Maryam Farahani IBI, (MF)
Emily Collins, ERA (EC)	Rhonda Taylor, Two Row (RT)
David Leinster (DL)	
Samantha Irvine, ERA (SI)	

### AGENDA:

1. Opening Remarks by Councillor Layton

3 Church Street, Suite 200, Toronto, Ontario M5E 1M2 T 416-947-9744 F  
416-947-0781

2. Follow up from Working Group 3
  - a. Applicant to present revised plans, specifically including as they pertain to:
    - Laneway design and treatment
    - Updates on public realm (including urban living room/POPS)
    - Building materiality
    - Heritage treatment
3. Briefing on Truth and Reconciliation for Planning/Dev at Spadina/Bloor meeting on September 27<sup>th</sup>
4. Section 37/community benefit opportunities, including:
  - a. Affordable housing
  - b. Public art, indigenous place making/ community agency space/ gallery space
  - c. Public realm improvements
5. Other questions from group
6. Conclusion, next steps

**RU:**

- Provided opening remarks
- 4<sup>th</sup> working group meeting but doesn't have to be the last meeting
- As long as we continue to narrow down issues and come to a general consensus on items, then we can continue meeting and continue the dialogue

**JB:**

- Provided introduction as new planner on this application

**MK:**

- Prior items brought up during previous Working Group Meetings:
  - Laneway at the north
  - Relationship to townhouses
  - Walkway at north end
  - Relationship of the terracing north of the building
  - Overlook and how it will be handled with townhouses to north
  - Public realm along Spadina and nature of sidewalk
  - Retail frontages along Spadina
  - POPS
  - Overall form of the tower
- Presented revised development proposal. Key revisions:
  - Evolved a stepped form that widens ULR as it approaches the corner, providing wider public realm
  - Shifted escalators towards exterior wall to consolidate space in ULR and create more functionality and flexibility for programming for host of uses previously discussed; increases light flooding down into concourse level
  - Added accessible TTC connection at northeast corner of building
  - New doors along Bloor Street West
  - Terracing that used to go right up to the edge has been significantly pulled back. Created room for landscape buffer to mitigate and minimize overlook into townhouses

- Introduced additional stepping at the north end of the podium – pulled back central piece to create a deep terrace. Establishes a sympathetic scale on both sides of the laneway. “Street wall” facing laneway on both sides has 3 storey scale to it.
- Extended setback facilitates ample room for extensive landscape screening along north end of lane and on terrace
- Revised tower design to be simpler and more legible;
  - Added warm brick tone to reinforce character of the area
  - Separated the white grid by highlighting the corner, removing the brown cut-out on the east façade

**DL:**

- Presented revised public realm
  - Thinking of materiality of the exterior and its relationship to the interior
  - Paving treatment wrapping around building, fringe on Bloor St., treatment on Spadina and laneway is all contiguous treatment of ground floor of ULR
  - Get very strong relationship between interior and exterior of the building
  - Extending Bloor St. treatment to the west, to some degree to the east
  - Treatment of sidewalk on Bloor St. will continue the pattern of concrete to the west, leading to the intersection
  - 6 meter wide sidewalk condition from building face to edge of curb

**PV:**

- Spoke previously about introducing a wood fence element
- Height would be balanced between City’s bylaw requirements for height of a fence and the need to screen and continue having adjacent relationship with townhouses that provides privacy but doesn’t create a canyon condition
- Height of fence will continue to be refined through site plan process

**DL:**

- Intent is that fence would site behind the hedge between townhouses and this site

**IC:**

- Presented headlight study demonstrating that headlights would generally be mitigated by proposed landscaping and fence
  - Taken headlight standards specified in Ontario Highway Traffic Act for typical low beam conditions (vehicle coming up ramp, stops at the door, and door opens)
  - Took range of heights of vehicles; waste collection vehicles/larger unit trucks

**PV:**

- Have committed that there will be overheads doors on all the loading bays
- Some of the details will get worked out at site plan

**SI:**

- Recapped heritage work, assessing York Apartments, found it has nominal physical or design value

- Has some historical and associative value in connection with its location along precontact Indigenous trade and transportation routes and with broader history of transportation development in City of Toronto more generally

**MH:**

- Introduced Two Row Architects
  - Full service Indigenous architecture firm
  - Work all over Canada and also in the US
  - When starting work, like to push forward with thinking of relation to place
  - This site has opportunity to start to do that with some of the storytelling in relationship to that place
  - Connection with Spadina and Ishpadinaa (which means “place on a hill”) is one of the stories they would like to flush out and possibly tell on this site as part of acknowledgement on history of land and pushing forward towards Truth and Reconciliation
  - Important to honour Dish With One Spoon Treaty and need to think about our development within the city
    - How do we keep place for not just Indigenous ways of knowing and being but all of our relations?
    - How do we build in a respectful way?
    - How do we honour history to its fullest?
  - These are conversations and questions to push forward to with the Indigenous community in Toronto and surrounding rightsholders

**ML:**

- Recapped Truth and Reconciliation meeting
  - Heard on barriers to consultation on city-wide processes and also on individual applications
  - City’s agency by agency review on practices and how it can result in better outcomes with how we engage with Indigenous people and how reconciliation is undertaken on those applications
  - Possibilities on this site revolved around couple of themes:
    - Housing and need for Indigenous-focused affordable housing
    - Indigenous placemaking
    - Want to set the tone for other corners as well
    - Economic development and culture – sharing wealth and prosperity
    - Educational component

**JJ:**

- Annex Lane residents met with applicant team, noted issues around light, noise and odour.
- Generally see those issues addressed – this is close to what they would like.

**PV:**

- Noted that many of the more detailed issues will be reviewed through the site plan process (ie: mechanical system, intake and exhaust)

**JJ:**

- RS joined meeting which was helpful
- Wants to ensure safety and security impacts are addressed, especially during construction

**ML:**

- Suggest setting up some of those meetings now to talk about construction
- It would be fairly early to start talking about it but would probably be a good idea

**PV:**

- To add in, we need input from the TTC on construction
- There is a desire to keep the Spadina jewel box station open as long as possible
- TTC technical review package is going back in for resubmission in couple weeks and will have some clarity from them as well
- Can have a parallel conversation on what construction will look like, even in the absence of certainty

**ML:**

- Suggested meeting with Annex Lane residents to discuss, potentially with right-of-way management.
- Before end of the year, propose a meeting focused on Annex Lane residents to discuss construction side of things

**DR:**

- Spoke from a Transportation Services perspective, noted that there will be a detailed review of construction management plans once submitted.
- Work zone coordination and permit staff review the amounts of trucks, location of scaffolding, management of dust and noise, operation time, staging area
- With respect to plans submitted, noted this configuration is not unheard of, though proximity to a major intersection is a bit of a concern
- Want to ensure driveway is not too large, that it is visible to and from pedestrians, but don't have too many concerns
- Will review in more detail as we get into site plan level of detail.
- This is a sort of standard configuration

**JJ:**

- Says Annex Lane residents are concerned about the 3-4 years of construction
- Not worried about the whole site management plan
- Safety aspect of configuration of the lane, the lane, and the corner
- During construction, concerned about enforcement of construction management plans

**ES:**

- Says there has been a very nice improvement on both the Spadina edge and the Bloor St. edge
- Appreciates widening of public realm towards corner

- Adding doors along Bloor St. to allow for variety of retail is good but concerned about tenants not utilizing them
- Noted 1 Bedford and Shoppers Drug Mart and doors not fully being utilized
- Appreciates shifted escalator in ULR and accomplishes bringing light to lower level and made a larger public space

**ZN:**

- Spoke regarding Indigenous engagement, and that the gathering was a good start
- Part of process is acknowledging Indigenous self-determination and decision making
- Concerned about ULR being owned by the developer, as well as who will program it. Wants to understand who has a say in that
- Thought that Indigenous representation can't be a one-off solution on this site; rather a robust process that involves a discussion with the 4 corners of Bloor and Spadina

**ML:**

- Acknowledges this is not the end of the conversation and the determination of how this project will contribute to our efforts to address reconciliation and advancement of Indigenous people on the four corners
- Notes that the TTC section may assist with securing ownership pieces

**JF:**

- Noted there are a lot of different ways to achieve these goals
- Suggested bringing Indigenous groups together to share ideas
  - ML agreed this is the next step.

**RS:**

- Agreed with ES's comments regarding public realm improvements
- Also recognizes that improvements towards the Annex Lane townhouses are significant
- At northeast corner, wanted to understand how people access, and ensure the vestibule doesn't become a dead space
  - MK suggested some furniture and animation (e.g. a high table with chairs), but that most of that space would remain for movement
- Understands need for flexibility when it comes to leasing, appreciates the newly added doors, but concerned, like ES, about large-format retail.
- Suggested food-related retail that can utilize patio space near proposed POPS
- Wants this to be established as a principle, and secured in some way

**RU:**

- Wanted to confirm dimensions of POPS

**SD:**

- Noted great progress. Asked if someone is coming from north, how do they get into the vestibule?

- AS/MK confirmed door is proposed along Spadina frontage
- Appreciates relocation of escalators towards east façade, but wants glazing to be clear i.e. no opaque glass
- Also asked how we get legal agreements to ensure City is involved with the ULR space since organizations come and go
- Wants this captured in a legal agreement prior to Council approval

**RU:**

- Thinks discussion went really well especially in terms of laneway design and there will be future discussions on the ULR and public realm in future meetings

**ML:**

- Think we're ending on a really positive note
- Have a couple of outstanding items to go ahead and deal with as planning circulates revised application and can come up with their comments
- Glad that we continue to see forward momentum