

MEMORANDUM

To: File

Project No.: 21350

From: Mike Dror

Date: June 21, 2023

**Re: Community Consultation Meeting
Meeting Summary**

ATTENDEES:

Aamer Shirazie (Arcadis) (AS)	Aaron Dawson (Trinity St. Paul's) (AD)
Amanda Chih (Developer Group) (AC)	Andrew Greene, Chief of Staff (Councillor Saxe Office) (AG)
Aviva Pelt (City of Toronto) (AP)	Brian Burchell (Bloor-Annex BIA and Mirvish BIA) (BB)
Carolee Orme NE (HVRA) (CO)	David Leinster (The Planning Partnership) (DL)
Doug Snyder (Trinity St. Paul's) (DS)	Elizabeth Sisam (ARA) (ES)
Heather Richardson (Arcadis) (HR)	Henry Wiercinski (HW) (HW)
Holli Butrimas (Councillor Saxe Office) (HB)	Ian Clark (BA Group) (IA)
Jay Brown (Developer Group) (JB)	Jim Lewis (Trinity St. Paul's) (JL)
Joanna Chludzinska (City of Toronto) (JC)	John McGrath (Trinity St. Paul's) (JM)
Kareem Sethi (Developer Group) (KS)	Kasper Koblauch (ERA) (KK)
Mike Dror (Bousfields) (MD)	Peter Venetas (Developer Group) (PV)
Yomna Serag Eldin (Bousfields) (YE)	Rodrigo Barbera (Arcadis) (RB)
Ron Soskolne (ARA) (RS)	Sandra Shaul (ARA) (SS)
Sue Dexter (HVRA) (SD)	Terry Montgomery (ARA) (TM)

AGENDA

1. Introductions
2. Terms of Reference
3. Meeting Schedule
4. Massing & Form, Movement, Streetscape & Public Realm Presentation
5. Discussion
6. Next Steps

INITIAL COMMENTS**SD:**

- Key issues include affordability, height to some extent, the ground plane, traffic circulation, the south wall, access along Robert Street, and the uses in the building

ES:

- Echoed SD's comments
- Impact of all developments on 4 corners

JL:

- Echoed Sue's comments
- Also noted traffic at north end, the west-facing wall, and noise

BB:

- Displacing retail would be a problem, want to ensure retail is replaced on site

[APPLICANT'S PRESENTATION, FOLLOWED BY DISCUSSION PERIOD]**QUESTIONS, COMMENTS & RESPONSES****AD:**

- Trinity St. Paul's considerations
 - Want to know about vibration during construction
- Noise - activities at the church - concerts
 - Issues with construction?
- Windows
 - Reflections off the windows towards church - currently don't have an air conditioning system. Will windows have impacts?

PV:

- Construction management plan to be prepared, reviews zone of influence, engineering study will take into account all buildings within the area
- Pre-condition survey / report will be done

BB:

- Permanent tables, planting on west side of Robert Street
- Become a community space
- Landscape architect should consider that as part of project even if not part of site.
- On Bloor, despite spaghetti of utilities, see if you can do trees creatively
 - Applicant will explore further

PV:

- Need voices from community and BIA to push for this

SD:

- Question of how many parking spaces are needed – two levels of parking or not

IC:

- 1 car share space, 6 visitor spaces, 66 resident spaces (66 resident spaces = parking space for approx. 15% of units)

ES:

- Look at access from Sussex Mews
- Currently most cars that go to Metro come off of Sussex Mews
- Difficult to go north on Robert Street as there is a maze of one-way streets to the south

TM:

- Presently, most trucks come off Sussex Mews – can we do that here?

PV:

- This is something that could be studied
- Top of the Mews is not fully widened – the lower part is widened, and we are trying to widen it on our end
- There will be some traffic restrictions at the top of Sussex Mews as well
- Trying to drive traffic going north/south in terms of we're stuck between two signalized intersections
- Have to study not only in terms of how vehicles get into the building but also how they leave
- Need understanding if there are any vehicles that, because of their size, that will have a challenge at top of Sussex Mews

TM/SD:

- Need to look at west entrance to building
- Need to remove traffic from Robert altogether
- Most traffic today and trucks too come off Sussex Mews

ES:

- 7.6 m blank wall facing field is harsh - need to make it more inviting and friendly

CO:

- Concerned about noise issue for people living across the street caused by door opening and closing

PV:

- At 350 Bloor, we used doors that do not make as much noise
- We can look at the same treatment at 425 Bloor

SD:

- Difference between 425 Bloor and 350 Bloor is that 425 Bloor is directly across houses (front yards)

HW:

- People are thinking of vehicle movements in context of Metro grocery store that has supplies coming in by transport etc.
- They access through Sussex Mews through Bloor St. and drivers are very skilled
- This is not going to be a grocery store so all of these vehicle movements are going to disappear
- The type of vehicle movement is going to be for a mixed-use building and not a grocery store
- Garbage trucks do come up Sussex Mews to service west side of Spadina
- Want to make sure that the conversation is focused on the proposed use and not what is currently being experienced by way of traffic volumes and categories of vehicles

IC:

- Agreed that mixed use building is a widely different context relative to what is there today
- From a traffic perspective, there is a high level of turnover particularly in afternoon peak periods with grocery type use / commercial parking lot
- Residential is a far different character – trips out in morning and trips in, in the evening
- Only large vehicle typically planned for is a large garbage truck
- There are other large vehicles that we would want to accommodate for (move-in, move-out activity, U-hauls)

SS:

- Arches – complement or conflict with church?
- Type of retail will be important
- Don't know who the retail partners will be
- Thinking about Queen West – effort was made to make storefronts feel same granular intimacy that was characteristic of the neighbourhood
- Nice to be relating to the church but other buildings in the area maintain that intimacy
- When looking at the ground floor and large arch windows and it references church, feels it is overwhelming

AS:

- Still early in the process
- What naturally happens as design evolves, start with big moves – proportion, rhythm – pulling on big moves from context
- Will have to contend with louvres and different elements that will inherently force us to make some bays more opaque
- Can look at expression to try to reference what exists in area bit more

- Retailers want the ability to be seen

TM:

- Maybe ground floor expressions shouldn't be so high

KS:

- Feels too large and tall on ground floor

RS:

- Wind study been done?

PV:

- Yes, wind studies done as part of rezoning / site plan and there are recommendations within it
- No major comments about the corner in terms of negative wind conditions created

KK:

- When influencing design at beginning, was encouraging references to heritage resource
- The arches are a strong reference to the church
- Consider it to be mitigation measure to mitigate visual impact the building could have
- Certain degree of subjectivity
- There is still an opportunity for refinement of details as we go forward

KS:

- Page 34 – big archways are meant to be broken with framing within it

CO:

- Gave example of Wildhearts Café
- Nice transition to small house form – quieter type of business

SD:

- Look at south elevation again
- Wall issue
- Truncated arches – should there be a different treatment? Look like they've been amputated halfway

AS:

- Difference between wall on south side and Robert St. field is 1 metre

ES:

- Messy 1 meter gap between building and fence of Robert St.
- Take it to property line or landscape in there
- Soften the edge of the building so when looking north from Robert St. field, you are looking at a green wall

PV:

- UofT isn't here due to vacation schedules but have flagged time to spend with them to understand that interface
- We hear you and know that it is an area of the building that needs to be improved but needs to be discussed with UofT
- Part of larger discussion with UofT on sustainability, geothermal
- Can report back after sitting down with UofT

KS:

- To Sue – are arches appreciated or not appreciated?

SD:

- Kind of mixed about it
- Don't want to be critical but the design seems very busy visually
- Four storey seems grafted on in a way
- On Bloor St., extra section also seems grafted on
- Might be way it is drawn or pictured
- Building as a whole is very busy

TM:

- The arch on the church is actually holding up a lot of stone
- Curtain wall comes right down at corner and breaks up two expression pieces with arches, finds it odd because you become conscious of how high building is
- Mass of building overhangs curtain wall at 9th/10th floor which gives feeling of being very weighty
- Understand where you are coming from with arches but there is too much going on
- Can be simplified and podium more contextual

SD:

- Not a defined podium
- Can building be moved out, create more living space on south side
- Outdoor amenity is a very big and people need housing now
- Put constraints on amplified sound?
- Are we getting as much value as we could get out of a stepback

KS:

- Areas get sectioned off and programmed

SD:

- What about expanding the tower toward the south? Would take advantage of the amenity area and add more housing

TM:

- Don't like that idea because you're bringing more height across from the houses on Robert
- Idea of stepback is to be more aligned with the height of those houses

PV:

- Tower had been put closest to the intersection to allow for transition to residential neighbourhood
- Purposeful to keep tall density away from single family homes and wanting building to have relationship with Bloor
- But the idea of shifting the tower can be reviewed

KS:

- What is the feeling on the retail?

CO:

- Smaller retailers on Bloor

BB:

- 5,000 SF would be big
- Many storefronts would be 2,500 SF

ES:

- Consider restriction on opaque glazing, not allowing retail stores like pharmacies to plaster windows with opaque advertising

CO:

- Don't believe houses will necessarily welcome pulling retail into the community

PV:

- Retail is pulled up on Walmer as well
- Seeing retail on side streets in other parts of the Annex
- Trying to create unique spaces without Bloor St. rents

CO:

- Surprised to see only one carshare space

PV:

- Can explore but not easy thing to add – revenue model and making sure people have access to it

IC:

- It speaks to market and working with operators
- Look at neighbourhood in general and carshare currently available

HW:

- Holdover from chainlink fence
- If there is only 1 meter, you will get nothing but garbage

- Will attract a lot of litter and bad behaviour

PV:

- Need to have eyes on the street and figure out what the experience is
- Landscape treatment
- Need conversation with UofT on what is possible, but will review

JM:

- Setback on east side – right now it is imposing on Trinity St. Paul's
- Why isn't there more of a setback along Robert St.
- What was driving setback on east side?
- Concerned about massive wall facing Trinity St. Paul's
- Understands rationale but still wants to see more along the church
- Do recordings in the church, want to ensure noise impacts are mitigated

PV:

- Understand the question is whether a greater setback can be provided to provide relief to Trinity St. Paul's
- City wants to protect for a future building to the east so they asked us to look at appropriate setbacks from the property line
- Want to mitigate impacts as best that we can
- Have an acoustical engineer and maybe focus them on this unique adjacency

AD:

- Ensure noise issues are dealt with

PV:

- Tonight was very informative and productive
- First of two more meetings
- Want to work through issues