



BOUSFIELDS INC.

MEMORANDUM

To: File

Project No.: 21350

From: Mike Dror

Date: July 19, 2023

**Re: Working Group #3
Meeting Summary**

ATTENDEES:

Aamer Shirazie (Arcadis) (AS)	Ian Clark (BA Group) (IC)
Amanda Chih (Developer Group) (AC)	Jay Brown (Developer Group) (JB)
Andrew Hellebust (Trinity St. Paul's) (AH)	Jim Lewis (Trinity St. Paul's) (JL)
Aviva Pelt (City of Toronto) (AP)	Joanna Chludzinska (City of Toronto) (JC)
Brian Burchell (Bloor-Annex BIA and Mirvish BIA) (BB)	Kareem Sethi (Developer Group) (KS)
Carolee Orme NE (HVRA) (CO)	Michal Kuzniar, University of Toronto (MK)
David Leinster (The Planning Partnership) (DL)	Mike Dror (Bousfields) (MD)
Elizabeth Sisam (ARA) (ES)	Peter Venetas (Developer Group) (PV)
Gino D'Ambrosio (Developer Group) (GDA)	Rodrigo Barbera (Arcadis) (RB)
Heather Richardson (Arcadis) (HR)	Sandra Shaul (ARA) (SS)
Henry Wiercinski (HeW) (HW)	Sue Dexter (HVRA) (SD)
Holli Butrimas (Councillor Saxe Office) (HB)	

AGENDA

1. Timeline
2. What We Learned – Working Groups #1 and #2
3. Robert Street Improvements
4. Uses
5. Outdoor Areas

6. Setbacks
7. Sustainability
8. Architecture
9. Discussion
10. Next Steps

[APPLICANT'S PRESENTATION, FOLLOWED BY DISCUSSION PERIOD]

SD:

- It is a transformation.
- Looked at old arches and they are based in solid and punched in.
- Kind of transformation missing an idea of is on the south wall, wall that is now being released from burden of garage doors – could be a very special place – how would it look?
- Would like a rendering of the south wall.

PV:

- The way we see it is that there is a south wall physically on the building and there is some kind of articulated design, independent fence that kind of mirrors UofT's fence.
 - This is a conversation with UofT – are two fences needed or just one?
- Is it the treatment of the fence itself that is an architectural feature or is it coupled with a treatment of the south façade in terms of how the townhouses are articulated.
- Tied to the use back there – what is the use?
- Response architecturally from design perspective has to be compatible with the use rather than just being a “catch all”.
- Can finetune the detail at that property line once the use is known.

ES:

- This there has been a great deal of improvement.
- Thankful that the ground floor has been looked at and the vehicular movement to relieve Robert Street of burden from traffic.
- Want to talk about proposal for townhouses.
 - Admirable to think of residential units there.
 - Concern is that there might be a double wall or double separation.
 - UofT likely wants to keep soccer balls on the field.
 - If there are townhouses put along whole southern edge, fear is owners of the townhouses / individuals looking at marketability of the townhouses are going to design separation.
- Better use may be community use – can see negotiations with UofT to eliminate their fence or minimize it and we would not have to have a fence there – would be more permeable from a broader use.
- May be more opportunities for active space overlooking field if that can be negotiated with UofT for increased use.

- Vote goes to community space because of greater opportunity to open up the area.

BB:

- On behalf of BIA, applaud to the development and changes taken to date.
- Extension of parkette south is very welcome.
- Encourage the retail on Robert Street with caveat that there cannot be direct access to the parkette (destroys the parkette) – it is a balancing act.
- Parkettes add value.
- Been talking to Trinity St Paul's and should look at soft curbs, ways of making it a whole village experience.

PV:

- Took what we heard about looking at Robert Street from both sides as a complete street.
- Will need help with ensuring that City staff will echo that same ambition to do something with the softer edges.
- Can only control what happens within the property but can try to help set the tone to have bigger conversation in terms of what does the future of Robert Street look like?
- Hear you on connections to retail and part of it is what is the use and how do we finetune access to that use?

SD:

- Would the townhouses be connected to the tower?

PV:

- They are integrated – would have front doors and access through corridor within the building.
- Would be condominium townhouses.
- Use all of the loading and servicing the building is offering.
- No front parking garages – all integrated within.

ES:

- Issue is off Spadina road where townhouses there have created a wall – want to separate themselves from the south.
- Don't want the same separation for 425 townhouses.

CO:

- Currently people cut through Metro parking lot to go from Robert Street to Sussex Mews Lane.
- Preserving some kind of cut through for public access along top of field would help to maintain that sense of not being blocked off from both field and new development.
- The community space offers possibility of having walkway through there that would be quite desirable.

PV:

- We think that would happen in that scenario.
- Highly animated and people can traverse back and forth.
- Have to work it out through staff and councilors.
- Make sure it is right-sized and funded properly.
- How do you deliver the space and opportunity on south edge and opportunities it brings to multiple stakeholders.
- Who is the user and what is the right size?

SD:

- Bloor St. visioning had proposal that envisioned north end of Robert Street as being part of plaza that would be echoed – mirror of available space on north and south side.

PV:

- One of things trying to .do with connection that sets the stages of what happens to east of us
- 415/417 Bloor Street West will have obligation to widen Sussex Lane if they ever redevelop.

JL:

- From TSP perspective, like the idea of creating a village preset with parkette on west side of Robert Street mirroring parkette on east.
- Like idea of community space open fronting to park to south and having pedestrian way.
- In one of the options, there was a space within the building allotted to community use – more details?
- Like the idea of community space being built on parkette side and possibly in the building.

PV:

- That comes out of negotiations with the City with CBC.
- Part of it is feedback is with this group and also Councilor's office.
- Then need work with City staff to ensure that it mitigates risk.
- Want to be very careful that we're not proposing what the uses can be.
- Program needs to come through process that ends up at zoning bylaw.
- There needs to be investigation on what we are securing / protecting for
- Important that we don't duplicate programs – should be variety to address different needs.
- Similar process to what was done at 350 Bloor.
- Want to get the application back into the City stream.
- Have community access on either side of building and this community space may be a bridge between them.

SD:

- How can we help going forward?

- What is it minimally that is needed to go ahead with rezoning and what can be left to a future discussion as things go along?

PV:

- #1 thing would love would be letters of support when it comes time for Council to review the application.
- Echo benefit and positive change seen.
- Poster child for how you work in the new planning regime.
- Planning approvals take a long time and need examples on how you can work faster to get projects approved faster so you can deliver housing.
- Have a long runway but want to be certain in what value has been created and what project is coming here.
- Would love to have your support.
- Reach out with any additional comments, questions.

SD:

- The massing and design changes would have to be part of rezoning.
- Will need to decide community space along south wall and how that looks.
- Also applies to transportation.
- Community benefit is to the side.

PV:

- Sustainability will be part of rezoning, must take clear stance.
- Need some time to look at geo-exchange.

SD:

- Would like a little time to digest everything and see if we can help you out more.
- Heading in the right direction for sure.
- Big and creative response.

KS:

- Move forward after today and work on project.
- Maybe another touch base (after working on architecture).
- Move forward with community space as plan and put more resources to refine it.

ES:

- Revisions are terrific.
- Would like to send written comments on the slide deck.

PV:

- Have created model where we disclose what can be disclosed and share what has been discussed.