

Appendix 'B'

Summary of Comments following Community Meeting

838 Broadview Avenue

Meeting Date: January 26, 2016

Sign-In Forms Submitted: 28

Estimated Attendance: 50

Councillor and Staff Attendance:

Councillor Mary Fragedakis

Margaret Fitzpatrick, Community Liaison for Councillor Fragedakis

Daryl Finlayson, Executive Assistant for Councillor Fragedakis

Kyle Knoeck, Manager of Community Planning

George Pantazis - Planner

Marie Casista, Toronto Parking Authority, Vice President Real Estate, Development & Marketing

Greg Blyskosz, Toronto Parking Authority, Manager Real Estate, Development & Marketing

Anita Edralin, Toronto Parking Authority, Project Coordinator Real Estate, Development & Marketing

Ann Marie Chung, Toronto Parking Authority, Planning Analyst, Strategic Planning

Summary of Comments submitted by 9:30 a.m. on February 5, 2016:

Favourable (x22)

Not Favourable (x4)

Neutral (x2)

Comments from those that support the purchase:

- Do not convert the entire site to a standalone surface parking lot (x9)
- Retail use to be maintained (x6)

Comments on the long term plan for the subject site:

- Do not support parking to be underground (x1)
- Land assembly with property owners north of 838 Broadview for a larger and more desirable parcel for positive development in the future for a mid-rise condo/retail building above and TPA underground parking (x2)
- Future development of the site conforms to the Broadview Avenue Planning Study (BAPS) (x6)
- Any new development of the existing structure should be affordable housing/rental; TPA to make it a condition of sale to a developer (x2)
- If TPA purchases the property there is a risk that TPA will later try to turn the whole property into a lot (x1)
- A valid use is to increase the density (talk to the developer) (x1)
- Not in favour of previous proposal from developer for an 8 storey building (x1)

Other Comments:

Site Elements and Improvements:

- Parking lot should include bike share or bike parking (x4)
- TPA to invest in enhancing the curb appeal of the retail building (x2)
- TPA to contribute to improving streetscape interventions (street art, lighting, sidewalk replacement) (x1)
- Future use of the property is considered for public purposes (x1)
- A parkette would be perfect (x1)
- Investigate shared vehicle demand (x1)
- Add lighting, plants (i.e. trees and shrubs) on the south side of the property, bicycle racks and sitting benches to increase visual appearance of the site (x1)

On-Street Parking Challenges:

- Employees of the Albany Clinic park on the street for free all day (x3)
- No monitoring or enforcement of parking by-laws in this neighbourhood and ask we follow up with the appropriate City department regarding this issue (x1)
- Better enforcement of 3 hour parking limit to discourage people from parking all day (x2)
- Need metered parking on Pretoria Avenue and Cambridge Avenue to help solve the ongoing shortage of resident permit parking (x1)
- Do not support having meters going into the residential areas as it would make visitors to the residential homes have to pay for parking (x1)
- Changing and enforcing street parking rules along Pretoria Avenue and Cambridge Avenue would open up many parking spots (x1)
- Neighbourhood to incorporate Electric Vehicles, Bikes, Tricycles and shared ride services seen as fundamental to the future of this neighbourhood (x1)
- TPA to reach out directly to neighbours on Pretoria Avenue (only 16 residences) to consult with directly (x1)
- We should be discouraging parking in the area (if you build it they will come) (x1)
- Convert Carpark 78 to a 3 storey multi-level garage (x1)
- More sidewalks and bike lanes (x1)