

Attachment 5: Summary of Community Consultation Meeting

Planning Application Number: 24 121126 STE 04 OZ

Related Rental Housing Demolition Application Number: 24 121138 STE 04 RH

Virtual Community Consultation Meeting

A virtual Community Consultation meeting was hosted by the City Staff on April 30, 2024. Approximately 170 members of the community, the local ward Councillor and the applicant team attended this meeting. The ward Councillor, City staff and the applicant team gave presentations and answered questions from the participants. The following comments were provided by participants at the meetings and via email and phone calls.

- Concern with height and scale not being contextually appropriate;
- Concerns with proposed massing and setbacks;
- Concerns with built-form and height not meeting the directions and recommendations of Bloor West Village Avenue Study;
- Concerns regarding proximity to High Park and cumulative impact of development on natural heritage and sensitive ecological features of High Park;
- Support for intensification close to the High Park Subway Station;
- Support for proposed housing supply and unit mix;
- Request to include affordable units in the proposal;
- Concerns with rent control measures for the proposed units;
- Concerns with deviation from traditional architectural aesthetics and character of Bloor West Village;
- Concerns with shadow impacts on public spaces, parks and lands to the north;
- Concerns with traffic conflicts at Quebec Avenue and Bloor Street West intersection;
- Concerns with pedestrian/cyclist safety due to increasing density in the neighborhood;
- Concerns with pressure on existing community facilities;
- Concerns with loss of local businesses;
- Concerns with disruption from existing and future construction activity;
- Concern with increased traffic on the local road network;

The issues and comments raised through community consultation have been noted and will be considered as part of any future discussions on the application