

From: [Tristan Downe-Dewdney](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] My comments for 2026.TE34.43 on July 8, 2026 Toronto and East York Community Council
Date: Monday, July 06, 2026 11:41:20 AM
Attachments: [Public Consultation Update 115 Jarvis Street.pdf](#)

To the City Clerk:

Please add the attached PDF to the agenda for the July 8, 2026 Toronto and East York Community Council meeting on item 2026.TE34.43, 115 Jarvis Street, Zoning By-law Amendment Application - Decision Report - Approval.

I understand that the attachment will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Best,

Tristan Downe-Dewdney
Principal

DOWNE DEWDNEY STRATEGIES LTD.



PUBLIC CONSULTATION UPDATE
115 Jarvis Street
Toronto Ontario

Prepared For
Colliers
June 2026

1. Engagement Timeline

The project team has maintained regular communications with area stakeholders and consulted with many interested parties from before the official submission was made for 115 Jarvis Street to the present.

Grounded in the Public Consultation Strategy Report, which guided engagement, the project team effectively aligned stakeholders' understanding and expectations with regard to the project's goals, gathered feedback through a variety of channels, and gave key stakeholders additional time and information to develop questions and comments.

Timeline of Project Public Consultation Milestones

- **November 14, 2025** – Application for project submitted to City.
- **January 27, 2026** – Meeting with Old Town BIA to walk through project and receive early feedback.
- **January 28, 2026** – Meeting with Councillor's Office to present application, solicit early feedback and identify key stakeholders for follow-up.
- **March 5, 2026** – Meeting with St. Lawrence Neighbourhood Association development committee to present project and receive early feedback.
- **March 10, 2026** – Community Consultation Meeting (CCM) held in person, coordinated by Community Planning.
- **July 9, 2026** – Scheduled statutory meeting for final report at Toronto and East York Community Council.

2. Key Matters Discussed

Public consultation for the project provided opportunities to identify potential changes to the proposal, highlight areas requiring further exploration, and clarify the priorities of key stakeholders across a range of concerns. The list below outlines initial topics where feedback was expected and actively sought.

- Local Planning Policy and Context Within the St. Lawrence Neighbourhood and Old Town
- Building Heights, Massing, and Other Urban Design Features
- Residential, Retail, Amenity, and Public Space Mix
- Public Realm Improvements and Safety
- Site Operations and Servicing Plans

All of the issues above were identified as priority areas by different stakeholders that the project team met with independently or heard at the City-led community consultation meeting. Additional topics and sub-topics that were heard included the following:

- A desire to maximize underground parking to free up public realm space at grade
- A desire to maximize ground floor retail, particularly in ways that would support a café or similar commercial operations
- Minimizing blank wall conditions on the eastern edge of the property
- Coordinating public realm and roadway design plans with other area projects

3. Material Project Changes

Application Changes and Planning Informed by City and Stakeholder Feedback

I. Pick Up and Drop Off (PUDO) Designs

Feedback at the community consultation meeting stressed concerns that PUDO designs would be the best way to avoid stopping in active traffic lanes for deliveries and pick-ups. The PUDO area has been revised to improve accessibility and operational effectiveness with the intent of achieving better utilization.

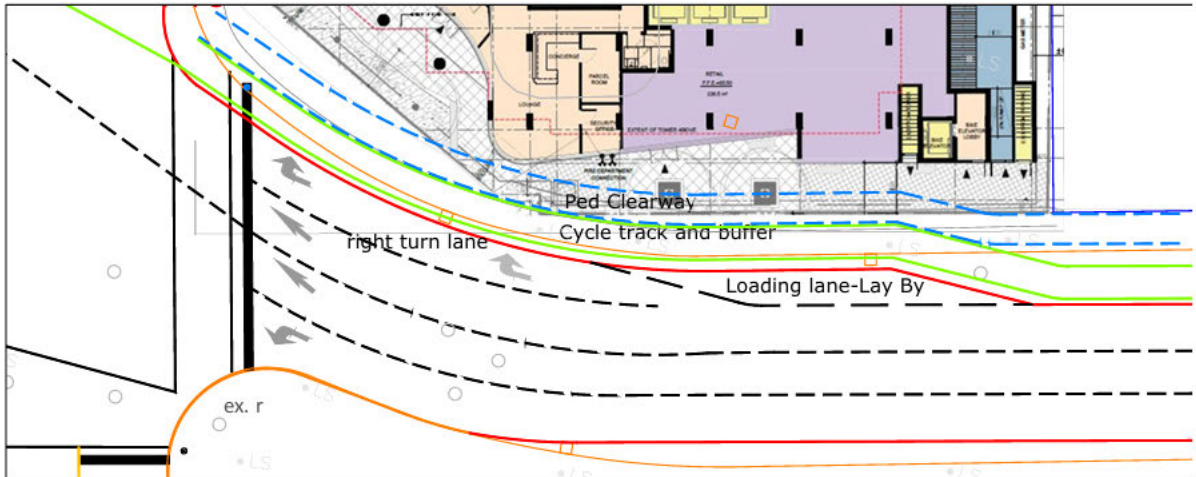
II. Commercial Retail, Lobby Orientation and Animation of the Public Realm

There were many interests expressed regarding maximizing the impact of new street level retail and animating the public realm. Ultimately, the lobby was oriented towards Jarvis Street in order to maximize visibility on the intersection and support PUDO operations. The balance of the ground floor was reviewed and adjusted to maximize the commercial area which was requested at the community consultation meeting and in stakeholder discussions.

III. Intersection and Roadway Design Exploration

The safety and effectiveness of the Jarvis-Richmond intersection was raised as a concern by many stakeholders at both the community consultation meeting and in separate stakeholder discussions. The existing conditions and intersection operations were described by attendees and participants as challenging and a source of frustration.

In discussion with the Old Town Toronto BIA and Transportation staff, the BIA's plans for a redesigned intersection were reviewed (see next page). The applicant is agreeable to working with the City through the site plan process to integrate key elements of these plans to improve the public right of way on Richmond with reference to the BIA's St. Lawrence Neighbourhood Streetscape Transformation Strategy (2025).



Adjustment to SNMP to respond to Proposal

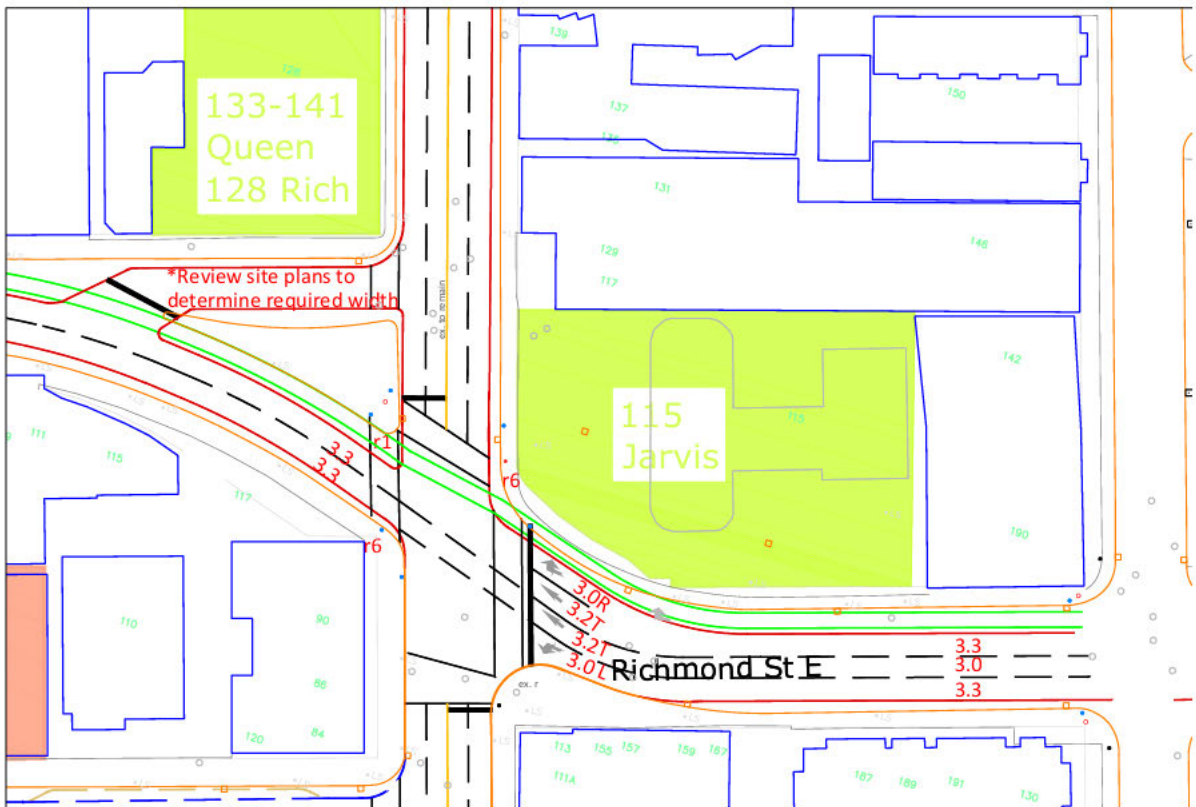


Illustration provided by Old Town Toronto BIA for reference in future site plan discussions.