

High Park Apartment Neighbourhood Area Character Study

Community Consultation Meeting #1: Character Study Introduction

October 25, 2017



Meeting Summary

Wednesday October 25, 2017
7:00 – 9:00pm
HumberSide Collegiate Institute

Summary of Meeting

On Wednesday October 25, 2017, the City of Toronto hosted the first Community Consultation Meeting for the High Park Apartment Neighbourhood Area Character Study. The purpose of this meeting was to launch of the Study and to request volunteers for a Working Group being established for the Study.

Approximately 200 people attended the meeting. City Staff, Councillor Sarah Doucette, MP and MPP representatives and the TDSB Trustee were in attendance.

The meeting began with introductions followed by a review of the meeting agenda.

Philip Carvalino from the City's Planning Division provided an overview of the planning context. Discussion included the Council direction for the study, recent development applications, the need to refine the study area boundary, Official Plan policy and zoning by-law framework for the area.

Allison Reid, also of the City's Planning Division, provided information on potential study outcomes, timing, and proposed study scope. She noted that a Working Group will be established to advise the city as part of this study, and the community was made aware that volunteers are being requested for this Working Group. Staff made everyone aware that the Deadline to sign up to volunteer is November 10, 2017. Allison also introduced 3 Key Questions to everyone's attention to address during and following the meeting, to be emailed to the City as soon as possible.

Councillor Doucette announced that she would be posting the link to the Working Group Expression of Interest Form within her newsletter in the coming days for anyone interested in volunteering for the Working Group. The deadline for signing up is November 10, 2017, after which the selection of Working Group members would take place.

Key Messages

The following key messages emerged from the feedback provided by community members:

Concerns with how the recommendations from this study will relate to the outcome of the 2 development applications currently before the City

Several participants voiced concerns that this study may be too late to influence the outcome of the 2 applications currently before the City and recently referred to the Ontario Municipal Board.

Staff explained that this study will inform the processing of those applications from this point onward.

Concerns that applicants of the 2 development applications might be participating in the Working Group

The applicants are stakeholders just as residents are stakeholders. The Bloor West Village Avenue Study has a Working Group which is also made up of property owners, community associations, and residents. Although the composition of the working group is still unknown, it is anticipated that this Working Group will have a diverse composition of local stakeholders.

Questions whether anything in this study would relate to densities

The study will help inform on the issue of density by looking at character elements such as building heights, building types, building setbacks, separation distances, as examples of a few directly related character elements.

Questions about Working Group selection process

City Staff will be in charge of the Working Group selection. There will be seats for associations to have representation, as well as land owners, tenants, and community members at large.

Question about the 2 applications being deemed complete applications

The deeming of an application as 'complete' does not mean that the application is approved or represents good planning. It just means that all of the requested drawings and studies have been submitted as part of the development application process. The review and evaluation of the each application still has to take place prior to making a recommendation for approval or refusal to City Council to make a decision.

Concerns about the impact of the 2 applications on student accommodation

The School Board Trustee noted that schools are at capacity. Additional students would be accommodated, but may need to be bused.

Question whether people who aren't at the meeting can apply to participate in the Working Group

Yes anyone can apply. The City will continue to accept applications for the Working Group up to November 10th, 2017. Councillor Doucette will be posting the application form in her newsletter.