

286-294 Main Street

Zoning Amendment Application

Community Consultation Meeting

A community consultation meeting was held on the development application at 286-294 Main Street. Additionally, the Main Street, Danforth to Gerrard, Study was introduced, and the reasons for the study were discussed. The meeting details were as follows:

DATE: January 9, 2018
TIME: 7:00 PM to 9:00 PM
PLACE: Hope United Church
2550 Danforth Avenue
Toronto Ontario M4C 1L2

Attendees included:

Councillor's Office

Councillor McMahon

Abby Ramcharan, Executive Assistant

Maximilien Longueut, Constituency Assistant

Peter Woodcock, Constituency Assistant

Ellen Pisani, Special Assistant

City Staff

Daniel Woolfson, Community Planning

George Pantazis, Community Planning

Applicant

Tribute Communities and consultants

Approximately 80 members of the community attended.

Daniel Woolfson and George Pantazis, planners assigned to the development application, gave a presentation, explaining the planning process, discussing applicable policies and regulations, and providing an overview of the applicant's proposal.

Following the presentation from City Staff, the applicant's architect presented on the particulars of the development proposal.

After the presentations, residents had an opportunity to provide their comments. The key comments are outlined in this report.

Summary of Feedback

- A member of the public, who has a background in history, gave the attendees of the community consultation meeting a brief historical overview of this neighbourhood in the City. It was said that this used to be a railroad town and that the buildings on the subject site are over 100 years old. The resident concluded that the proposal should provide, in some way, a historical understanding of what exists there now.
 - *City Response:* A cultural heritage study was conducted for this area as part of the Danforth Avenue Planning Study, so we are now uncovering much of that history and learning from it and how we can apply it to the future change and growth of this area.
- The proposed street realignment at Main and Danforth may pose impacts to traffic and public transportation. It needs to be looked at from a safety perspective and to make sure the buses and streetcars can move effectively. The idea, however, is good in general. It'll create a better public realm and better transit.
 - *City Response:* The street concept from the developer is a proposal which will need to be reviewed by staff before it can be accepted.
- Concerns were raised regarding recreational and childcare facilities. The City should lead with infrastructure rather than follow up with infrastructure after density.
 - *City Response:* A key item in the scope of work for the Danforth Avenue Planning Study is identifying where the greatest need is for social infrastructure. We will be doing a similar assessment for this area on community services and facilities to see where we can leverage opportunities to bring in more of these services and facilities that make our neighbourhoods liveable.
- Why did the applicant appeal their application to the Ontario Municipal Board (OMB)?
 - *Applicant's Response:* With the changes to the OMB, we are not sure what the process will be like. We appealed on the basis of the changing rules and processes within the OMB framework. We fully intend to work with Staff and the community to bring forward a suitable application.
 - *City's Response:* It is still important to City Planning that we hear what the community has to say on this application as we will continue to process the application and discuss revisions with the applicant.
- Is the developer obligated to replace the lost medical offices that is currently there? People rely on those services.
 - *City's Response:* The proposal has provided full office replacement for what is currently on site. In terms of what businesses will occupy that space, it is too early in the process to tell.

- *Applicant's Response:* Office replacement is an emerging policy from the City that we are complying with. It is likely that the type of offices we'll see in the proposed office space would be medical offices.
- Concerns were raised regarding migratory birds and their relationship to tall buildings, particularly with the building materials that may confuse and injure, sometimes kill, birds.
 - *City's Response:* The applicant is required to meet Tier 1 of the Toronto Green Standards, which addresses glazing on glass for the very purpose of protecting birds. This requirement is also based on the Bird-Friendly Guidelines for new development. The applicant may also consider a second level, a Tier 2, of the Toronto Green Standard, which creates an even more environmentally-friendly building, but this approach is voluntary.
- 301 residential units are proposed and none of them are 3-bedroom units. The City of Toronto has brought forward new Growing Up Guidelines that speak to 10% 3-bedroom units for a building of this size. The proposal should provide 3-bedroom units which meet the intent of the guideline.
 - *Applicant's Response:* We find that 3-bedroom units are difficult to market. However, we will look more into providing 3-bedroom units.
- Will this proposal be put on hold while the new study is going ahead?
 - *City's Response:* We will be reviewing the application and studying the area concurrently. We will not have a final report on the application until the study is complete.
- Does the proposal provide accessible units?
 - *City's Response:* Developments must now comply with the Accessibility for Ontarians with Disabilities Act, meaning that a percentage of the units have to be accessible.
 - *Applicant's Response:* Accessible units are provided in accordance with the Building Code and the Accessibility for Ontarians with Disabilities Act.
- What is the average unit size?
 - *Applicant's Response:* The average unit size is 670 square feet (62 square metres).
- Attention should be paid to the pedestrian scale of the building, including how the base building will relate to pedestrians within the public realm.
 - *City's Response:* Public spaces are important to city building. Improving and enhancing streetscapes for wider sidewalks, bike infrastructure, and overall good design are all things looked at through the review process.
- A condominium building in this location is a great idea and makes sense since it

- is close to two transit stations. However, there are still concerns regarding the height and density of the building and the impact the density will bring. Capacity concerns, for parking, congestion, and schools, is a concern. A 15-storey building would be more appropriate.
- *Applicant's Response:* We aren't sure what the ultimate proposal will be. There is a lot of work that still needs to be done in terms of how we mitigate concerns. Large majority of people don't want a car and do not drive. Many people are happy to buy a unit without a parking space.
 - *City's Response:* The right amount of intensification is the goal here. Metrolinx will be making the Danforth GO station an express system down to Union Station with no stops. It will act as a kind of Downtown Relief line. Intensification is also not just residential; we want to intensify employment uses in this area as well so that we create complete communities whereby people don't have to be far from their homes.
- Will there be underground access to the Go Station or TTC Station?
 - *City's Response:* Currently, there are no places for an underground tunnel. It's both very expensive and may not be feasible from a technical standpoint. The Main Street, Danforth to Gerrard, Study will be looking at improving pedestrian access to TTC and GO transit by creating more signage, better streetscaping, and introducing midblock connections.
 - The Danforth Avenue Planning Study is bringing forward building heights of 8-10 storeys. It was discussed through the study that no one wanted a repeat of Main Square. Has the applicant been advised that the building height should be 8-10 storeys and not 30 storeys?
 - *City's Response:* We have advised the applicant and we raised concerns with height and density on their application. We are having this conversation on zoning for what would be appropriate on the site and what would be appropriate for this specific area. There is a midrise focus for Danforth Avenue, but we are looking at whether there is a different opportunity for intensification in this area given the proximity to TTC and GO transit. The zoning by-law currently permits 14 metres in height and a density of 2 or 3 times the area of the lot. The zoning, however, is not always up-to-date on current planning policy and that's a conversation we need to be having right now.
 - A resident expressed that density could be a good thing and is an advocate for intensification. Good examples of what density could bring to a neighbourhood could be shown to the community.
 - *City's Response:* Agreed. We can bring in good precedents of intensification.
 - Is there a park planned for this site?
 - *City's Response:* Every application is required to provide parkland as part of their redevelopment. But this parkland can be conveyed in various

ways: it can be conveyed as land on site; land off site for expansion; or as cash-in-lieu for Parks staff to purchase land for a new park. The Main Street, Danforth to Gerrard, Study will be looking at where we can get new parks.

- Parking should be maintained for the commercial spaces.
 - *City's Response:* Dedicated parking for the commercial and retail spaces can support those uses and is something to consider as the proposal evolves.
- Will there be affordable units? This neighbourhood is a mix income neighbourhood.
 - *City's Response:* Affordable units a key issue for the City. We noted unit mix and affordability. We want to make sure we are providing for mix income opportunities. No below market units are proposed on this site on this proposal. Affordable units is something we talk about with the applicant and something we will bring forward as part of the study. More tools may come from the Province, but are not available yet. We do look to have this conversation on a per-application basis and on a study level.

The meeting was adjourned at 9:00 PM.