



UPPER JARVIS
NEIGHBOURHOOD ASSOCIATION

Meeting Minutes

Casey House – 9 Huntley St.

Wednesday, March 7, 7:00 pm – 9:00 pm

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Chris Kowal - President, Carmen Kilroy - Vice President

1. Review and Approval of minutes:

Motion was made for approval of minutes from the November 1, 2017 meeting moved by Christopher Ashby , seconded by Warren Thompson. Passed.

2. Discussion about proposed development, led by developer Mark. Planner and architect also present

Amy Shepherd Planner w/IBI group

- 8 properties on Huntley. IBI wants to know what you'd like in the community, what we are looking for in community? Properties are unique 'surrounded by highrises'. Mentioned proximity to Sherbourne.
- All 8 property owners are on board. This is an opportunity to improve public space, ease traffic congestion. Conditional agreement homeowners are present.
- More people in tonight's meeting than they expected.
- 27 storey north of proposed development
- Selby is commercial with lots of service traffic. Linden is residential. Laneway is 3 metres wide, challenging. Nice landscape development on street allowance. Anticipate that landscape will be maintained as it is on city property.
- Looking at traffic, density, height.
- Traffic would be in and out of Selby. Go up Huntley to Bloor. Avoid traffic coming in to community. Expand laneway in north entrance. Lane is city owned.
- Looking at different uses—chic hotel, 100 rooms. Drop off access on Selby. Potential patio on Selby.
- Higher on north end, lower on south end. Not too aggressive.
- 47 Linden (?) property is sometimes included in scoping of plan, sometimes not. As the property exists now, it provides low cost rental and maintains character of street. Can be designed in or out.
- Street levels and first few floors would be considered podium. Pointed out 3 storey townhouses at east end of Linden. Can be improved upon.

- Thinking about the space between this proposed development and the Sherbourne towers. Can put a slim highrise in the space within the city's guidelines.
- Asked to limit discussion to proposed development.

Chris spoke

- Agreement for purchase/sale contingent on approval.
- No application has been made to the City.
- Someone spoke with Planning Department asked about this development. The neighbourhood is designated "neighbourhood".
- Asked about timeline. 18-24 months to get it through City.
- Yes, initial 50 storey development but didn't want to proposed until after consultation.
- Developer in preliminary discussions with the City.
- What other projects is the developer involved in: Corus development and Stockyard, Distillery district. DEV will bring in condo expert.

Speaking with 2 planners, Kate and Myron and the councillors offices office sent request for mtg w/councillor. Working with vendors and partners. Amy and Robin are IBI architects.

Sasha an analyst from DEV. Wants us to complete handouts and collect back.

Developer states that there is a time limit on offers for purchase and sale of existing houses on Huntley. They've been in discussion for over a year.

IBI willing to come back with more concrete plan. UJNA will vote after a more formal proposal.

IBI has met with Rogers and it went well. Rogers open and encouraging.

IBI asked if they have reached out to boards/owners of adjacent towers? No. City has guidelines regarding sitelines.

As a neighbourhood association, there will be discussion and a vote. Chris suggested that property owners implicated should recuse themselves from the vote, but that is subject to further discussion.

Had conference call and suggest that Huntley street people have a chance to speak. Chris encouraged this, after the City has spoken.

Ed from Councillors office:

No application made on the site. Ward boundary changes, Ward 27 will be split in 4 pieces. Important to bring comments to Kate at City Planning and this will help with continuity.

Kate Goslet from City of Toronto:

We don't usually do this, we wait until an application has been made. Hard to comment when there's nothing in front of us. Developer was asked to present more in the way of plan. She

showed the Official Plan-Land Use Map that identified the area in question is designated as neighbourhood (4 storey) areas, well defined. Def'n of neighbourhood on slides. In Downtown neighbourhoods are generally protected, as they are few. Appropriate scale is important. Redevelopment has assessment criteria. Tall building would require redesignation.

Showed Heritage registry sites. No redesignations are planned in the New Downtown Secondary Plan in TOcore Plan. Showed slide of Process. Not under OMB, will be under new Tribunal.

Currently applications for NE corner of Howard and Sherbourne for high proposals. Concerns about infrastructure and transit. TTC is implementing improvements to capacity.

Kate was asked: What has to happen to get redesignated and rezoning? Application can be made for both at the same time.

Tree canopy important.

An attendee stated that Dundonald houses were demolished as an example of interior low rise structures were torn down for high rise development.

How will the Tribunal be different? Legislatively the tests are different. Currently application is given clean slate—no previous council decisions are considered. Optimistic.

Looking at proximity to subway, and this seems to be influential in decisions.

Linda Brad, president of Bloor St. East Neighbourhood Association. Speaking with province. Allowing municipality determine priority areas.

What are some of the most compelling successful approaches and arguments to limiting development?

Ed from Councillor's office expects that there will be a lot more information required in disclosure. Tribunal will require the City to heed the Prov Policy statement and Golden Horseshoe plan. Councillor will take all comments, individual and group, for or against. Get comments to Kate. Be specific about objections, view, shadow, traffic, impact about future designations. Better public good/realms can give back to community. Strong policy context that doesn't allow for a tall building. Need to understand the official plan. Doesn't want to support erosion of neighbourhood.

Policy context of neighbourhoods. Generally the neighbourhoods are developed using larger studies, not site-specific redesignations. Perhaps some area study—UJNA could comment.

The City plan prevents chipping away at the neighbourhood.

Some of the assumptions the developer presented to us will be scrutinized by the City e.g., traffic patterns.

Wondering if decisions are sensitive to election timing. July 4, 2018 is last council meeting. January 2019 would be first consideration. Ward boundary changes? Councillor is not hot on this application.

Attendee statement: Lived on Huntley for 25 years. Big changes. Now on cusp of mixed use areas. Property often blocked by delivery trucks. More traffic, no sun. Laneway smokers, needles, condoms. Doesn't use garden.

Ed said this is an ambitious application. Sun shadow report will be required.

What are Heritage designation processes? Nomination for request to have City evaluate properties if there is heritage value. It would ask for the City to do the research. Probably not timely or effective. Not a blunt tool to stop development.

Application goes to different departments—transportation, heritage, engineering (garbage), 30 stakeholders, school boards, police, forestry for comment.