



Public Consultation Strategy Report - Addendum



506-516 Church Street
CITY OF TORONTO

PREPARED FOR
Graywood CM GP Inc.
April 2021

www.506churchstreet.com

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**Job Number
2003-1**

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Introduction

This report has been prepared as an addendum to the Public Consultation Strategy Report (PCSR), originally submitted in July 2020, as part of the development application for 506-516 Church Street by Graywood CM GP Inc. (Graywood Developments). The PCSR for the original application included information regarding the goals and outcomes of communicating and consulting with the public, proposal highlights, a list of key messages, the proposed scope of consultation, local demographic data, target audiences, a record of pre-application consultation, a list of matters to be addressed, as well as proposed communication and engagement methods.

This addendum to the PCSR seeks to highlight feedback prior to submission and report out on the feedback received between the original application submission and the current application resubmission. In addition, where applicable, this report describes how feedback from local stakeholders and the public has been considered.

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Summary of Feedback

Since the July 2020 application submission, the project team has primarily used the following methods of communicating and consulting with local stakeholders and the broader public:

- Project Website*
- Stakeholder Meetings
- Working Group Sessions

The summary of communication and consultation conducted prior to the initial application submission is detailed in Section 5.0 of the PCSR. A summary of the feedback and questions received through the website, stakeholder meetings, and at the two working group sessions are outlined in this section.



**It should be noted that, in order to communicate out the website's URL to the broader public, the applicant included the link in its application submission materials, all presentation materials, and invite for the applicant-led pre-application community meeting.*



Project Website

A website for the proposed development was developed and launched prior to the July 2020 application submission: www.506churchstreet.com. Since its launch, the website has performed a key function as a resource for members of the public to learn about the project, read the most up-to-date information about the project, and submit questions and comments to the project team.



Website Comments & Questions

Thus far, a total of 29 comments and/or questions have been submitted to the feedback form on the project website. Of the 29 feedback form submissions, most comments and questions were in regard to:

- **Architecture**
 1. Placement of height
 2. Overall design and materiality
 3. Consideration of neighbourhood context
 4. Programming of spaces
- **Heritage**
 1. Cultural heritage
 2. Crews & Tangos
- **Current & Future Uses**
 1. Affordability
 2. Types of retail
- **Construction**
 1. Reduce construction impacts on businesses



Stakeholder Meetings & Presentations

Since the project became public in March 2020, the project team has had a total of 9 meetings with individual stakeholders and/or stakeholder groups, as well as a number of informal discussions. This table contains the details of these meetings, including the date of the meeting (in chronological order), the stakeholder/stakeholder group, and topic(s) of discussion.

#	DATE	STAKEHOLDER/STAKEHOLDER GROUP	TOPIC(S) OF DISCUSSION
1	December 2019	Councillor Wong-Tam	Introduce Graywood and the project
2	February 2020	Councillor Wong-Tam	Discuss consultation
3	March 2020	City Staff	Pre-application Consultation Meeting
4	June 2020	Church Wellesley Neighbourhood Association	Introduce project & collect feedback
5	June 2020	Church Wellesley Village BIA	Introduce project & collect feedback
6	July 2020	Applicant-led Community Meeting	Introduce project & collect feedback
APPLICATION SUBMISSION			
7	October 2020	70 Alexander Street - Condo Board	Detailed below
8	December 2020	Working Group Session 1	Detailed below
9	January 2021	Working Group Session 2	Detailed below

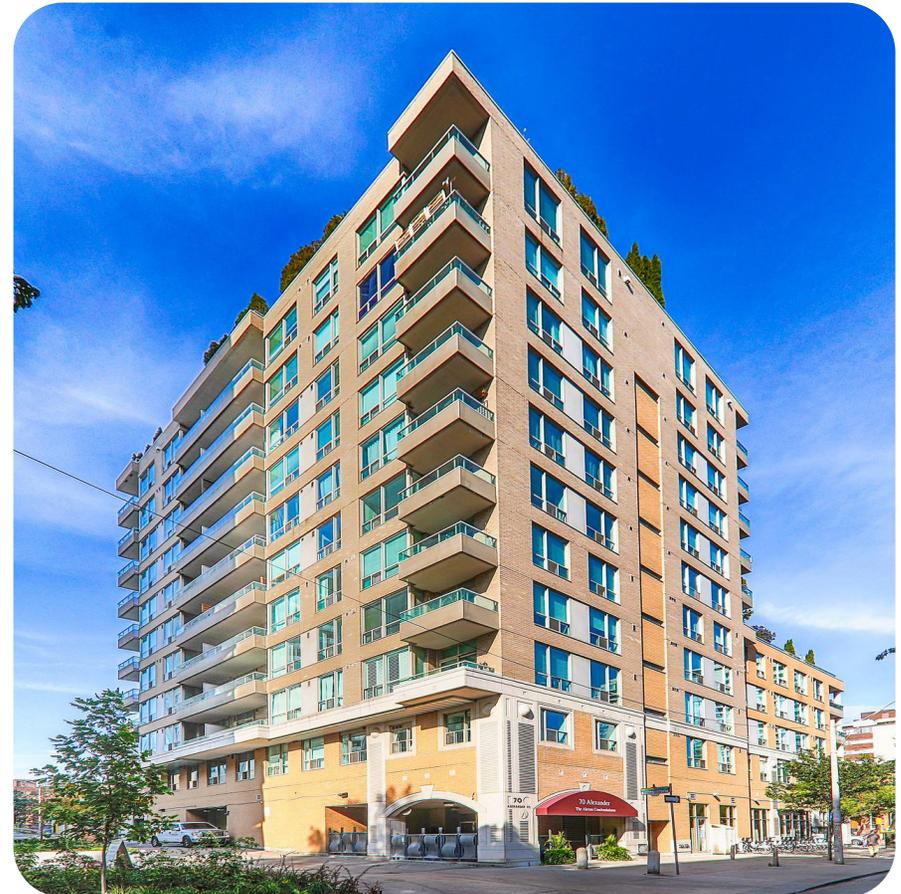


Stakeholder Meetings & Presentations

70 Alexander Street - Condo Board

Prior to the working group beginning, Graywood met with the condo board of the neighbouring condominium at 70 Alexander Street. The following key themes were discussed:

- **Design & Uses**
 - Angular plane
 - Unit sizes
 - Proposed commercial spaces
 - Coordinating activity with Donna Shaw Lane
 - Noise attenuation of entertainment use
- **Cultural Heritage Value**
- **Other**
 - Potential to purchase of 504 Church street
 - Timing of construction





Stakeholder Meetings & Presentations

Working Group

Purpose:

To discuss details of the Official Plan and Zoning By-law Amendment application at 506-516 Church Street.

Participants:

Councillor Wong-Tam, Councillor's Staff, City staff, Church Wellesley Village BIA, Church Wellesley Neighbourhood Association, The ArQuives, The 519, Pride Toronto, Crews & Tangos business owner, Graywood Developments, Diamond Schmitt Architects, Bousfields Inc., ERA Architects

Presentations:

Available on the project website at <https://506churchstreet.com/documents-plans/>

Working Group #1

During the first working group session, a terms of reference was reviewed followed by a presentation from the applicant and discussion around the proposal/working group. The following key themes were discussed:

- **Heritage**
 - Cultural: vital space for the community
 - Structural: extent of preservation of heritage structure
- **Design**
 - Refinement of building façade (articulation/animation)
 - Laneway, more active use
 - Materiality
 - Mural/art opportunities
- **Retail/Commercial Space**
 - Smaller scale, community spaces
 - Potential to include spaces that back onto laneway
 - Storefront activation
 - Patios
- **Other**
 - Affordability (retail, commercial, residential, LGBTQ2S+ community)
 - Ways to continue support of Pride activities & LGBTQ2S+ community
 - Hiring members of the community for construction and marketing
 - Sustainability & environmental considerations

Next Steps: Graywood to respond to comments and bring additional information to next meeting



Working Group #2

The meeting began with a presentation from the applicant highlighting how the team has undertaken reviewing feedback from the previous working group session. Following the presentation further discussion developed. The following key themes were discussed:

- **Heritage**

- Structural:

- › Acknowledgement that the whole building will not be retained
- › About 5m depth of existing building to be retained
- › Important attributes to be retained – roof pitch, steps, etc.

- Cultural:

- › Continued discussion on how the site needs to remain supporting the LGBTQ2S+ community
- › How we recognize the heritage significance of the site

- **Design**

- Positive reaction to further articulation in the design; would still like to see it evolve further
 - › Like red brick
- Angular plane
- Importance of courtyard adjacent to Crews & Tangos
- Opportunity for heritage commemoration
- Tree is important
- Opportunity to create identity

- **Retail/Commercial Space**

- Functionality of ground floor
- Size of units
- Retail spaces at the rear of the building for retail uses that don't need frontage
- Noise attenuation
- Affordability

- **Other**

- Response to comments from CWNA
- Accountability to and supporting LGBTQ2S+ community
- Affordable housing: potential for another site?
- Art strategy
- Community safety
- Construction

Next Steps:

- Graywood to incorporate comments and resubmit revised plans to City
- Community Consultation Meeting following resubmission
- Next working group meeting to be scheduled following CCM

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Summary of Revised Plans

July 2020

Application Submission

The Official Plan and Rezoning applications for the subject site were submitted in July 2020 to permit the redevelopment of the site with a mixed-use development comprised of residential, retail, and commercial uses.



April 2021

Application Resubmission

Since the time of application, the project team has reviewed the technical circulation comments from relevant City of Toronto departments and agencies, met with City Staff, local stakeholders, and the broader community, and gathered feedback from the public online through the project website.

The overall number of storeys has not changed from the original submission, with a 3-storey podium and retail/commercial uses at grade. Some of the key revisions include:

- The number of units has increased from 173 units to 197 units. The increased number of units is due primarily to the introduction of additional studio units.
- The change in unit mix has also resulted in changes to other building components which are based on unit count (see comparison of stats in the table below)
- The change in unit mix has also resulted in an overall increase in the amount of amenity space, in turn resulting in a decrease in the gross floor area and density



	ORIGINAL SUBMISSION (JULY 2020)	REVISED DESIGN (APRIL 2021)	DIFFERENCE
Site Area	1,706 m ²	1,706 m ²	No Change
Gross Floor Area	13,780 m²	13,565 m²	- 215 m²
Residential GFA	12,708 m ²	12,765 m ²	+ 57 m ²
Non-Residential GFA	1,072 m ²	800 m ²	- 272 m ²
Amenity Space	668 sq.m (3.8 m²/unit)	724 sq.m (3.7 m²/unit)	+ 56 m²
Indoor	423 m ² (2.4 m ² /unit)	405 m ² (2.1 m ² /unit)	- 18 m ²
Outdoor	245 m ² (1.4 m ² /unit)	319 m ² (1.6 m ² /unit)	+74 m ²
Floor Space Index (FSI)	8.08 FSI	7.72 FSI	- 0.36 FSI
Height	15 Storeys 52.72 metres (MPH)	15 Storeys 52.72 metres (MPH)	No Change No change
Residential Units	173 Units (100%)	197 Units (100%)	+ 24 Units
Studio Units	15 units (9%)	60 units (30%)	+ 45 units
One-Bedroom Units	72 units (42%)	72 units (37%)	No change
Two-Bedroom Units	65 units (38%)	45 units (23%)	- 20 units
Three-Bedroom Units	21 units (12%)	20 units (10%)	- 1 unit
Vehicle Parking	40 Spaces	40 Spaces	No Change
Long-Term	30 spaces	27 spaces	- 3 spaces
Short-Term	10 spaces	13 spaces	+ 3 spaces
Bicycle Parking	184 Spaces	209 Spaces	+ 22 Spaces
Residential Long-Term	156 spaces	178 spaces	+ 22 spaces
Residential Short-Term	18 spaces	20 spaces	+ 2 spaces
Retail Long-Term	3 spaces	2 spaces	- 1 space
Retail Short-Term	7 spaces	6 spaces	- 1 space
Loading	1 Type 'C' 1 Type 'G'	1 Type 'G'	- 1 Space

Please note: for the full and detailed list of updates to the plans, please refer to the Planning Addendum Letter and revised Architectural Drawings Package.

Cultural Heritage

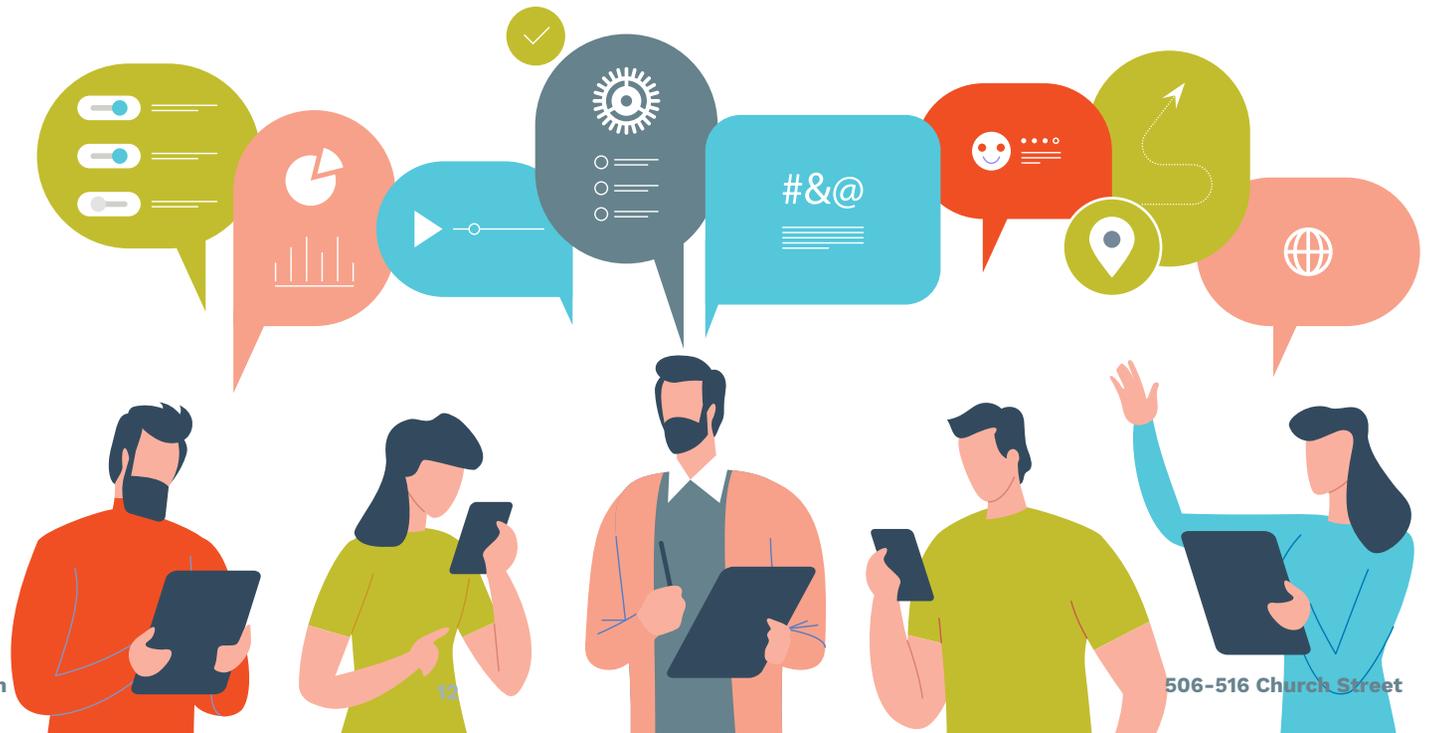
The project team has been active in listening to the community regarding the importance of the site as well as its uses in the context of the Church-Wellesley neighbourhood. Many of the comments heard throughout the pre-application and post-application consultation have been regarding the cultural value that the site currently provides and needs to continue to support into the future. ERA architects will provide a forthcoming Heritage Interpretation Plan, in order to develop a strategy for conserving and communicating the site's intangible cultural heritage value. For further detail on the heritage of the site, its structures and the neighbourhood see ERA's Heritage Impact Assessment.



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Conclusion

On behalf of the project team, Bousfields Inc. is pleased to submit this addendum to the Public Consultation Strategy Report for the application resubmission for 506-516 Church Street and would be pleased to discuss it further with City Staff. As a means of reporting back out to the community and broader public, the project team will continue to update the project website and notify key stakeholders, including the local Councillor, working group members, and neighbouring buildings, about the revisions to the plans, as well as the next steps in the development application process. It is our hope that the approach to communicating and consulting with the public has, thus far, been simple and accessible and has allowed for the community to learn about the project and provide feedback.





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