

# Public Consultation Strategy Report - Addendum

27 Grosvenor Street and  
26 Grenville Street  
CITY OF TORONTO



PREPARED FOR  
Greenwin Holdings Inc. and  
Choice Properties REIT

November 2020

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[www.grenvillegrosvenor.com](http://www.grenvillegrosvenor.com)

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# 1

## Introduction

This report has been prepared as an addendum to the Public Consultation Strategy Report (PCSR), originally submitted in March 2019, as part of the development application for 27 Grosvenor Street and 26 Grenville Street ("the subject site") by Greenwin Holdings Inc. and Choice Properties REIT.

The PCSR for this application includes information regarding:

- the goals and outcomes of communicating and consulting with the public
- proposal highlights
- 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
- proposed communication and engagement methods

This addendum to the PCSR reports out on the feedback received between the original application submission and the current application resubmission and, where applicable, describes how feedback from local stakeholders and the public has been incorporated into the revised plans.

# 2

## Summary of Feedback

Since the March 2019 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
- Community Consultation Meeting (CCM)

The summary of communication and consultation conducted prior to the initial application submission is detailed in Section 7.0 of the PCSR (submitted in March 2019). A summary of the feedback and questions received through the website, stakeholder meetings, and at the CCM is outlined below.

*\*It should be noted that, in order to communicate out the website's URL to the broader public, the project team included the link in its application submission materials, created postcard-sized handouts with the link to distribute at the CCM, and included the link in the CCM presentation.*



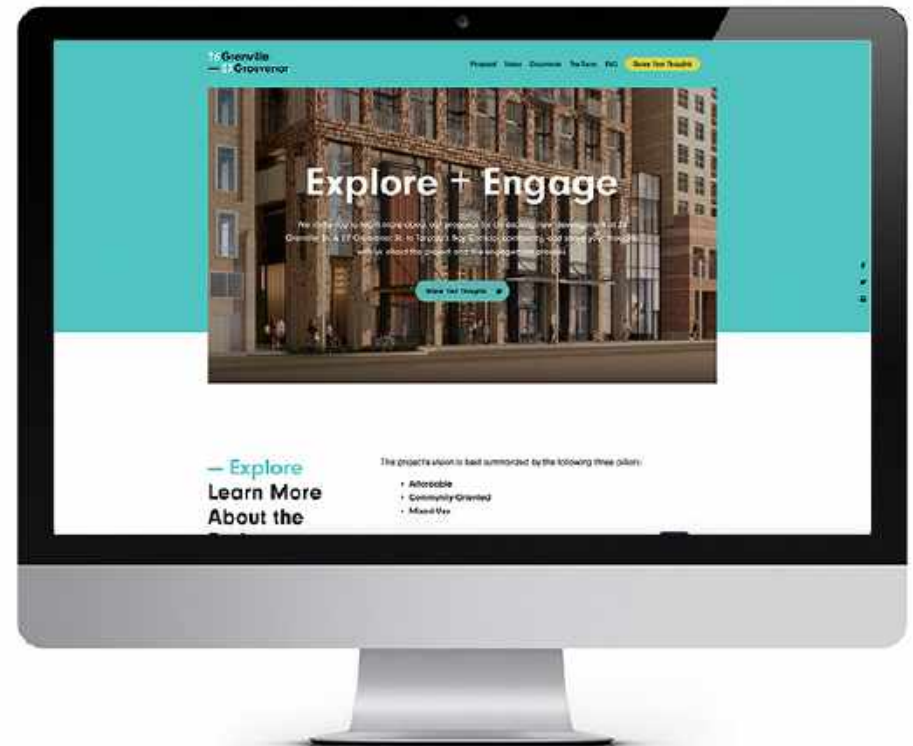
## Project Website

A website for the proposed development was developed and launched following the application submission in April 2019: [www.grenvillegrosvenor.com](http://www.grenvillegrosvenor.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 Analytics

For the purposes of this addendum, we have pulled analytics for the period of April 2019 (website launch) to November 2020 (application resubmission). A snapshot of these analytics is described in greater detail below:

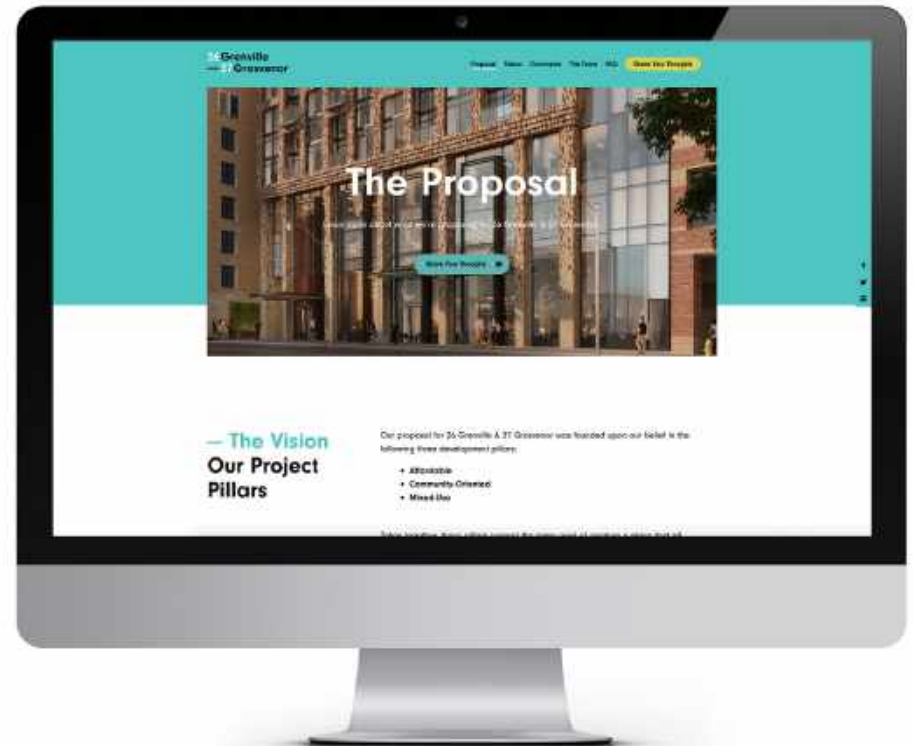
- **Total Users/Visitors**
  - Nearly 1,900 users visited the site over this time period, with the largest numbers of individuals visiting the site in May 2019 (approx. 600 users); this timing corresponds with the the month in which the Community Consultation Meeting was held
- **New and Returning Users**
  - Out of all of the site's users, 67% were new/first time visitors to the site and 33% were returning visitors
- **Time Spent on Website & Page Views**
  - On average, each time they visited the website, users spent approximately 3 minutes on the site and looked through 2 or 3 of the website's pages



## Website Comments & Questions

Thus far, a total of 12 comments and/or questions have been submitted through the feedback form on the project website. Of the 12 feedback form submissions, most comments and questions were in regards to:

- **Built form, design & materiality**
  - Comments regarding the proximity of this proposal to other buildings (tower and podium setbacks), tower heights, and loss of sunlight in adjacent buildings
  - Feedback on the decision to use brick, the colour of the brick, and the patterning on the façade
  - Comments supporting the texture and colour of the building's design
- **Construction & project timeline**
  - Questions and feedback on the high volume of construction in the area, and the impacts of this construction in terms of noise and dust
  - Questions regarding the construction timeline and target occupancy date
- **Affordable housing**
  - Questions regarding the definition of affordable units and the process to access these units
  - Comments supporting the addition of affordable units



## Stakeholder Meetings

Since the March 2019 application submission, the project team has held a total of 9 meetings with local stakeholders or stakeholder groups. 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	April 2019	Murano Condo Board Executive	Development application and site-specific considerations
2	May 2019	Bay Cloverhill Community Association (BCCA)	Summary of development application and consultation process, Green Loop, and demolition/construction
3	May 2019	Downtown Yonge BIA (DYBIA)	Development application, retail use and streetscape improvements
4	June 2019	Peregrine Co-op	Tour of the building's three outdoor terraces by Peregrine Co-op's Garden Committee, including the relationship of our site to their building
5	June 2019	Peregrine Co-op	Development application, consultation process, demolition/construction and other site-specific considerations
6	July 2019	Murano Condo Board Executive	Feedback received at the CCM and other site-specific considerations
7	September 2019	Councillor Wong-Tam	Built form and other elements of the development proposal
8	September 2020	Murano Condo Board Executive	Updates on revisions to the proposal, the Green Loop, and the development application resubmission
9	September 2020	BCCA	Updates on revisions to the proposal, the Green Loop, and the development application resubmission



Overall, the key questions and feedback received during these meetings related to the following themes:

- **Green Loop & overall public realm improvements**
  - Pedestrian path/mid-block connection along the western property line to have unique paving, lighting, greenery, signage and public art features that connects to the Bay Cloverhill Green Loop
  - POPS (privately owned publicly accessible space) to be designed with greenery and landscaping
  - Preservation of trees along Grosvenor Street
  - Sidewalk and St. Vincent Lane widening
- **Relationship between the proposed building and adjacent buildings**
  - Podium and tower heights and setbacks
  - Impacts on privacy and views
  - Shadow impacts on amenity/outdoor spaces
- **Affordable housing**
  - Definition of affordable units
  - Distribution of affordable and market units within the building
  - How the affordable units will be leased
- **Childcare centre**
  - Size, capacity, who can attend, and operations
- **Traffic, parking & loading**
  - Number of parking spaces
  - Existing traffic in the area
  - Traffic and safety in St. Vincent Lane
  - Internalized loading system

- **Retail space**
  - Type of retail and desire for local businesses
- **Building materiality**
  - Interest in whether the building will be precast or real brick
  - Inspiration behind the choice of/change in colour of the brick
- **Construction**
  - Mitigation of construction impacts
  - Respect of noise/construction by-laws
- **Consultation process**
  - Additional opportunities for communication and consultation
  - Site Plan Working Group process
  - Project website



## Community Consultation Meeting

On May 29, 2019, the City hosted a Community Consultation Meeting at the Central YMCA (20 Grosvenor Street) to discuss the proposed development. Councillor Kristyn Wong-Tam, City Staff, representatives from the project team, and approximately 80 members of the public were in attendance. The Councillor provided remarks followed by presentations from City Planning and the project team; community members were then invited to ask questions and provide feedback. The key topics and questions that were raised at the meeting were as follows:

- Definition of affordable and market rents
- Management and operations of the building
- Heights and setbacks of the podiums and towers
- Shadow, sunlight and view impacts
- Location of entrance to the underground parking and garbage collection
- Number of parking spaces (including commercial parking spaces) provided
- Traffic flow in the area and along St. Vincent Lane
- Safety during demolition and construction
- Further opportunities for consultation, including Site Plan Working Group process



# 3

## Summary of Revised Plans

### March 2019 – Application Submission

The rezoning and site plan applications for the subject site were submitted in March 2019 to permit the redevelopment of the site with a mixed-use infill development comprised of two towers at 35 storeys and 50 storeys in height, connected by an 11-storey podium. The proposal included a total of 844 residential rental units, of which 257 (30%) would be affordable units, retail uses at-grade along both Grenville and Grosvenor, and a new childcare centre (approximately 10,000 square feet).

### November 2020 – 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, gathered feedback from the public online through the project website, and made a number of key revisions in response to the feedback provided.

### Green Loop & Public Realm

- The overall pedestrian pathway/mid-block connection (which will form a part of the Bay Cloverhill Green Loop) has been comprehensively redesigned in a manner that creates a defined sense of place
  - It will incorporate:
    - *a cohesive paving pattern*
    - *a translucent sculptural canopy element*
    - *seating and planting*
    - *lighting*
    - *a protected entryway*
- The width of this mid-block connection on the southern portion of the subject site, towards Grenville Street, has been increased from 5.2 metres to 5.5 metres
  - This increase creates additional room for pedestrian circulation around the site
- The parking garage exhaust shaft at the northern edge of the mid-block connection has been internalized within the building and replaced with a smaller intake shaft that has been integrated into a sculptural bench
  - This new condition creates a more pleasant experience for residents, visitors, and passersby along Grosvenor Street

## Built Form & Design

- Gross Floor Area (GFA)
  - The overall size/GFA of the proposed building has been reduced by approximately 1,853 m<sup>2</sup> (from 62,575 m<sup>2</sup> to 60,722 m<sup>2</sup>)
- Height
  - South Tower: the height of the South Tower (26 Grenville Street) has been reduced by 4 storeys, from 50 storeys to 46 storeys
    - *In metres, this has resulted in a reduction in height from approximately 162 metres to 155 metres, or 7 metres total*
  - North Tower: The height of the North Tower (27 Grosvenor Street) has been reduced by 4 storeys, from 35 storeys to 31 storeys
    - *In metres, this has resulted in a reduction in height from 117 metres to approximately 110 metres, or 7 metres total*
- Setbacks
  - Podium: The podium setback has been increased from approximately 1.7 metres to 2 metres along Grenville Street and from 2.7 metres to 3 metres along Grosvenor Street
- Tower Separation
  - South Tower: the South Tower now provides for a 12.65 metre setback from the east lot line abutting 18 Grenville Street (Peregrine Co-op); an over 5 metre increase from the 7.46 metre setback in the original proposal

## Residential Units

- The number of rental units has been reduced from 844 to 763 (total of 81 units), comprised of a reduction in 53 market rental units and 28 affordable rental units
  - The proportion in the revised proposal still remains 70% market rental units and 30% affordable rental units

## Childcare Centre

- The size of the childcare centre has been increased by 30 m<sup>2</sup> (from 641 m<sup>2</sup> to approximately 670 m<sup>2</sup>) and the size of the covered outdoor play space has been increased by approximately 25 m<sup>2</sup> (from 192 m<sup>2</sup> to 217 m<sup>2</sup>)
  - The size of the childcare centre entrance at-grade has also increased, and stroller storage space has been introduced
- The configuration of the childcare centre, and the location and shape of the covered outdoor play space has been redesigned, to provide for a more optimal use of the space by the childcare operators and the children attending the future childcare centre
- 18 bicycle parking spaces will also now be available for the exclusive use of the childcare centre

## Parking

- The total number of vehicle parking spaces has been decreased by 14 spaces (from 215 to 201)
- The total number of bicycle parking spaces has been decreased by 81 spaces (from 845 to 764)

## Amenity Space

- The proposal will now also include a nearly 2,100 m<sup>2</sup> privately-operated gym, which will also operate as a part of the building's indoor amenity space (and be fully accessible to future residents of the building)

*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.*



**View from Grenville Street**



*March 2019 Application Submission*



*November 2020 Application Resubmission*



**View from Grosvenor Street**



*March 2019 Application Submission*



*November 2020 Application Resubmission*



## 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 27 Grosvenor Street and 26 Grenville Street, and would be pleased to discuss it further with City Staff, local stakeholders, and members of the public.

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, BCCA, and residents of 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 a broad range of people to learn about the project and provide feedback.

