



ARA Townhall

145 St George Street

Wednesday October 6, 2021 -- 6:00 – 8:00 pm

- Please mute your microphones
- The meeting is not being recorded
- Camera on/off is a personal choice
- Please hold any questions or comments until after the formal presentations



Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



ARA Townhall Coordinators

ARA Chair:

Rita Bilerman

P+D Co-Chair:

Henry Wiercinski

Architectural Consultant:

Elizabeth Sisam

Communications Chair:

Gillian Bartlett



THE ANNEX
RESIDENTS'
ASSOCIATION

Agenda

1. Welcome: Rita Bilerman 5 mins
2. ARA Response: Henry Wiercinski 15 mins
3. 145 Tenants 10 mins
4. Community Discussion 70 mins
5. Next Steps: Henry Wiercinski 10 mins



Purpose of this Meeting

- Introduce and explain the nature of the proposal for 145 St George Street
- Outline the official response of the ARA
- Hear responses from the Annex community
- Start preparations for official City Public Consultation Meeting October 20



Planning + Development Committee

ARA Concerns

1. Tenants' Rights
2. Affordable Housing
3. Heritage
4. Planning and Design
5. Sustainability
6. Demolition of a Viable Building

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

Proposed Redevelopment

130 replacement rental units

211 new units

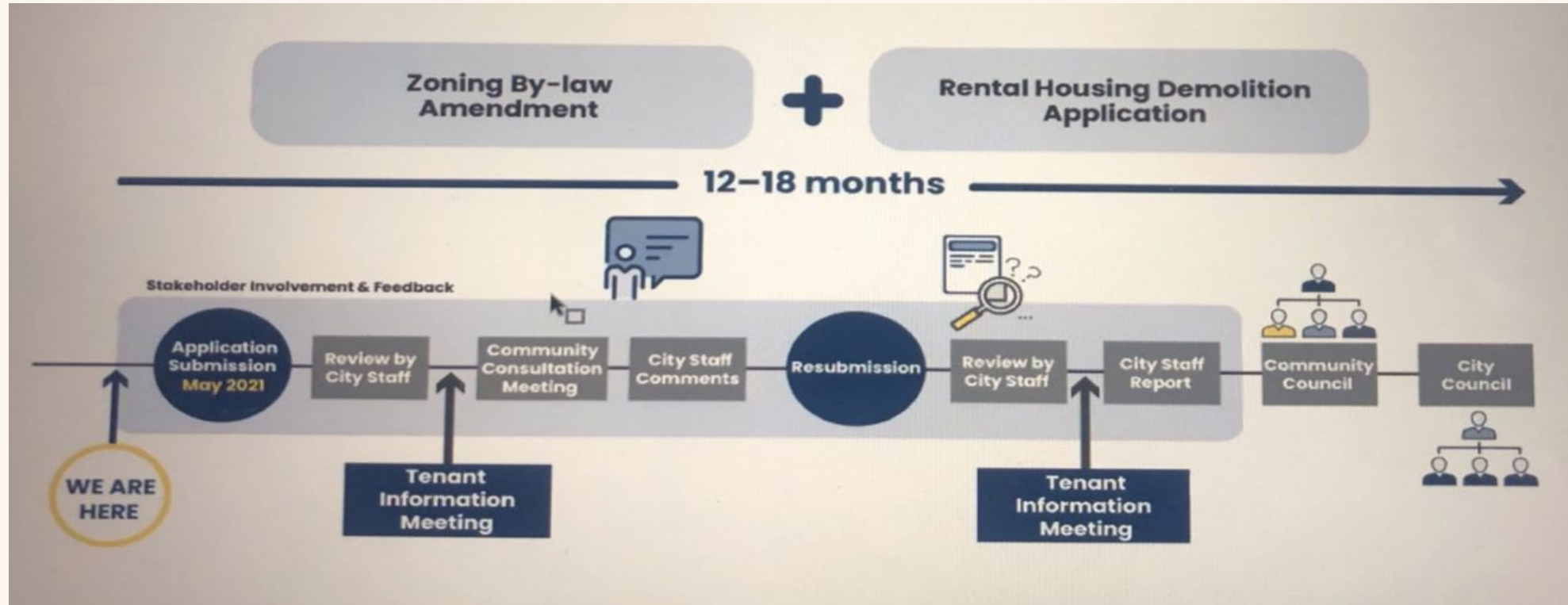
29 storeys (98.15m)

345 bicycle spaces

94 vehicular spaces



Planning + Development Committee



Project Timeline : TenBlock May 2021



Planning + Development Committee

ARA Concern: Tenants' Rights

- ensure compliance with the Province's Residential Tenancies Act
- City of Toronto Housing office is working closely with tenants

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

ARA Concern: Affordable Housing

- provision of affordable housing is an ARA priority
- replacement units may be the only affordable housing provided
- no indication whether new units will be rental or condominium

Read the complete ARA position statement at: theara.org/development



THE ANNEX
RESIDENTS'
ASSOCIATION

Planning + Development Committee

ARA Concern: Heritage

- scale an issue
- current streetscape and character
 - mix of Edwardian and Victorian houseform buildings and midrise apartment style buildings
- West Annex Heritage project reporting Sept 2022
- mid-rise buildings considered a typology

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

ARA Concern: Planning and Design

- site location within official Apartment Neighbourhood
- intensification must be compatible with neighbourhood
- key variables:
 - height, scale and massing
 - contribution to community amenities
 - precedents for development in Annex and City
- buildings considered a typology

Read the complete ARA position statement at: theara.org/development



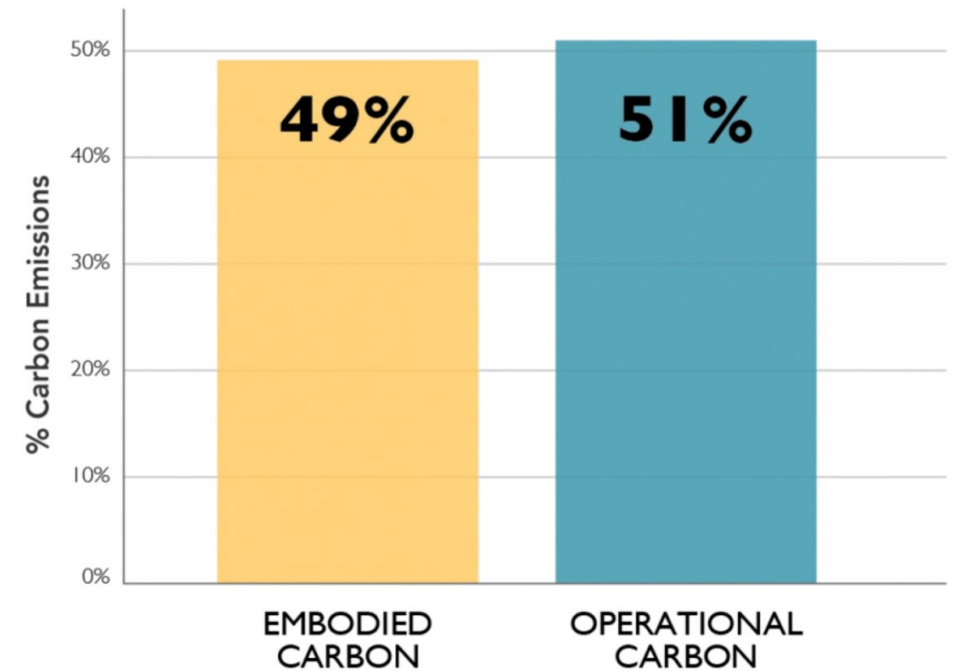
Planning + Development Committee

ARA Concern: Sustainability

- Typically thought of as emissions related to building operations
- Embodied carbon = emissions from all sources which contribute to the project

Read the complete ARA position statement at: theara.org/development

Total Carbon Emissions of Global New Construction from 2020-2050
Business as Usual Projection



© 2018 2030, Inc. / Architecture 2030. All Rights Reserved. Data Sources: UN Environment Global Status Report 2017; EIA International Energy Outlook 2017



Planning + Development Committee

ARA Concern: Demolition of a Viable Building

Carbon emissions from the construction of the existing building
= 6,322,500 kg

Carbon emissions from the construction of the proposal
= 14,317,500 kg

Embodied carbon emissions
= 4,487 cars over a period of one year

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

Summary of ARA Concerns

1. Tenants' Rights
2. Affordable Housing
3. Heritage
4. Planning and Design
5. Sustainability
6. Demolition of a Viable Building

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

Possible Outcomes of This Application

1. Project as proposed by developer
2. Existing building retained
3. Redevelopment of site to Apartment Neighbourhood scale
(~12 storeys/~35 metres)
4. City counter-proposal (unknown)

Read the complete ARA position statement at: theara.org/development



Planning + Development Committee

Next Steps

- Tenants and community groups organize w ARA
- Oct 20: City public consultation meeting
- Nov 03: Project review meeting
Councillor Layton chairs
Participants = developer, City staff, tenants, and ARA



**THE ANNEX
RESIDENTS'
ASSOCIATION**

- Thanks to all for attending tonight's townhall.
- Watch the ARA newsletter for next steps.
theara.org/news