



July 2017

Mirvish Village Development Update

Dear Neighbours,

As we grow as a city, we must ensure that we are building communities - places where all are welcome, and where we are creating sustainable spaces. This was the primary focus of our work together planning the future of the Bloor and Bathurst intersection and the Mirvish Village development. We worked together to develop a shared vision for our Bloor and Bathurst communities through the Four Corners Study and used those principles to guide an intensive, community-led process of reviewing the Mirvish Village redevelopment proposal. This process greatly informed City staff recommendations on the project. We are writing today to give you an update on the approval of the third Mirvish Village submission recently at the May meeting of City Council. The approved development has been shaped through community involvement in numerous ways that will ensure a better outcome for our community.

As you may know, City Council, following a recommendation of the Bathurst Street Study and a request from the local Councillors and community, directed City staff to work with the local community to study the Bloor and Bathurst intersection. This local community study, called "The Four Corners Study", began in late 2014 and established a process by which the four communities that converge at Bloor and Bathurst would work together to develop a shared vision for the future of this intersection including the southwest quadrant (the site of the Mirvish Village development application). Approved by City Council in December 2016, the Four Corners Official Plan Amendment (OPA) details a set of requirements including urban design and built form, heritage retention, streetscape improvements, land uses, park and greenspace enhancements, transportation requirements and more, to guide possible future development of properties at the Bloor and Bathurst intersection. Although The Four Corners Study has been appealed to the OMB, the policies within it were used to guide the review of the application to redevelop the Mirvish Village site.

In 2015, Westbank submitted their first proposal for the redevelopment of the Mirvish Village site. It proposed 1,017 rental units, with the tallest building at a height of 29 storeys. Despite plans for the site as purpose-built rental, a new childcare and other components, the initial application fell short of the kind of sustainable and manageable development appropriate for the community.

For two years, we worked together with area communities and residents' associations - Annex Residents' Association (ARA), Seaton Village Residents' Association (SVRA), Palmerston Area Residents' Association (PARA) and the Harbord Village Residents' Association (HVRA), local BIAs, businesses, City staff and other stakeholders - towards the objectives emerging from the work on The Four Corners Study.

After two revisions to the proposal, we were able to achieve critical changes that resulted in a more suitable, sustainable, and equitable project for our communities.

We would like to share with you specific details on key components of the approved application, and the changes we were able to achieve as a community.

Building Scale and Form, Heritage Conservation, and Urban Design

An important consideration in development, with the OMB still looming over our local planning decisions, is the precedent we set. Through this process, we were acutely aware of the need to protect against negative precedent on other corners at Bloor and Bathurst, as well as the need to manage the level of development on the Mirvish site. How a building relates to our neighbourhoods is at the heart of managing development and change. We heard loud and clear throughout this process that height and density were real concerns for our neighbourhoods.

The approved Mirvish Village project contains 805 rental apartment units, as opposed to the 1,017 units proposed in the original application - 40% of which are a mix of 2 and 3 bedrooms. The tallest building approved on the site is 26 storeys while the original application proposed a 29-storey building. The revisions from the original plan resulted in a significant reduction in overall height and density and comply with the policies of The Four Corners Study. The changes to the scale of the development also address other important community and City objectives, such as the addition of new public parkland, increased heritage conservation, and overall, a more locally appropriate level of development on the site.

The original application only retained 15 of the 27 buildings that were identified as having heritage value by City staff. Retaining the heritage character unique to Mirvish Village was a priority from the beginning of this process, and we worked hard collectively to push for increased heritage retention in revised proposals. We are happy that the approved project now retains 24 of the 27 heritage buildings on the site, and the scale of new buildings have been modified to better respect and transition to these heritage buildings.

Parkland and Greenspace

The first submission, despite plans for innovative green energy technology and improved public space, did not meet the requirements for the enhancement of parkland and greenspace set out in The Four Corners Study given the size of the project proposal.

After clear comments on the need for parkland and increased greenspace from City staff, residents' associations, and many others at community meetings, the approved application includes the creation of a brand new park on the west side of Markham Street. We have also included a requirement to work together on the development of an enhanced public realm plan to transform our concrete spaces into green retreats throughout the site, as well as a significantly enhanced tree canopy on Markham and adjacent streets.

Movement and Transportation

Managing movement and transportation both within and to the new development was a critical priority for us and the local community throughout this process. Initially, many concerns were raised regarding the number of bicycle and vehicle parking spaces, the nature of proposed pedestrian connections, and the overall access and traffic management plan.

Following significant negotiation and discussion with the community, City staff, and Westbank, the number of vehicle parking spaces in the approved plan has been decreased while bicycle

parking has increased, encouraging visitors and residents to use alternate modes of transportation in the community.

Overall traffic management is still a critical point for us to work on together. As these details are normally resolved through the Site Plan approvals, which is the next phase of our work, we have ensured a process that commits us to continuing this work. More details on this are included below.

Overall Summary of Changes

Below is a summary of some of the key changes from the initial submission to the final approved plan:

Statistic	Initial Submission	1st Revision	2nd Revision (Current Plan)
Residential Floor Area	71,005 sqm	65,174 sqm	59,883 sqm
Non-Residential Floor Area	15,389 sqm	15,992 sqm	15,690 sqm
Heritage Floor Area	2,167 sqm	4,410 sqm	4,990 sqm
Public Market Area	N/A	N/A	1,560 sqm
Number of Units	1017	928	805
Total GFA Incl. Heritage buildings	88,561 sqm	85,576 sqm	82,123 sqm
Total GFA Not incl. Heritage buildings	86,394 sqm	81,166 sqm	77,133 sqm
Density Incl. Heritage buildings	6.25 times the site area	6.04 times the site area	5.68 times the site area
Density Not incl. Heritage buildings	6.10 times the site area	5.73 times the site area	5.33 times the site area
On-Site Park Size	0	900	1150
Heritage Buildings Retained (of 27)	15	21	24
Bike Parking Spaces	962	911	1038
Vehicle Parking Spaces	674	541	480

Building Heights on the Other Three Corners

As noted above, protecting against negative precedent was a high priority for us. We worked hard through the Four Corners OPA process to establish maximum building heights for the other three corners ("quadrants") that, following the same criteria used to assess the Mirvish Village proposal (heritage conservation, expanding park space, transition to neighbourhoods, ensuring maximum sunlight on Bloor street, etc.), set out a vision for what scale of new building may be possible on the northwest, northeast, and southeast corners. Due to the small lot size, and limited lot depth on these corners, the maximum allowable heights are as follows:

Northwest quadrant: 8 storeys (26m) at the corner, 7 storeys (23m) immediately to the west and 5 storeys (20m) immediately to the north

Northeast quadrant: 9 storeys (30m) at the corner, 6 storeys (20m) immediately to the north

Southeast quadrant: 9 storeys (30m) at the corner, and 6 storeys (20m) to the immediate south of B Street condos

Affordability and Community Services

As we manage growth in our neighbourhoods, we know that we must ensure that this growth contributes to the vibrancy and livability of our community. As is the case on many development sites, Section 37 funds were negotiated as part of the approvals. Some of the priorities of focus were affordability, public realm improvements, family-friendly design, and community services.

Affordability is central to a vibrant neighbourhood. Throughout this process, we maintained a commitment that the development will be 100% rental, making this one of the largest purpose-built rental projects in the City's recent history. We were also committed to supplying a significant number of affordable units in the development. By working closely with the Affordable Housing Office and the developer, we were able to secure 60 units of affordable housing (80% of market rate) at the time of approval, with a commitment to work towards 20% of the units in the development being affordable units.

Also worth noting, a minimum of 40% of the units will be 2 and 3-bedrooms, in addition to a brand new childcare on site, ensuring we are building a community that is welcoming for families and children. Enhanced public realm improvements discussed above will also be funded using these community benefit funds.

Brand New, Publicly-Accessible Community Space

In addition, we are excited to announce that after months of work, we have reached an agreement with Westbank that secures a brand new, 3,500 square foot community space for the City of Toronto as part of the redevelopment.

Fronting onto Bathurst Street, the space – which will be owned by the City – will be the new home of A Different Booklist, a pillar of our community for decades. In addition to the bookstore, the A Different Booklist cultural centre will operate, on behalf of the City, a community space for the entire neighbourhood. Having space to meet and work together as a community is a critical part of building our neighbourhoods. We could not be more thrilled to announce this exciting development, and look forward to working together to animate our brand new community asset.

Moving Forward

Although a significant and nearly unparalleled level of work has gone into getting us this far, we still have much to do together. The overall structure of new developments are worked out through a re-zoning process (such as this one), however, details such as building materials, public space design, tree planting plans, and so on are finalized as part of the Site Plan Control process.

To ensure that we continue to engage in a community process as we finalize details through the Site Plan, we included this requirement in the final approval for the project. Although not normally part of Site Plan, it was critical for us to require this, so that we could continue to work together to shape the future of the Mirvish Village site.

City Planning staff and the applicant will be working with the community on:

- A construction management plan and the creation of a construction liaison committee;
- Public realm and landscape plans;
- Exterior building design, character, and lighting; and
- On-site and immediately adjacent traffic management

As we move forward in the coming months, we will be working to update the community on the above work, construction schedule, and more.

Managing development to ensure we are building neighbourhoods is critical. And, the process, commitment, and level of engagement on this application has been unparalleled. The commitment of our City Planning staff through countless public meetings and the creation of a Planner's Discussion Group that reviewed each component of the application among other things, are evidence of this. However, so much of this final project has been shaped by the community. There is no doubt that the end result would have been immensely different if not for the commitment of hundreds of local residents, businesses, BIAs and many others. The four local Residents' Associations – the ARA, SVRA, PARA and HVRA – spent hundreds of hours studying the various iterations of the application, and working hard with us to push for the critical changes we were able to achieve. Thank you to each of them for the unbridled commitment to building a sustainable and equitable community.

On this file, we've seen our residents associations get engaged and lead this process through three years of work. We've had hundreds of our neighbours come to public meetings to voice support and concerns that helped shape the project. We've seen a developer that's engaged in the process, working with us and responding to concerns. And we've seen the commitment of our City staff to achieve one of the highest levels of engagement and attention on a development application in recent memory.

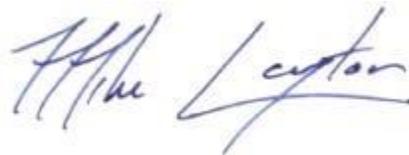
We know that change is hard and when it comes to development in our own backyard, it's also deeply personal. On the Mirvish Village site, we've been able to achieve an outcome that is better for our communities. Together, we pushed for changes and, on most things, we were successful. We've built a neighbourhood together, and we'll continue to in the months ahead.

If you have any questions, please feel free to contact us at any time.

Sincerely,



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