

## **Notes from Q&A session following development proposal presentation**

Address: 30 Widmer Street

Date: March 24, 2015

Presenting: Bronwyn Krog for Plazacorp Investments with architect Les Klein

Status: re-zoning application was submitted in October 2014 and this is the first public consultation meeting

*NB: All answers are from the developer team unless otherwise noted.*

Q: What is the size of the 3-bedroom units?

A: They range from 850 sq ft to 1250 sq ft.

Q: What are the separation distances between the Commodore Building and both the podium and tower?

A: About 6 m from the podium to the Commodore Building. The tower is about 11 m away.

Q: What is the distance from the outside of the balcony to the property line with the heritage homes to the south? The slim separation distance, less than the 10 metres required in the Tall Buildings Guidelines, is a concern.

A: There are 4 m between the outside of the balconies and the property line.

A: (City Planning) Those houses are listed on the City's heritage inventory. The City's Heritage staff are evaluating the impact of the proposal. City Planning wants to see greater separation distances.

Q: I live in one of the heritage houses and the proposal will have a tower overlooking my back patio.

Q: What is the access to the bicycle storage levels?

A: Bicycle storage will be accessed using the elevators.

Q: How will wind be addressed? This has been a problem with a lot of developments in the neighbourhood.

A: A wind study is a part of the City's application requirements. There will be a computer generated model first and then a wind tunnel analysis later. No hot spots have shown up so far. The building breaks the wind because of the balconies and the podium.

Q: What is the density?

A: The building is about 25.4 FSI.

Q: Are there shadow impacts on Grasett Park?

A: There are no additional shadows on the park from this development.

Q: Everybody is concerned with traffic in the neighbourhood.

A: (City Planning) The City is reviewing the transportation study that was submitted by the applicants.

Q: Is there a need for more one-bedroom units? There are a ton on the market already. Only young professionals can live in them – not families.

A: We are not in the business of building things that won't sell. The breakdown of units is 32% 1-bedroom, 34% 1-bedroom plus den, 23% 2-bedroom, and 10% 3-bedroom. We have designed the units so they can be combined – many buildings don't allow for this with the structure. We believe good design is really important to making functional 3-bedroom units.

A: (Joe Cressy) I require all developers to provide a minimum of 10% family-sized units with three bedrooms. We are building a neighbourhood, not just a building.

Q: The BIA streetscape plans call for unit pavers to be extended across the street. Is that in the plan?

A: (City Planning) This proposal will be evaluated against the BIA master plan and streetscape design guidelines.

Q: Why not incorporate more commercial into the building?

A: There are two levels of retail but it is a small site, so a major portion of the ground level is needed for servicing, garbage room, and moving room. It is difficult to shoehorn more in. We will be providing a dog relief station in the building, probably on the ground floor.

Q: What are the next steps.

A: (City Planning) We are expecting revised plans from the applicant. Hopefully they have addressed the concerns that have been raised. The plans will be circulated to other City divisions and more work will go into outstanding issues. A final report to Community Council might be made in summer or fall of 2015.

Presentation slides from this meeting will be posted on [www.ioecressy.com](http://www.ioecressy.com).

If you have any questions, comments, or concerns, please feel welcome to contact:

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