

Notes from Q&A session following development proposal presentation

Address: 602-620 King Street West

Date: March 24, 2015

Presenting: Hugh Clark for Allied Properties with architect David Pontarini

Status: re-zoning application was submitted in 2013 and has been the subject of past public consultation meetings

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

Q: Walking up Portland towards Queen, it is often very congested in the morning. Is there a new exit from this complex out to Portland? If so, has traffic congestion been taken into account and will this impact it?

A: Yes, there is a lot of congestion today. This development consolidates many movements (e.g. deliveries and services) on site that currently use the street, so it should help to clean it up. All loading is centralized inside the block away from Portland, and the access will be split with another entry on Adelaide.

Q: Will 620 King be demolished? Does it have any heritage value?

A: Yes, 620 King will be demolished. It has been rebuilt a number of times over the years. Heritage consultants and City staff have evaluated the building and see no heritage value worth preserving.

A: (City Planning) The most interesting and valuable building on the site is the Parisian Laundry Building, and it will be preserved.

Q: Can you review what the street level height will be and where it steps back on King Street?

A: Roughly 57 metres on King at the top. The street wall is about 24 metres, then the building pulls back further after 46 and 53 metres.

Q: Can you speak to the original block plan and how this fits into it?

A: This proposal fits with the original principles. One of the big differences in our opinion is that the previous plan contemplated vehicular traffic throughout the site so you would have people trying to cut right through, so we thought it was better to have more pedestrian access. There will be bollards that stop any kind of vehicular access. There will be a very local access point on Portland so from a pedestrian point of view it will be nice and accessible. One of the previous connections shown on older plans has been a bit contentious with the neighbours so we should this connection through the Plazacorp park now.

Q: How many parking spaces?

A: About 110 spaces, all underground.

Q: How high will the ceilings be?

A: About 5 metres.

Q: Can you speak to the location of the entrance, which is proposed to be mid-block?

A: We have to animate the interior space. We want the people working in our office building to feel comfortable and not afraid to walk to the office entrance mid-block.

Q: Who will develop the residential units? How many will there be?

A: Allied will develop the residential units. There will be about 116.

Q: Will Waterloo Terrace be connecting with the mid-block section? On the presentation slides, it is not shaded like the other mid-block connections.

A: We want to improve it but private property issues interrupt the connection west. People will probably trespass over the private parking lots to make the connection anyway. But the connection to the Plazacorp park just north will be made much more attractive.

Q: You say that you want to make the mid-block connections inviting. Is there room for public art?

A: We are trying to create a beautiful place first and not rely on public art. Lighting will be along conversations – the key is to make it inviting. There is an opportunity to be artistic with the lighting.

A: (City Planning) The City considers public art as a possible "Section 37" community benefit but there is a need to balance it with all the other things we might want, such as affordable housing. It's part of a much bigger discussion.

Q: Will the public realm be inviting to everybody?

A: The landscaping will be inviting to the public. For example, there will be benches but the details will be worked out through the site plan process. There is an opportunity on King and especially Portland to upgrade the public realm. The east side of Portland is greatly improved by the patios. There is a need to bring better streetscape (materials, trees, etc.) to the west side.

Q: There is a need for wider sidewalks because it is impossible to walk in the winter.

A: We will follow the City's direction on sidewalk width.

Q: Will there be a dedicated space for deliveries to 602-604 King?

A: Delivery trucks will park underneath the building, internal to the site, at a consolidated delivery and service location. The Scholastic trucks will be able to park further inside the block than today, which should help relieve congestion.

Q: Can the boulevard parking on Portland be removed so the boulevard can be improved?

A: It's part of the plan. We need City cooperation because it is public space.

Q: Will there be rooftop patios?

A: There are some technical issues to work out but the plan has a rooftop patio on 602 King. In the new office building, there will be patios on the 6th, 12th, and 14th storeys. The residential building will also have a rooftop outdoor amenity space like a patio.

Q: We have had to register a number of noise complaints against existing rooftop patios in the area. We don't want to see entertainment uses on these outdoor spaces. It is impossible to enjoy residential outdoor space for personal use. What will be facing King Street?

A: All the rooftop patios will be for tenants only. For example, office tenants will be able to book the patios to hold outdoor meetings. The only restaurants are proposed at ground level: one patio on King Street, and another in the internal courtyard.

Q: What is the City stance on boulevard parking on Portland?

A: (City Planning) We would like to see the Portland Street frontage improved as proposed. This is a discussion that needs to happen. We will talk to the Transportation staff responsible for those parking licenses.

Q: What is the timeframe of the project? We are tired of the non-stop construction noise in the neighbourhood.

A: We are very enthusiastic about starting the project and getting it built as diligently as possible. If the City doesn't have any issues, we would like to be in the ground next spring. It should take about 2.5 years to build.

Q: What are the next steps?

A: (City Planning) We are estimating that a final report on the rezoning will go to Community Council in April or May. After that we will still have all the Sit Plan details such as parking, streetscape, and ground floor appearance.

Presentation slides from this meeting will be posted on www.joecressy.com.

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

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