

**One Front Street West - Dominion Building Redevelopment Project
St. Lawrence Neighbourhood Association (SLNA)
Feedback Session Summary**



Prepared by Lura Consulting for:
Larco Investments Ltd.

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Overview

Lura Consulting with Larco Investments Ltd., Architect Alliance and Bousfields Inc. hosted a feedback session for the redevelopment project proposal for One Front Street W. on September 26th, 2018 from 7:30 p.m. – 8:30 p.m. at the Sony Centre for the Performing Arts, located at 1 Front Street East for the St. Lawrence Neighbourhood Association (SLNA) Community Meeting.

The purpose of the session was to:

- Introduce the Larco Investments: One Front Street West Redevelopment proposal design, project process and project team;
- Discuss the Larco Investments: One Front Street West Redevelopment potential uses and facilities; and
- Solicit feedback on elements, services and amenities of importance to St Lawrence Neighbourhood community members.

There were approximately 80 participants which included delegates from various buildings within the community and community members at large. Political representation observing the session included Councillor Joe Cressy and MPP Chris Glover. This feedback summary document is generally organized according to the Feedback Session Agenda which can be found in Appendix A.

Meeting Presentation

A presentation was given by Rob Cadeau, Architect Alliance. The presentation provided attendees with an overview of the background and history of the Toronto Dominion Building, the proposed project design and impact of the project as well as the engagement process and opportunities to provide feedback regarding potential uses and facilities of the site. The presentation was followed by a questions of clarification segment facilitated by Jim Faught, Lura Consulting.

Rob Cadeau, Architect Alliance, Peter Smith, Bousfields Inc. and Art Phillips, Larco Investments continued to respond to individual questions posed by community members throughout the session.

Questions of Clarification

The following represents a summary of the questions of clarification that followed the presentation. The summary is not verbatim. Questions posed by participants are noted with a 'Q,' comments made by participants are represented by a 'C,' and answers/responses provided by the project team are represented by an 'A.'

- Q.** What will the components inside the building be?
- A.** The facilities, services and amenities for the project proposal are still being developed and the project team is seeking feedback from the community to reflect on this question however, it is envisioned that the site will include places for the public to eat and shop, walk through to

enhance the circulation around Union Station and provide spaces for the community (including residential and hotel visitors) to use.

- Q.** What will the height of the proposed building be? How many parking spaces? How many rental units?
- A.** The project proposal includes: 86,757 m² GFA, 49-storey west tower, a 41-storey east tower, 199 parking spots, 251 hotel rooms and 836 rental units.
- Q.** Will there be a shadow on the community?
- A.** No, the project proposal is covered by other shadows.
- Q.** Will the pedestrian access/walkability from The Esplanade be impacted?
- A.** No, the project proposal will expand the laneway on the south side of the property to be pedestrian access only with public access and restaurants.
- Q.** Will the rental units be affordable housing?
- A.** Affordability is something the project team continues to evaluate as part of this project process. The project team understands it is important to the community and the City of Toronto overall.

Detailed Summary of Feedback

Following the presentation and questions of clarity, attendees worked through discussion questions in small table groups, facilitated and recorded by members of the project team. The sections below organize participant feedback and includes feedback shared during the meeting.

Overall Feedback

- Participants indicated that the neighbourhood does not need more office towers and is uncertain about a hotel but affordable rental housing is a priority for the community. Affordable rent-g geared-to-income (RGI) housing including large family units are a noted priority for community members. The St Lawrence neighbourhood is mixed-income community and the lack of affordable housing within the neighbourhood and across the City of Toronto was noted by participants several times;
- Walkability and connections within, and surrounding, the community is extremely important to participants and maintaining and enhancing these communal characteristics among developments is vital;
- Accessibility and inclusivity of public spaces and facilities is a key component. Accessibility was suggested to go beyond the standards of the Ontario Building Code and incorporate people with lived experience to advise on accessibility issues. Inclusivity pertained to public spaces and facilities being open, safe and inviting to all members of society; and
- Public spaces and green spaces for community members and the public to gather are valued by participants.

Transportation and Connectivity

- Many participants noted that more bicycle parking is needed and some participants indicated that more vehicle parking, including electric charging stations, is needed. However, there were concerns of flooding in underground garages in other areas of the community raised;
- Some participants also noted that the area should be more restrictive to vehicular access as there are several concerns of increased traffic, congestion on local roads and safety for pedestrians. Conducting a traffic study was suggested in order to determine suitable location for vehicular movement and parking entrances;
- Walkability was mentioned consistently as a valued neighbourhood characteristic. Several participants indicated the desire for better pedestrian connectivity and flow, above and below ground. Specifically, connections with the PATH and Union Station were noted; and
- Mobility access through public areas and hotel facilities were highlighted opportunities to address concerns of accessibility.

Rental and Affordable Housing

- The concerns of affordable housing through the neighbourhood and the City of Toronto was consistently discussed. Participants recognize and discussed the need for subsidies and investments from all three levels of government in order to address the larger affordable housing issues throughout the City of Toronto;
- Participants noted the desire for an increase in affordable rental units and for the project team to consider the annual income of minimum wage workers and the percentage of RGI subsidized units that the project proposal will include;
- Participants noted the importance of family size rental units that are larger and can accommodate the needs of growing households; and
- Participants expressed the need to maintain the neighbourhood as a mixed-income community.

Public and Green Spaces

- Participants indicated the desire for more publicly accessible green spaces and community green gathering spaces for recreation;
- Added parkland spaces on the ground floor and on the roof that is accessible by all was also noted for people to exercise, walk and relax. Participants suggested expanding the Ivanhoe Cambridge Hines (CIBC Square) park;
- Green roof with community garden, flowers and trees were mentioned;
- Participants noted the desire to see more greenspace and less concrete. Trees and landscaping on the main floor were noted; and
- Areas and amenities for dogs/pets to run, kids to play, people to eat lunch (not in a restaurant) were suggested as well as developing an urban forest that is well maintained using Silva Cells.

Heritage and Architectural Design

- Some participants noted they do not like the façade of the current site and the importance of the quality of architectural design. Some noted, as examples, liking the Residences of Pier 27 as opposed to Sixty Colborne;
- Some noted features that participants mentioned appreciating include open halls and natural light. Maintaining the historical character of the Long Room was also noted;

- A few participants noted that the Ivanhoe Cambridge CIBC Square project is too tall and that developments in the community need a human centric focus; and
- Permeable sidewalks to prevent run-off and Silva Cells to support tree growth in urban settings were also noted.

Services and Facilities

- Participants suggested that services and facilities should be open, inclusive and affordable spaces for the community to gather;
- Public access to the room and public Wi-fi to encourage people to stay and spend time working and relaxing were noted;
- Several participants indicated that there are too many shops and restaurants in the community already and gathering spaces such as spaces for seniors, communal kitchens, free physical activity programming, community centre and library are valued;
- Art related stores and galleries to compliment theatres nearby were also noted. Exhibits like Banksy were suggested and using the Long Room as gathering space similar to the St Lawrence Market Gallery;
- An interesting diversity of business such as pop-up temporary markets, small local bakeries and cafés (not Starbucks), professional services, pharmacy, walk-in clinics. Additionally, spaces that are open 7-days a week were mentioned as opposed to the hours of operation in First Canadian Place; and
- Other suggested services and facilities include, a daycare (for children and dogs), swimming pool and Turkish baths, elementary school, employment centre with training for jobs and a movie theatre.

Next Steps

Jim Faught, Lura Consulting, thanked participants for their feedback and asked that any additional feedback be shared with the project team within one week. The project team committed to following up with the SLNA on the project process and potentially hosting another feedback session in January 2019.