



Overview

Following the Housing Now – 140 Merton St public meeting on June 20, 2019, the meeting's presentation and feedback form were posted on the project website. Meeting respondents and members of the public were invited to send the project team any feedback by July 31, 2019. Five (5) e-mails were received by the facilitation team. All e-mails sent to the facilitation team have also been shared with CreateTO and City of Toronto staff. The points below summarize the submitted feedback.

The feedback received was mostly supportive of the Housing Now initiative. Respondents shared that this is a good opportunity to provide affordable housing for seniors, incorporate community and retail uses in the neighbourhood, and improve walking and cycling in the area. Respondents shared concerns about details that may risk the viability of the affordable housing components, and/or operators of a non-profit (i.e. resources required to maintain heritage and podium components, and overloading of community uses). Additionally, respondents also suggested that this is a good opportunity to incorporate space for a new library, affordable day care, and café at 140 Merton St.

Support

- **Support for the Housing Now initiative.** Respondents shared support for the Housing Now initiative. Respondents were particularly pleased to see space allocated for community use, and potential retail use; and suggested that the team consider expanding the space allocated for these uses.
- **Strong support for incorporating space for community services.** The South Eglinton Ratepayers' and Residents' Association (SERRA) and other respondents expressed strong support for incorporating space for community services. There were also suggestions to consider increasing the amount of space for community services.

Concerns

- **Elements of the proposed building's design may create financial challenges for this building and/or the selected non-profit housing organization operator.** Some respondents shared concerns that the proposed building height, heritage preservation, and podium designs may risk the long-term viability of the project and suggested that the City and CreateTO add more height and density to, and/or simplify the podium on the site to make it financially viable. Other respondents shared that the heritage aspects as well as existing/future neighbourhood density should be respected.
- **Be careful of too much/overloading community use.** There was a comment that cautioned the team on incorporating too much community uses on the site, which may potentially increase the demand for housing as a result, since many people want to be close to community amenities.

Site-specific suggestions, considerations, and/or advice

- **Provide space for a library, affordable day care, café, and retail space.** Respondents suggested that there should be space for a new library, affordable day care, and café at 140 Merton St. There were several suggestions for a new library in particular, and respondents shared that the existing libraries in the neighbourhood are very busy. There were also some suggestions to consider adding retail space at 140 Merton St.
- **Would like to see more affordable units.** Some respondents shared that there should be more rental and affordable units here because the site is close to a subway station and recent provincial planning policy changes to allow for more height (OPA 405). The respondents also shared that adding more units could help ensure the financial viability of the building as well.
- **Consider space for both service and companion animals.** There should be consideration for safe and accessible space on the site or nearby for animals to run and relieve themselves.
- **Consider a covered driveway that could also be used for additional space in the podium, or as an outdoor terrace space.**
- **Consider a small parkette with trees with places to sit and wide sidewalks.** Include a small water feature if the budget allows, like the one in the POPS at Quantum (2191 Yonge St).
- **Consider relocating the parking garage ramp to the south side of property to reduce the vehicle impact on the property and to provide additional building or public realm space.**
- **Improve pedestrian and cycling routes by providing:** wide sidewalks, safe mid-block connections, replacing on-street parking with bike lanes, and/or minimum parking spaces.
- **Ensure accessibility and universal design by including wayfinding and high contrast, non-reflective surfaces for people who are visually impaired or are experiencing vision loss.** This is important for 140 Merton St because seniors typically develop vision loss as they age. Because this is a City-led initiative, accessibility and universal design should also be considered on this and all Housing Now sites.