



705 Warden Avenue
Online Information Session
SUMMARY

Wednesday, May 13, 2020
6:00 – 7:00 pm
Online via Webex

OVERVIEW

On Wednesday, May 13, 2020, staff from City Planning, the Housing Secretariat, and CreateTO were joined by Mayor John Tory and Ward 20 Councillor Gary Crawford for an Information Session about the updated development concept for 705 Warden Avenue. Based on the expert advice of the City's Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and protect the health and safety of Toronto residents and City staff, the Information Session was online and phone-in only.

Before the session, CreateTO and the City shared notice of the meeting and information about the updated development concept through emails, a newspaper ad, mail drop to over 6,000 residences and businesses, social media, and through the project website which included a descriptive video presentation and discussion guide. Over 250 people joined the Online Information Session. Following opening remarks, the Mayor, Councillor, City, the Toronto Transit Commission and CreateTO staff answered questions from the community that were shared in advance by email and phone, and questions asked live during the session.

Swerhun Inc., an independent third-party facilitation firm retained by CreateTO facilitated the Online Information Session and prepared this Summary. This summary is not intended to serve as a verbatim transcript. The summary was shared with participants in draft for review prior to being finalized. A recording of the Online Information Session is available a [createto.ca/warden](https://www.createto.ca/warden) and on CreateTO's YouTube channel <https://youtu.be/SwfnrvglyHY>.

This summary includes two sections: the first includes questions and answers shared during the Information Session, and the second covers questions received prior to and after the meeting, up to May 15, 2020 (totalling 24 emails and 3 voicemail messages).

Note: The intent of this summary is to capture the range of perspectives that were shared at the meeting. It does not assess the merit or accuracy of any of these perspectives, nor does it indicate an endorsement of any of these perspectives on the part of the City of Toronto or CreateTO.

BACKGROUND

Toronto City Council initiated Housing Now in December of 2018 to accelerate the development of affordable rental housing within mixed income, mixed-use, transit-oriented communities across the city of Toronto. The first phase of Housing Now has the potential to create more than 10,000 new residential units across 11 properties, which will include over 3,700 affordable rental units, with rents averaging 80 per cent of Toronto's average market rent. In 2019, City of Toronto and CreateTO staff began advancing background studies, engaging with residents and stakeholders, and developing concept plans and business cases for the first set of properties.

At its meeting on February 12, 2020, Toronto City Council's Planning and Housing Committee requested staff to review potential revisions to the 705 Warden Avenue development concept with the objective of providing additional housing opportunities on the site and to consult with the Ward Councillor and local community on this matter. Details of the proposed updates to this development concept are available to the public on the Housing Now website (www.createto.ca/warden) and were the focus of the online information session. Toronto City Council will consider a proposed Zoning Bylaw Amendment in June 2020.

OVERALL OBSERVATIONS

In broad strokes, the questions and comments shared revealed a range of viewpoints and areas of interest related to the updated development concept for 705 Warden Avenue. Many of the concerns and opportunities shared at the first two community meetings were reiterated prior to, during, and following the Online Information Session. Questions and comments also revealed a wide range of opinions on some specific topics, including:

Too much, not enough. Some said the revised development concept was “too much” and were worried the development would have local negative impacts, including shadowing, loss of parking, construction dust, decreased property values, and others. Others said the project was “too little,” adding too few units and missing an opportunity to leverage public land and make a bigger impact on Toronto's housing affordability crisis. A few saw the project as an opportunity to accommodate a workforce population and create a well-planned neighbourhood with a mixed-income community.

Need to see local benefits and infrastructure. Another perspective reflected in the questions and feedback was the position that, if this community is going to help address a city-wide affordable housing problem, it should receive local benefits and infrastructure to support the additional populations. Specific benefits and infrastructure identified as needed include: sufficient school capacity, local retail (like a grocery store), sufficient parking for local residents and commuters, greater transit capacity on Line 2, and more.

SECTION 1. QUESTIONS & COMMENTS RECEIVED DURING THE ONLINE INFORMATION SESSION

This section summarizes common questions, comments, and responses shared during the online information session, organized under common themes. It includes both questions from online participants and a subset of questions asked in advance and shared by the facilitation team. Since this section is a summary, it does not include a word-for-word transcript of questions and answers. To see the detailed wording of each question and answer, watch the meeting recording at createto.ca/warden. Responses were provided by Mayor Tory, Councillor Crawford, City staff, and representatives of CreateTO, and TTC and follow each question below.

Questions about the amount and impacts of affordable housing

Why is the proportion of affordable housing so low on City-owned land? Why is the City targeting what appear to be young professionals instead of people with a deeper need?

Response from Mayor Tory and the Housing Secretariat: Housing Now is one of several City programs being used to deliver affordable housing. Housing Now covers a range of income groups, including deeply affordable and workforce housing. The City's HousingTO 2020-2030 Action Plan includes a range of other initiatives to address housing affordability, including a goal of creating 18,000 supportive housing units to address the very specific needs of people dealing with chronic homelessness. One way the City is addressing this supportive housing target is through a pilot project to use modular housing on City-owned sites.

Why is this site being targeted for this kind of development, especially when there's already affordable housing nearby?

Response from Mayor Tory and City Planning: We're using sites across Toronto that are City-owned, close to transit, have development potential, and where we can provide high quality developments that serve a range of income types. Our focus is providing a development that is well designed and supports all elements of the community, from community infrastructure, to affordable housing, to transportation.

The Mayor and Councillor have said we are full-steam ahead on providing affordable housing. Yet, there has only been an increase of 25 affordable housing units on this site. How is 25 additional units "full-steam ahead" and how can we get meaningful, affordable housing density and workforce housing density on this site and other sites?

Response from Mayor Tory and Councillor Crawford: Providing affordable housing across the city is a very difficult challenge. We have heard from some that we are not providing enough affordable housing and from others that are opposed to adding affordable housing at all. We need to listen to the range of views, look at each site individually, and find a balance.

I am concerned this development will negatively impact property values. Why are you building here and not continuing to build somewhere like Victoria Park? Will the

City consider delaying development of this site until after we recover from COVID-19 (so we can sell our homes with less risk of losing equity)?

Response from the Housing Secretariat: Developments like this have made significant contributions towards the communities in which they are developed and there is no evidence to show key worker housing and rental housing result in loss of equity or decrease in property values. For example, some recent research looked at the development of new affordable homes in British Columbia and showed there was no loss in property values as a result. We're proposing this development to benefit the community and provide important places for our friends and family members to live.

Questions about infrastructure (parking, schools, transportation)

Parking has been an ongoing concern. Is there any update about what kind of parking arrangement might be put in place so that residents and commuters still have a place to park?

Response from City Planning and CreateTO: We know there are parking problems in the area and are looking at ways to address them. There are approximately 300 parking spaces proposed as part of the development in the mixed use building, not including an additional 46 parking spaces at the Warden Hilltop Community Centre and on-street parking on the new public street. The proposed Zoning by-law will also enable paid public parking within the development, which could serve commuters using Warden Station. This shared parking arrangement will use vacant parking spaces during the day to support public parking demand.

How do schools fit into the plans? Since the development will result in more families living in the area, is there enough capacity at nearby schools like St. Joachim or General Brock? Or is there some other plan for schools?

Response from City Planning: Schools are a very important part of the community infrastructure. As part of the City's standard approach to development review, we have circulated the 705 Warden application to both the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB). The TDSB does not have a local school assigned to this location yet; they will take the expected number of new students into consideration as part of their continued planning. The TCDSB has indicated they have sufficient capacity in local schools for students that may live in this development.

How will the TTC handle the influx of people coming into Warden subway station? Warden is already very busy; I can't even get a seat from Warden. This is especially challenging with COVID-19 and the need to physically distance.

City Planning and TTC response: The TTC's recent review of Line 2 shows that there is currently capacity on the line, but we understand there is desire for capacity improvements. The TTC has a medium-term project to study Line 2 capacity, which will look at projected future demand (including demand that would be generated from 705 Warden and the broader area), and identify physical changes that would be needed to accommodate more capacity. The TTC is taking COVID-19 very seriously and looking at the next steps related to carrying passengers. In terms of the development itself, the City is looking at improving connections to Warden Subway Station through adding pedestrian connections to the bridge that crosses over Taylor Massey Creek, improving the sidewalk

and public boulevard along Warden, and improving vehicle access to the station (including a potential signalized intersection at Roper Road and Warden Avenue).

Why is there a TTC office / operations centre in a separate building? This use could instead be incorporated into one of the other buildings to free up more land for more units.

TTC response: The height of the existing TTC building is intended to provide an appropriate transition to the neighbourhood to the immediate north.

Questions about community amenities and benefits

Our community has raised several concerns about increased density, parking, school capacity, the pedestrian environment, traffic, and more, but it feels as though we are just being told what is happening. How will this development make a positive contribution to the existing community?

Response from Councillor Crawford and City Planning: We're aware of the concerns and have made changes and identified benefits in response to community feedback. We've reduced the height of the building near Roper Road and planned for several local benefits, including: expanded parking at the community centre, expanded park space (which will have its own consultation process), retail space, and a new 62-space childcare.

Have you looked at the number of units and the resources required to support a decent-sized grocery store? I'm not sure the number of residents proposed is enough to support the amenities desired by the community.

City Planning and CreateTO response: We know commercial tenants look at population density when looking to locate potential retail. The proposal includes space for small scale retail that can serve the local community, like a small grocery store. The development also includes an employment use, which will bring people to patronize the retail.

Questions about the environment

It's common to find garbage in Massey Creek's river banks. What steps are being taken to prevent river pollution or costly clean up at Taylor Massey Creek?

Response from CreateTO and City Planning: The City's Site Plan review process includes protections for the creek and protections for the top-of-slope. During construction, the City will put measures in place to ensure no pollutants enter the creek. The Toronto and Region Conservation Authority and Parks Forestry and Recreation are otherwise responsible for maintaining Taylor Massey Creek and the surrounding area. For the development itself, the City will follow very high environmental standards, including controlling stormwater, introducing trees on the new street, and adding green roofs. The development will also include a new pathway along the creek so that people living nearby can enjoy the nature being restored.

SECTION 2. QUESTIONS & COMMENTS RECEIVED PRIOR TO AND FOLLOWING THE ONLINE INFORMATION SESSION

This section summarizes questions and comments received by email and phone prior to and following the online information session, up to May 15, 2020, and not addressed during the Online Information Session (totalling 24 emails and three voicemails). It identifies common topics reflected in the questions, summarizes the range of opinions shared, and groups similar questions. The City and CreateTO have added responses following the summarized questions.

The questions and comments have been grouped under the following themes: Development Concept, Access to Housing, Infrastructure, Safety & Security, Community Services & Facilities, Natural Environment, Process and Other Feedback. Responses from the City, CreateTO, and TTC are noted below.

Development Concept

Questions and concerns about the site selection. Respondents were interested to understanding more about the selection process, including why two of the first eleven Housing Now Sites are in Ward 20, what other areas of the city have affordable housing and how COVID-19 will impact development timelines. Specific comments and questions included:

- Why are two of the first 11 Housing Now sites allowed / being developed in this Ward?
- What other areas of the City will have affordable/subsidized housing?
- Concern that creating more units and density seems unwise during COVID-19. Have you considered pausing this process to re-think how/where housing and density might be distributed given this new reality? For example, with Sidewalk Labs leaving the Quayside project, there may be more room for affordable housing on the Waterfront now.

Responses from the City & CreateTO:

- The Housing Now Initiative is investing in City-owned lands across Toronto to build affordable housing and mixed-income, livable communities. The focus is on developing surplus public property close to transit, including, in some instances, parking lots declared surplus by the TTC.

The 11 sites were selected for the following reasons:

- The majority of these sites have been declared surplus and can be activated quickly.
- They have limited operational and logistical barriers to development, e.g. servicing capacity is available and planning policy is in place to support development.
- They are located along transit lines to support intensification in mixed-income developments.
- They provide city-building opportunities and are spread across the Toronto.

Increasing the supply of permanent affordable rental housing is of particular significance at this time due to the COVID-19 pandemic. The pandemic has highlighted that access to a safe, secure and affordable home is essential to a person's health and well-being, and the overall well-being of our society. Increasing housing opportunities for residents will also make a profound contribution towards our socio-economic recovery from the pandemic.

Comments and questions about building heights & density. Respondents shared a range of opinions and concerns about the proposed building heights and density. Some said the proposed development concept includes too much height and density, while others said there isn't enough.

Specific comments and questions included:

- How is the City thinking about privacy of the existing residents in the area? Concerns that people in the new buildings will be able to see in the backyards, balconies, and apartments of existing residents, particularly those who live on the west side of Warden Ave.
- Concerns about the density of the development and what it means for traffic, safety, and local amenities. The number of units have increased between the two Public Meetings in 2019 and has increased again since then twice, which is creating cynicism in the process, since many people were advocating for less density and fewer units. What was wrong with the original proposals that now requires these changes?
- Concern that heights of the proposed buildings are not in keeping with the architectural landscape of the current neighbourhood.
- Support for the proposed development and encouragement to look at increasing density for the site to address the City's housing crisis.
- Height and density are inadequate for the location and transit availability. There should be more housing created on this valuable piece of public land.

Responses provided by the City & CreateTO:

- Initial design concepts have been further developed as more detailed work was completed. This has resulted in changes to built form, including building heights, across the site in response to adjacent uses.

Staff were directed to accommodate more housing units on this site. This meant introducing a new tower. This change is located at the south of the site and provides a transition from low-rise communities to the north. The height of the midrise building at Roper Road and Warden Ave, has been reduced to better relate to the houses to the north. The application of Tall Building Guidelines will result in a slender tower that has minimal impacts on surrounding communities.

Comments about property value. Respondents shared mixed opinions about potential impacts on property values. Some raised concerns that this development will result in decreased property values and requested specific studies that show this type of development with affordable housing does not decrease property values. Others said that property values can be driven up through careful intensification combined with more amenities, such as retail.

Response provided by the City & CreateTO:

- A review of recent affordable projects found no negative impacts to local property values. Moreover, the development will provide new homes, affordable to many key workers as well as new community amenities for all in the form of increased green space in the neighbourhood, retail and commercial options and a new daycare.

Sites will be marketed to experienced, qualified developers and operators and regulated by a long-term lease. Rental components will remain under City ownership.

The development review process assesses all parts of the development to make sure they will function properly, and fit well with the existing community.

Questions and concerns about construction impacts. An individual explained that they are a senior with existing health problems and shared concerns that construction could make their health worse, e.g. dust. They also said they don't want to have to keep their windows and doors closed. They asked what the City will be doing to protect their and others' health during construction.

Response provided by the City & CreateTO:

- As part of the approvals process, a construction management plan will be prepared and approved by the City. All trades and contractors must comply with this document in order to minimize impact to residents. However, with all construction activities there will be some noise and dust. The City requires that development submit a Construction Management Plan (CMP). A CMP provides detail on how the negative issues associated with construction are kept to a minimum. Once construction has started, there will be contact information posted on site that residents can use to call to notify the contractor of any concerns related to construction activities.

Other questions and comments

- Building A at the corner of Warden and Roper is labelled as "Mixed Use". What does "Mixed Use" mean?
- Support for retail space, which could help maintain and improve safety. Particular interest in having a grocery/food store.

Response provided by the City & CreateTO:

- The Zoning By-law for Building A will permit a mix of uses to allow both residential and commercial/office uses.

Access to Housing

Comments about affordable housing. A range of opinions were shared about the proposed affordable housing units. Some said they welcome the opportunity to accommodate more Torontonians in the community and have confidence in the City's ability to ensure the creation of well-planned, excellent homes. Some others shared concerns about providing affordable housing and said it is not an appropriate use as it requires some people to pay for other people's housing with their tax dollars.

Questions about access to housing, including:

- How do we find out more about applying for the affordable units, including availability, length of amortization, and where to go to apply?
- Who determines who can/will live the affordable units?
- If someone's income increases while living in an affordable housing unit, will they be required to move out to create space for others in need?

Responses provided by the City & CreateTO:

- The City will ensure a fair and transparent process for making affordable housing units available to the public. Information about the application process to apply for an affordable rental unit will become available approximately one year prior to the completion of construction and will be available on the Housing Now website at www.createto.ca/housingnow.
- Eligibility requirements, including household income, will be established in conjunction with the selected development partner for residents interested in an affordable unit. Prospective tenants must demonstrate that they meet these eligibility requirements in order to qualify for an affordable unit.
- Once a tenant has been selected for an affordable unit, all matters respecting that tenancy will be governed in accordance with applicable Provincial law. As with all matters respecting residential tenancies in Ontario, rental units as part of Housing Now are governed by the provincial Residential Tenancies Act, 2006. This legislation details specific circumstances in which a tenancy can be terminated; this does not include changes to a tenant's income.
- The Housing Now program is a partnership with private developers and rents from market units will support affordable rents provided on the site.

Infrastructure

Concerns and questions about parking. Some commented that the area already has existing parking issues and raised concerns that additional residents, commuters, and people using the proposed retail uses will only make things worse.

Responses provided by the City & CreateTO:

- The City has heard concerns about on-street parking within the neighbourhood to the north. A total of approximately 300 parking spaces are proposed in the mixed use building, not including additional 46 parking spaces at the Warden Hilltop Community Centre. The new public street will also have on-street parking available.

Concern about school capacity. Respondents raised concerns about the capacity of nearby schools and their ability to accommodate additional students living in the development. There was also a concern that limited school capacity may require students to be bused or driven to schools further away, which could increase traffic in the area.

Responses provided by the City & CreateTO:

- The City is working closely with school boards to understand their existing capacity and the potential impacts of this new development as per the City's standard development review process. We understand that the Toronto District School Board is factoring in new demand from 705 Warden Ave. as part of its planning for broader changes within the school system in southern Scarborough.

The TDSB currently has no assigned 'home' school for this site because it is located in a predominantly commercial/industrial area. TDSB staff have advised that they will continue to monitor residential development in the area to understand the population changes from new development and where prospective students will attend school.

The Toronto Catholic District School Board has advised that there is sufficient space within the local elementary and secondary schools to accommodate additional students from this residential development.

Comments and questions about transit and Warden Station. Some said Warden Station is in dire need of repairs, including making the station accessible / barrier free; saying this should be done before or concurrently with the development of 705 Warden Avenue. There was a comment that Warden Station needs improved signage, especially at the St. Clair entrance.

Some shared specific questions about Warden Station, including:

- When will Warden Station be made accessible/barrier free; is there a phasing plan in place?
- How will a safe pedestrian route to/from Warden Station be provided, especially during construction?

Response provided by the City & CreateTO:

- The redevelopment at Warden Station is in the preliminary design phase (30 per cent design). The scope includes a full barrier free path between all modes of transportation to make the station fully accessible by 2025. This includes the construction of a new circular fully accessible bus terminal, as well as a temporary terminal to maintain bus service during the construction phase. The construction work will be phased over several years to ensure the station remains fully operational during the construction phase.
- As part of this development, connections to Warden Subway Station will be improved, including providing pedestrian connections to the existing bridge that crosses over Taylor Massey Creek and improving the sidewalk and public boulevard along Warden to connect to the station.

Comments and questions about the proposed TTC building. A concern was shared about locating the TTC building on the site, with comments shared that other TTC buildings in the area (e.g. the bus garage at Danforth and Birchmount) have negative impacts on the community (e.g. noise).

How will additional traffic from the proposed development be dealt with / mitigated?

Response provided by the City and CreateTO:

- As part of the development application, CreateTO retained a consultant to undertake a Traffic Impact Study and parking study for the mixed use development. As part of the Traffic Impact Study, the consultant is required to prepare a set of Transportation Demand Management strategies to mitigate congestion and reduce impacts on the mobility network from the development.

The City will continue to look at issues like traffic and safety as this project progresses.

Improving water flow. There was a concern shared that the existing water flow in the community is insufficient and could become worse by adding more people to the area.

- Can water flow be improved?

Response provided by the City & CreateTO:

- City staff have reviewed the servicing plans associated with the development concept and are satisfied that the proposed development can be accommodated through upgrades to the municipal system. As such, it would not impact the flow of water in the area.

Safety & Security

Questions and concerns about community safety and security. Some respondents raised concerns about safety and security in the community, identifying both existing issues and concerns that the proposed development could make things worse. There was a suggestion to connect with the Toronto Police Service to discuss and identify lessons learned from other areas of the city to help reduce crime.

Specific questions asked included:

- What are the strategies to address concerns about safety and crime in the area?
- With similar communities like this, has the crime rate decreased or increased? Can you share statistics to confirm?

Response provided by the City & CreateTO:

- Developments like this can lead to increased safety and security since they result in more people going about their daily business, such as going to-and-from work or using the public park with their kids. These types of activities can discourage illegal or unsafe activity.

The selection of the operator of this development will include a review of how well their proposal includes operation measures and design features to mitigate safety risks.

The City will do a “safety audit” when reviewing the detailed designs to identify anything in the proposed design that might impact security (e.g. dark or secluded spaces) and address them by applying the principles of Crime Prevention Through Environmental Design.

Community Services and Facilities

Warden Hilltop Community Centre. Concerns shared about the community centre included access, especially for residents south of St. Clair, limited programming and space, and a lack of parking.

Specific questions about the community centre included:

- Are there plans to increase access, particularly pedestrian access for residents south of St. Clair?
- How will access for local residents be maintained (e.g. through priority access or expanding the centre to accommodate more users)?

Response provided by the City & CreateTO:

- Community recreation centres across Toronto are open to all residents. Most centres have a local focus and are primarily accessed by the local community. The City has a plan (the City Council adopted [Parks and Recreation Facilities Master Plan](#)) to ensure that community recreation centres continue to meet the needs of local populations as the city grows. Council has directed that the Parks and Recreation Facilities Master Plan be reviewed every five years so that the City can monitor areas of growth and adjust investments as necessary.

Community amenities. There was a concern raised that the local community has been repeatedly promised a variety of community amenities over the years, but few have been provided. There was significant interest in having a grocery / food store in the development. There was also interest in public art and the development being used to support the arts in the community. A lack of programming and space specifically for seniors in the area was raised as a concern as well.

Environment

Are there any plans to incorporate low impact development strategies for this development site, like permeable pavement?

Response provided by the City & CreateTO:

- All Housing Now applications are pursuing the equivalent of Toronto Green Standard Tier 2 levels of sustainable performance. This is a higher level of sustainability measure than the City’s standard requirement.

At 705 Warden, this includes storm water retention measures to capture and manage an increased level of rainfall on-site, enhanced tree planting measures in the landscape plan to enhance the urban canopy, and green roofs that will be above 50 per cent of the available roof space.

Some respondents were keen to see Taylor Massey Creek protected and maintained. There was a suggestion that the TRCA should be involved to help preserve the creek and surrounding natural environment. Another respondent suggested maintaining the vegetation around the creek to make it easier and safer for people to use.

Specific questions included:

- If a pathway is created near Taylor Massey Creek, how will it be preserved and kept clean?
- What kind of regeneration is going to take place at Taylor Massey Creek?

Response provided by the City & CreateTO:

- Taylor Massey Creek and the surrounding area is regulated by the Toronto and Region Conservation Authority (TRCA) and Parks Forestry & Recreation, who operate it as a natural park. The site plan illustrates the required eight-metre stable top of slope allowance and an additional 10-metre access allowance north of the creek for its protection. As with any development, construction measures and long-term measures will be taken to ensure that there are no pollutants entering the creek.

Process & Other Feedback

Respondents shared a variety of comments about the process to date, including the Online Information Session. One respondent questioned why consultation is continuing noting that the public has raised many concerns already, which they feel have not been addressed (e.g. building heights). Other respondents shared appreciation for the Online Information Session, saying it was both creative and informative.

Importance of listening to and planning for the existing community. There was a comment shared that focused on the importance of listening to the community that has lived in the area for a long time and has extensive local knowledge. It was noted that this area is a proud, stable, multigenerational area with a large mix of uses and this development presents an opportunity to make things better for all, not just the people that will move into the development.

NEXT STEPS

Mayor John Tory, Councillor Crawford, City and CreateTO staff thanked participants for joining the Online Information Session and for their continued participation in the process.

Annelly Zonena from City Planning explained that the Staff Report and Zoning By-law that reflects the revised development concept will be presented to the City's Planning & Housing Committee in June. She also noted that information about the Planning & Housing Committee meeting is available on the [City Clerk's website](#) for the Planning & Housing Committee website. Since the Online Information Session, the date of the statutory public meeting has been set for June 15, 2020 at 9:45am

Due to the current state of emergency City Hall is closed. The meeting will take place by video conference and streamed live online. You can follow the meeting at <https://www.youtube.com/TorontoCityCouncilLive>.

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal. Send written comments by email to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal. If you want to address the committee directly, please register by email to phc@toronto.ca or by phone at 416-397-4579, no later than 12:00 p.m. on June 12, 2020. If you register the City will contact you with instructions on connecting to the meeting.

Mailing Address for written comments to Planning and Housing Committee:

Nancy Martins, Administrator, Planning and Housing Committee
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Ian Malczewski from Swerhun Inc. let participants know how to share any additional questions after the meeting by phone and email and explained that a recording of the information session and a meeting summary will be available on the project website (www.createto.ca/warden).