



1631 Queen Street East

**Round Two-Online and Mailed Feedback
Summary**

Overview

In conjunction with the virtual Community Meeting hosted by the City and CreateTO on June 10, 2021, the Community Meeting materials and a feedback form were made available on the project website and by mail. On June 23rd, 2021, CreateTO and the City also hosted a meeting with residents of the TCHC building immediately west of the site at 1080 Eastern Avenue to share and seek feedback on the revised development concept for 1631 Queen Street East. Following the meeting the project team worked with staff from 1080 Eastern Avenue to distribute an information sheet and feedback form to residents of the building. Both feedback forms asked the following three questions:

1. What do you like, if anything, about the revised development concept?
2. Do you have any suggested refinements to the revised development concept? If so, what are they?
3. Do you have any other comments or feedback for the Housing Now team?

Comments received through the feedback forms made available on the project website and by mail, feedback forms distributed to residents of 1080 Eastern Avenue, and emails to the project team have been summarized in this report. Additional details, including the materials shared at the Community Meeting, a recording of the meeting, and the meeting summary are available on the project website at www.createto.ca/1631queen

Summary of feedback received

Feedback on the overall development

General concerns about the proposed development. Respondents shared concerns and opposition to the proposed development. Concerns generally related to proposed heights above six-storeys, increased density, and impacts on local infrastructure.

General support for the proposed development. Respondents shared support for specific features of the proposed development including the inclusion of mixed-income rentals to bring greater diversity to the area, the expansion of the existing childcare facility, and place-keeping on Kishigo Lane.

Concern about the proposed height. Some said the proposed height is too tall and does not follow the Queen Street East Urban Design Guidelines, will cast a shadow on the surrounding neighbourhood, and will set a precedent for future developments. One respondent said the 45-degree angular plane is too steep and does not hide the massing above the street wall. Another respondent suggested that the heights in the centre of the site and on Eastern Avenue should be reduced to six-storeys to align with the Queen Street East Urban Design Guidelines.

Support for the proposed heights. Some shared support for the proposed building heights and suggested that the Urban Design Guidelines should be relaxed to allow for more affordable rental units.

Concern for Kishigo Lane. A respondent shared concerns that Kishigo Lane will be inadequate for appropriate Indigenous place-keeping. Concerns shared included shadow impact from the proposed building, that the size of Kishigo Lane is too small, and constraints on how the space can be used due to underground service lines. They suggested that the old Woodbine Racetrack would be a more appropriate space as it is a larger and less constrained place.

Feedback and comments related to 1080 Eastern Avenue. Respondents shared strong support for maintaining and/or replacing the existing outdoor space at 1080 Eastern Avenue. They said that this area is well used by residents of 1080 Eastern Avenue to garden, barbeque, and gather outside. Some shared disappointment that residents of 1080 Eastern Avenue did not have a say as to whether part of the 1080 Eastern Avenue site would be included in the development of 1631 Queen Street East and advocated for ongoing engagement as the process moves forward. There was a suggestion to hold a

walk with residents of 1080 Eastern Avenue, Councillor Bradford, the Housing Now team, the Community Service Coordinator for 1080 Eastern, and the selected development partner to provide more detail about the development and answer questions. There was concern shared about construction impacts, especially how noise and dust may impact the health of residents of 1080 Eastern Avenue. There was a suggestion to put publicly accessible spaces / features (e.g., seating) in front of the building / facing the streets to make it visible and safe. There was concern that the 1631 Queen Street E building would block sunlight / cast shadows on the 1080 Eastern Avenue building and outdoor space.

Feedback on affordable housing

Support for affordable housing. Respondents shared support for the Housing Now Initiative generally and the focus on providing affordable housing at 1631 Queen Street East. Some suggested that 100 per cent of the units be affordable and all heights be kept to six-storeys.

Feedback about parking, traffic, and impacts to the local street network

Concern about parking and general congestion in the area. Respondents commented that the local transit system (specifically the Queen East Streetcar) is already over-congested. There was also feedback about the importance of conducting traffic studies to determine impacts from this development and others nearby. There were suggestions to include bike lanes in the area and covered bike parking on-site to protect bicycles from the elements. There was concern that the new development would bring more cars to the area and therefore increase carbon emissions / pollution. There was a suggestion to put the entrance/exit of the underground parking/driveway on the north side of the development to reduce impacts on residents of 1080 Eastern Avenue.

Other suggestions and comments

Other suggestions and comments raised in the feedback forms included:

- Integrate anchor tenants into the ground floor (such as grocery stores) to encourage more foot traffic;
- Allow more members of the community to speak at the public meetings (e.g. allot a specific amount of time for each person so that more people can speak);
- Hold separate meetings with minority groups to ensure a safe environment is created for sharing ideas and opinions;
- Increase the notice area so more people are aware of the meetings and process;
- Investigate ways to expropriate and include the Harveys site in the development;
- Make details about the economics / business case for the development publicly available; and
- Ensure the development is AODA compliant by hiring and consulting equity seeking groups and groups with disabilities.