



Results from Working Group Proceedings

The Working Group deliberations led to some improvements to reduce the glass wall effect, some bird-friendly precautions were introduced and landscape designs were incorporated with the natural environment. However, several disconcerting aspects of the development proposal surfaced.

The dominant concerns of local residents – height and massing – were removed from any City-facilitated discussions by Daniels Corporation appealing to the Ontario Municipal Board (OMB). Daniels refused to discuss height and massing at the Working Group meetings.

Glass Walls vs. Brick and Stone:

From the beginning of the development process, the HPRA has always opposed the use of large amounts of glass (often referred to as *glazing*) in buildings neighbouring High Park.

To this end, the HPRA recommended to the Working Group that the development include a **higher proportion of brick and stone** – especially in the central component of the building. A second option voiced at the Working Group meetings for adapting the glass façade of the building was *fritted glass* (incorporating opaque circular ceramic pieces into glass in order to give the perception of solid colour from a distance).

After considering both options, the majority of Working Group members agreed that fritted glass was the preferred choice. By using fritted glass in the balconies throughout the entire building, the “glass wall” effect will be minimized and the bird-friendliness of building increases. As the fritted glass components will look white, and together with the shadow resulting from overhanging balconies, will break up the wall surface so that the birds will perceive it as a solid object. Further, the vertical green glass panels in the central façade have been removed from the design completely.

In addition to using more brick, the HPRA also recommended the use of **natural materials** such as limestone, especially on the ground floor. Daniels Corporation argued that limestone was cost-prohibitive, but has agreed to include the stone for the courtyard wall as well as the entrance to the lobby on the north side of the building.

In an attempt to fit with the unique character reflecting early to mid-20th century architecture along Bloor Street West north of High Park from Keele Street in the east to Clendenan Avenue, Daniels Corporation has agreed to use **dark brown-red brick** (the preferred option of all Working Group members) in the east and west wings of the building.

Landscape Design:

There were many positive aspects of the landscape designs discussed during the Working Group meetings. The courtyard at the front of the building will incorporate a “table-top” underground design that will allow for the **growth of tree roots for full maturity** (30 – 50 cm trunk diameter over 30 – 40 years). The landscape architects have worked with groups from High Park to use trees and plants native to the park.

A *bioswale* (a landscape element designed to remove silt and pollution from surface runoff water) consisting of local grasses will extend along the property between the sidewalk and Bloor Street.

The sidewalk along Bloor Street will be multiple times wider than a regulation City of Toronto sidewalk, but this will be achieved by parts of the east and west wings of the building overhanging the sidewalk.

Disconcerting Items:

Through discussions at the Working Group meetings, it became clear that some positive aspects of the development proposal were not as beneficial to the community as previously thought.

While Daniels Corporation has purchased the TTC lands immediately north of the development site and will pursue re-zoning of the land for the development of a daycare amenity, no such amenity will be built in the near term.

After discussing options with the City of Toronto and potential private daycare operators, Daniels Corporation has decided it is **not in their economic interest to build a daycare on the site**.

If re-zoning of the site is approved, Daniels Corporation will have the option to build a daycare in the future if they so choose, but the community will not benefit from a daycare actually being built on the site in the foreseeable future.

After using the daycare amenity as a justification for giving back to the community, Daniels Corporation receives the benefits of a lower FSI (Floor Space Index) density rating resulting from purchasing more property, while not actually giving anything back to the community.

Since the beginning of the development process, the HPRA has commended Daniels Corporation in incorporating retail space into the development. This particular stretch of Bloor Street is lacking in retail and would benefit greatly from small local businesses in the area such as an independent coffee shop, bakery or other locally-owned small shops.

However, through discussions at the Working Group meetings, it became clear that Daniels Corporation is planning on including **only 3 retail units in the building design**.

With such a small number of units, the size of each retail space will be too large, and too expensive, for small independent businesses to lease. The result will be large-scale franchise retailers – with little connection to the local community – will be the only business able to afford leasing retail space in the building.