

COMMUNITY MEETING NOTES – JUNE 25, 2009
1030-1040 Islington Ave. (at Norseman) - Mantella Project

Application

- To rezone a 13 ac site to permit 1400 residential units with some office and retail and light industrial uses on the west property boundary

Consultant Team:

Barry Horosko (BH) – Lawyer, Bratty and Partners

Barry Morrison (BM) - Planner

Sol Wassermuhl (SW) – Architect, IBI Group

Margaret Briegmann (MB) – Transportation, BA Group

Susan Keir (SK) – Community Services Planner, Keir Corp.

Stephen Popovich – Landscape Architect, Stephen Popovich Associates Inc.

City Representative:

Councillor Peter Milczyn (CPM) Ward 5

Neighbour:

Polytainers – Katarzyna Sliwa, Davies Howe Partners

BM – site is surrounded by industrial and low rise residential

- No OPA is required, site designated Mixed Use
- An application to rezone the lands from IC-1 is required
- Proposing growth for the mixed use area
- Rear portion of site to remain industrial (to respect the existing industrial uses on adjacent lands) mid rise near Islington
- This is a pioneer site, trying to bring the site into conformity with the Official Plan
- Approx 70,000sf of employment uses and 60,000sf of commercial with a high level of architectural design

SW – mid rise is most appropriate for this site

- The proximity to the subway requires this type of density
- Block towers don't relate to the street, this development is pedestrian friendly
- City Planners are encouraging mid rise buildings (8-12 stories)
- 25 ft setback from Islington to the property
- Double tree lined streets internally
- Access will be off of Norseman
- The buildings will be 8-10 stories high with 12 stories backing onto the industrial lands
- North end of existing retail space (No Frills), will be enhanced with additional retail to create pedestrian friendly service area

- Huge amount of greenery
- Using a European concept
- 1410 units with parking that meet City requirements (1923 cars)

RESIDENT COMMENTS AND CONCERNS:

Greg – Lillibet Road

- **What are the proposed demographics for the new development and how will it affect the schools and community centres?**

BM - the development is to be phased over 10 yrs

- For people who want to use the subway
- Seniors component if the market permits
- Young working professionals, seniors and some families
- Not a lot of young children expected

SK – spoken to school boards, the school yield totals are 274 students - yields from the TDSB are based on 2004

- TDSB - 28 elementary students and 14 secondary students projected
- TCDSB -24 elementary students and 108 secondary students projected
- Persons per unit in Ward 5 have been in decline between 2001-2006 (Stats Can) and there is a 12% decline over the same period in children under 10.

Resident

- **2004 stats are too old and do not reflect the current conditions**
- **Currently there are not enough classrooms**
- **Schools and community centres are at capacity**

SK - yes Norseman and Bishop Allan are both over subscribed

Resident

- **How will this development impact shopping, entertainment and transportation in the area?**

BM – the TDSB has been seeing declining enrolments for many years now

- shops will remain vibrant
- The more customers the better
- Positive impact on shopping and entertainment

MB – a Transportation Impact Study was completed after discussion with the City to determine the study boundary area

- Existing conditions were studied along Islington from Bloor to Queensway
- Islington is considered a major roadway, 25,000-30,000 vehicles in a 24 hr period

- Peak flow of 1,000-1,500 per directional flow
- Norseman is considered a collector, 5,000 vehicles in a 24 hr period on the east side and about 8000 on the west side of Islington (closer to capacity)
- The City is looking for improvements to Noresman, to consolidate access and to incorporate a new public road on site
- TTC has not commented yet, however they generally ask for new buses or bus lanes, revised signal timing

Resident

- **Concerned about traffic on Noresman**

MB – Noresman to the West will be busier because of the industrial uses

Resident

- **Has the traffic been studied at Royal York and Noresman?**
- **What is the impact on the existing traffic?**

MB – will look into including this area into the study - this was not the City's recommendation

- 1% impact, greater impact at Queensway/Islington intersection

Resident - Wendy Gownick

- **Has there been any consultation with the French Catholic School?**

SK – Will contact the French Catholic School

Resident

- **Is Norseman at max. road capacity?**

MB – 1400 units will generate 585 trips, 275 trips are currently generated on site by the fitness facility and the bank

- there will be 310 trips as a net impact
- City has asked for a new public road on site
- Data says most people will not use Norseman
- Norseman is not at max. capacity

Resident

- **Studies should include Norseman from Islington to Royal York for traffic and schools.**
- **The development has no green space, the roundabout should be converted to green space.**

CPM – the developer has to provide parkland or cash in lieu

Resident – Rick, Saybrooke Ave.

- **Moved to the neighbourhood from Yonge and Eglinton to get away from these types of developments**
- **This development is being proposed at the wrong location (oversized)**
- **What is the immediate benefit to the community?**
- **Is there a way to completely stop this development?**

SW – Islington is a main arterial and the site is near public transit, density is to go in this location

- The proposal is people friendly - one community benefit is to provide a different built form - housing/employment - the benefits are broad
- Courtyards are proposed at the centre and provide amenity space

Resident

- **There is no precedent for this type of development, single family homes border the site, there is not the infrastructure or schools, the site is out of context.**

SW – Mid range development for this site is being endorsed by the City

BH – OP designates the land as Mixed Use

BM – City has designated Islington as a higher density area

- Growth along Islington and near transit areas is desirable in accordance with Provincial Policy
- There are few sites in the area that can accommodate housing
- This will provide housing for the area

CPM – the development cannot be stopped outright as it is designated in the Official Plan and was a carryover from the former City of Etobicoke Official Plan- better to negotiate with the developer for what the community wants

- Hopes the development will be different than what is proposed in built form, heights (6-12 is mid-rise, not just 10-12), number of units, type of housing (i.e. seniors would have less impacts on community services/traffic), parks and public spaces, concerns re community impacts on and off site
- Potential for seniors housing
- There could be something in it for the residents in terms of community benefits
- The Mixed Use designation line is an interpretation, it could be that the line does not allow for as much mixed use as shown
- The community is better off to negotiate with the developer now rather than at the OMB

Resident - Joanne Forest – Spring Gardens Rd.

- **What is the developers 'Plan B'?**
- **What can the developers change to make the residents happy?**

BH – listening to the residents at these types of meetings and further discussions with City Staff , will look at extending the traffic study and incorporating a seniors component

- There is no Plan B

Resident

- **Has a green roof been considered?**

SW – the project is not at that level of detail yet, during the site plan process things of that nature would be discussed - aware that By-laws are being approved to require these

Resident – Eddie

- **The community centre is too small and there are no parks**

CPM - money from the developer goes to all departments

- There either has to be a park or cash-in-lieu
- The City will require additional improvements or cash for things like parks, community centres
- the residents will be involved in the process
- ½ the parks money needs to be spent in the community and ½ can go elsewhere in the City
- All of the Section 37 money for community benefits (day care, parks, community centre) in exchange for additional height and density must be spent in the community

Resident – Elio – 40 Leland Ave

- **Are there plans for recreational facilities in the proposed buildings?**

SW – yes, 4 courtyards which will provide amenity space, not enough room for playing field

Resident

- **Will there be a pool?**

SW – expects there will likely be a pool

CPM – Pool is private

Resident – David Gardenvale Road

- **Where does the red strip (OP Land Use Map) run on Islington?**
- From Six Points Road in the north to Jutland in the south

Resident

- **Is there potential to have these developments all along the mixed use area?**

BM - The only sites with enough land for these types of developments are the site proposed and the site next door which currently has long terms retail leases

Resident

- **The traffic study needs to be increased, Islington station is 1.2 km away and people won't walk that far or take the bus, this will put pressure on the commuters to take the side streets rather than Islington. A lot of residents use Norseman. What is happening with Fairfield Senior Centre?**

Resident

- **The building proposed is too big for the neighbourhood.**

SW- The development will only be 8 stories at Islington and 12 stories at the rear

- The building will be approximately 40 ft from the curb

Resident

- **Additional green space should be provided along Islington.**

SW – The City wants the buildings closer to Islington to promote activity and close to transit

Resident

- **Safety is an issue, the traffic study needs to be redone**

Resident – Oxana, Elford Blvd.

- **Can traffic be studied on side streets?**

CPM - meeting with residents has taken place and the City is reviewing traffic on residential side streets, they are looking at speed etc.

- Fairfield School was purchase by the City from the TDSB for a seniors centre - the parking lot and green field to the west are still owned by the TDSB and they have declared it surplus. The City gets first crack to buy it and I want the City to buy it - should remain public land.

Resident – Mary, Allison Street

- **Did the TTC study look at reintroducing buses on Norseman?**

CPM – no buses proposed on Norseman

Resident – Mary, Leland Ave

- **Concerns with respect to traffic and noise, with new residents will there be more noise from traffic on Islington?**

Resident

- **Why can't the developer build townhouses or something at a lower scale?**

BM – there are few sites near transit

- The objective is to get an optimum amount of density for the site
- The development size is reasonable for the area

Resident

- **The Province doesn't force the developer to build mid rise.**

Resident

- **What will the buildings look like, materials etc.?**
- **How far away is the next development of this scale?**

CPM – McGuinness Distillery site may be somewhat similar in scale of building but not in size of site

Resident

- **The development is out of context.**

Resident – Kevin McDonald

- **Will the construction cause a disturbance for the 10 yrs that the proposed development is phased?**
- **How will this development affect property values?**
- **Will low income housing be incorporated in this development?**
- **Mantella owns the No Frills next door, will they develop this property as well?**

BH – there is a long term lease on the neighbouring property

- There is a freeze on low income housing money federally and provincially, however, the policy people at the City have requested it be looked into
- The developer does not want this
- Seniors housing is needed
- No negative effects on property values anticipated

CPM - there is no government money for non profit housing

- You can't zone to prohibit non profit housing

Resident – Chris, Castlebar Rd.

- **First time home buyer, worried about property values and the look of development**

SW– there will be no low income housing

- The building is going to be a quality building in a quality complex

- The development will be an improvement over a big box development

Resident – Brian

- **Has the City infrastructure been looked at? Water, sewer, garbage etc – Capacities?**

CPM – the developer has to pay development charges

- Water and sewage usage is going down in the City
- The City is in good shape
- The pipes at Norseman may need to be redone but that would be at the cost of the developer

BH – For the next meeting, we will try to pull together the financial requirements, outlining the developer’s cash responsibilities

Resident – Peter, Stockbridge Ave.

- **What prevents someone from turning the units into rental units?**

BM – there is no case for low income housing

- Unit owners would require good rental rates based on the cost of the units

BH – people will not be buying these units to rent out

- There is a long term build out (10 years)
- Quality building

Resident – Parry, Kingscross Square

- **Is this the first time Mantella has wanted to develop this property?**

BH – yes

Resident – there was another meeting for the same site approx. 8 yrs ago

BH/CPM – will find out if there was something else proposed

Resident

- **What type of units will be included in the development?**
- **Doesn’t want to see 1 bedroom units, need larger units for families**

BH - noted - would like to know if the community supports low income housing

Resident - what do you think? - no