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JOHN STREET REDEVELOPMENT *-More than just a tower-*



On April 8th, 2015, I held a community meeting to update Weston-area residents on the redevelopment of the John Street TPA lot and surrounding properties. The proposal is supported, in principle, by the Weston Village Residents' Association. Recently, a flyer has been circulated throughout the community to rally support for an 18-storey tower which will result in greater shadow impacts and less public space for the community's use, including the Farmers' Market. These are the facts:

The Project

The development by The Rockport Group includes a 350-unit market rental development with:



- 8,600 sq. ft. **Community/Cultural Hub** on the ground floor of the existing high-rise building at 33 King Street, to be designed and programmed in consultation with the local community and constructed by The Rockport Group
- 26 **affordable live/work housing units for artists** and their families located alongside the creative programming space at 33 King Street and constructed by The Rockport Group

- 2,400 sq. ft. **outdoor area** to serve as a community gathering place, host the Weston Farmers' Market and other community uses
- New TPA parking facility

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How We Got to 30-Storeys

The first concept presented to the community in March 2014 showed an 18-storey L-shaped building which did not conform to the City of Toronto's *Tall Building Guidelines* ("the Guidelines"), which apply across the City (not just to downtown Toronto). The developer was asked by City Planning to revise their plans in a manner that would follow the Guidelines, resulting in plans which redeployed the gross floor area into the current 30-storey tower and podium proposal, with low-rise townhomes fronting John Street.

18-storeys vs. 30-storeys

With the 18-storey proposal, there was a greater shadow impact, with a wider shadow which would move slowly, keeping some areas in shadow for several hours of the day; under the updated, 30-storey design, the shadow effects have been minimized. In addition, by reducing the floor plate, the 30-storey design results in more open public space for the Farmers' Market and other programming.

Traffic

As is often reported in the news, traffic is a big problem city-wide. For the Weston area in particular, Transportation Services will be undertaking a traffic study to examine traffic patterns in the area and identify changes that should be made to get traffic flowing better. This will happen as soon as Metrolinx leaves the area as in order to conduct a proper study, it must be done once traffic patterns return to normal.

The Big Picture

This project is about more than a tower. What this project is really about is the Artscape-operated Community/Cultural Hub, artist live-work space, and outdoor public space that is only possible with this project proceeding. The Artscape component will keep this area animated all year long, seven days a week. It will become the community's "centre," something that is currently lacking in Weston, with the exception of the Saturday mornings when the Farmers' Market is running. Artscape has a history of revitalizing communities and their project in Weston will follow suit.



Next Steps

The upcoming rezoning process will give the public a full opportunity to consider what is being proposed. Once an application is formally submitted to the City by The Rockport Group, a preliminary report will be submitted to Community Council, after which another community consultation meeting will be held.

I hope that you find the above information helpful in better understanding the context in which this proposal is being supported. If you have any questions, please contact my office at (416) 392-4091 or by email at councillor_nunziata@toronto.ca.

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