



Overview

On October 5th, 2020, the project team for the development located at 191 and 201 Sherbourne held a virtual open house meeting for residents of both the existing towers and the surrounding community.

The project team was represented by Colliers Strategy & Consulting (project management), Bousfields Inc. (planning), Zeidler (architecture), MetCap Living (property management), and StrategyCorp (meeting moderator).

Initial drawings, showing the massing of the planned designs of the buildings were presented, along with information about potential amenities to be introduced with the new towers, and information about various site improvements being contemplated for the site.

The presentation from the project team was approximately 25 minutes, and was followed by a session in which attendees asked questions of and provided comments to the project team.

A copy of the presentation is available [here](#). Below, you will find a summary of the topics raised by attendees during the Q&A, as well as the information provided in the responses by the project team.

We were asked where attendees can look for updates as the project moves forward.

The website www.191-201sherbourne.ca will be updated as the project moves along.

We were asked about concerns with current lighting conditions on the streets and laneways on and adjacent to this property, as well as a desire for increased laneway safety.

Improved lighting and pedestrian connections are a key priority in designing for the future of this site and committed to working with city staff to ensuring that lighting improvements on city sidewalks were considered as well. We're also designing to create more eyes on and animation around the laneways to contribute to improved safety.

Residents expressed a desire for visitor parking.

The City will require visitor parking for the future, as part of the new development. The project team committed to passing along comments about a desire for visitor parking in the short term.

We were asked if there would be sufficient car parking for residents in the new buildings.

The current parking lot is underutilized and that new spaces would be added as part of the new buildings, and that we are confident that this will result in sufficient parking for all residents who require a space, both during and after construction.

We were asked about plans for bike parking.



The plan includes 528 new bike parking spots in the parking garage. The plan is also being designed to ensure that the bike parking spaces have easy access routes to ensure that residents are not using the elevators to transport bikes through the building.

We were asked about the plan to widen the Windeyer Lane and whether the land required to do so is on the project property.

All land required to widen the laneway would come from the 191-201 Sherbourne property, not from adjacent properties.

We were asked about what would be done to mitigate construction noise and what the plan for construction staging would be.

The City would require, and approve, a construction management plan, which would outline the approach for minimizing noise and disruption, in advance of any work being undertaken. It's too early in the process to know precisely what the construction staging plan looks like, but it's something we're going to consider carefully in order to minimize the impacts on current residents and neighbours.

We were asked how long construction would take and whether both new buildings would be built at the same time.

It's too early in the process to give an accurate answer, but it's safe to assume that each building would take approximately two years to complete whether they're built at the same time or in stages.

Residents noted concern about impacts on privacy for South-facing units in 201 Sherbourne.

The terraced design of the building will mitigate impacts on existing residents and noted that the planned separation distances between buildings exceed City guidelines, in part to address privacy concerns.

We received questions about potential shadow impacts and the completion of shadow studies.

Shadows were a key consideration in arriving at the heights being proposed. The terraced designs of the buildings, and the fact that the new Sherbourne building would not be taller than its neighbours will limit the creation of new shadow impacts. A full shadow study will be included in the application for this project.

We were asked when construction would start.

Timelines are difficult to predict, but it is likely that construction would not begin for at least another two and a half years.

We were asked if green space in front of the building would be protected from Sherbourne,



which can be very busy.

The design for the open spaces is at a very early stage. The project team committed to incorporating feedback like this from residents and working with city staff to ensure that open space is functional and welcoming.

We were asked about planned amenities in the buildings for the future.

We have made a commitment to improve the buildings' amenities and create new ones but have not made decisions on specifics. We noted the stated preferences of some residents and encourage interested residents to provide their input on desired amenities through the contact form at www.191-201sherbourne.ca.

We were asked if we would create new affordable housing units and other community benefits as part of the project.

We are aware of the importance of providing affordable units and other community benefits. This will be a topic of discussion with City staff during the application process.

We were asked if elements of the project, including building heights, had been definitively established or whether they might change.

No application has yet been filed for this application. Once an application is filed, the process is quite lengthy and will involve further input from city staff and neighbours, so it's impossible to say which aspects of the plan may change between now, application and approval. The purpose of this sort of early engagement is to hear a variety of perspectives.

An attendee told us that they were concerned with the elimination of individual lobbies for each building, noting that they want to ensure that there is sufficient staff, that mailrooms are easily accessible and that vehicle pick-ups/drop-offs remain simple and functional.

The intent is to connect the ground floor of all buildings along Sherbourne so residents can travel through all buildings indoors and to increase staffing to reflect the needs of both new and existing residents.

We were asked about plans for accessibility in the new designs.

The new buildings will, at a minimum, be compliant with the Accessibility for Ontarians with Disabilities Act, and we are aiming to provide accessibility features that go beyond that.

We were asked what the cost of rents in the new buildings will be.

Since they're years away from being occupied, it's too early to know what the rents in the new building will be. The team reiterated that we do know that the construction of the new buildings won't have any impacts on the rents of existing tenants.



We were asked about access through the property using key fobs assigned to residents in specific buildings.

The intent is that common spaces and amenities will be accessible by all tenants. It is too early to say whether this will be facilitated by key fobs or another system.