

Church Wellesley Neighbourhood Association Initial Response re 2-12 Cawthra Sq.

Community Consultation

February 20th, 2024

Property Address/Subject; 2 12 Cawthra Sq

Planner: Derek Waltho email Derek.waltho@toronto.ca

COMMENTS

ISSUES

1) Character of the Neighbourhood

a) The site belongs to a small island of low-rise development with respect to surrounding buildings, especially housing to the immediate west and north – in appropriate height.

b) Even if you concede that the site should be developed at a greater height – that height should be consistent with buildings to the south namely in the 20 storey range.

c) Is there the servicing capacity for a building with 488 units – hydro, water, sewage, gas (?), schools - will have multi-bedroom units which assume children- medical facilities – clinics, hospitals, etc. From the service study clearly there is no catholic elementary capacity at a minimum.

d) Not clear how the north side of the project separates from residential properties to the north. Concern that the area becomes attractive to loiters.

2) Community benefit

a) The submission is vague on the community benefits to be given.

b) The service study is based on the 2016 census but the 2021 census is available – the population of the area has grown dramatically in that time and the demographics have also seen a dramatic shift such as the number of home-owners given all the condominium development. For instance, there is virtually no new park space for all the additional inhabitants.

c) Is a public easement along the east side of the park (west side of the property) really a long lasting benefit? What will happen when owners start to complain about folks hanging out under their balconies?

d) If there is going to be community space in the building, it needs to be separately accessible. Need to ensure that before the City commits that there is a binding commitment between the

agency and the developer for the long term use of the space, otherwise community benefits ought to be external to the building.

e) Not clear how the demolition of the fence and the community garden contributes to a community benefit. Nor is it clear why creating a walkway to Monteith which will impinge on the inhabitants privacy is a community benefit.

f) Would it be possible to have some sort of art installation – like a mural on a blank wall.

3) Design/Heritage

a) There is a need to redo the heritage study given that some of the existing structures are now listed. Notwithstanding the fact that the interiors and some aspects of the exteriors have been modernized, the whole project should be resubmitted to at least save the facades of the listed buildings.

b) The building seems to be floating above the podium which makes it feel separate from the park.. The brick base should be decorative and human scale but fun and respond with color with brick as a mix.

c) Instead of the base being mock townhouses maybe mid-century low rise towers.

4) Transportation

a) Street Cawthra Square is too narrow – 1 ½ lanes wide.

b) Similarly, the sidewalks are not capable of handling the increased traffic from a project of this size.

c) Despite the fact that the building will provide parking for service vehicles underground because it is off the street and underground vehicles are most likely to just park on the street, or street and sidewalk to make room for some vehicular traffic.

d) Left turns on and off Jarvis St will be a disaster especially at rush hours. Cawthra sq. is too close to Wellesley for another controlled intersection.

e) If residents use the sidewalk system to go west then there will be excessive traffic on Monteith and/or Barbara Hall Park.

f) The Transportation study does not show any movement through Barbara Hall Park.

5) Barbara Hall Park

a) The building shadows a significant portion of the Park – interestingly the presentation did not show shadowing in June only the spring and fall.

b) Predominant shopping and services are to the west and the most obvious way to get there would be to cut through the Park adding substantial increased traffic to the Park.

c) Given the emphasis on bicycle spaces the developer must be assuming major transportation from bicycle traffic– this will impact the Park with substantial bicycle traffic – This is a safety hazard for other users.

d) Use of the park – substantial increase in potential users immediately surrounding the Park. Inhabitants are not likely to use any of the other parks in the area.

6) Trees

a) The removal of 15 mature trees especially peripheral to the property seems excessive.

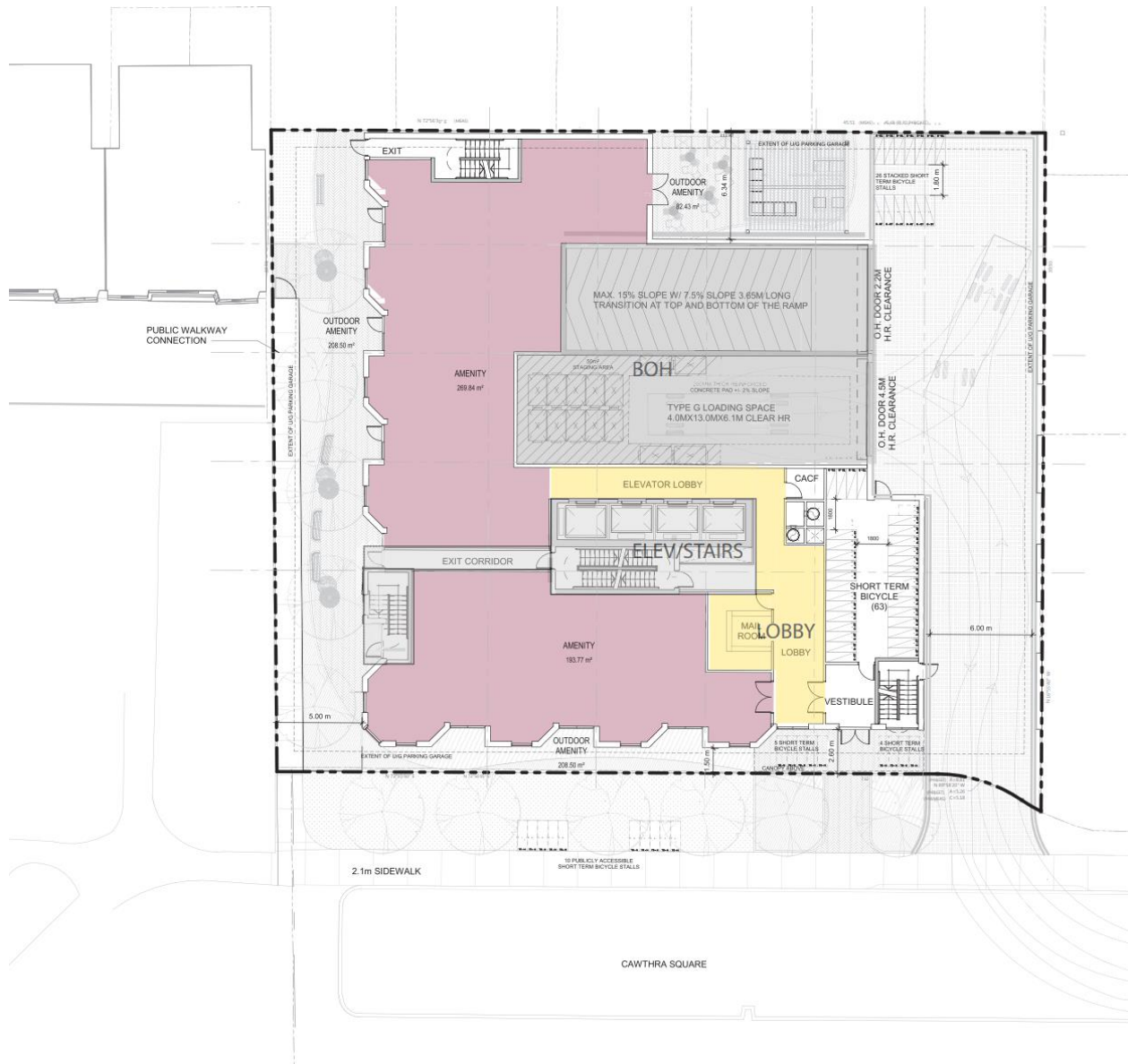
In summation the building is out of character with its immediate surroundings. The number of units in the project will put undue pressure on services such as streets and in particular Barbara Hall Park

N. Donald E. Altman Consent disclosure 416-967-5486 Put name on Clerk's mailing list jesndea@sympatico.ca for the Church Wellesley Neighbourhood assoc.

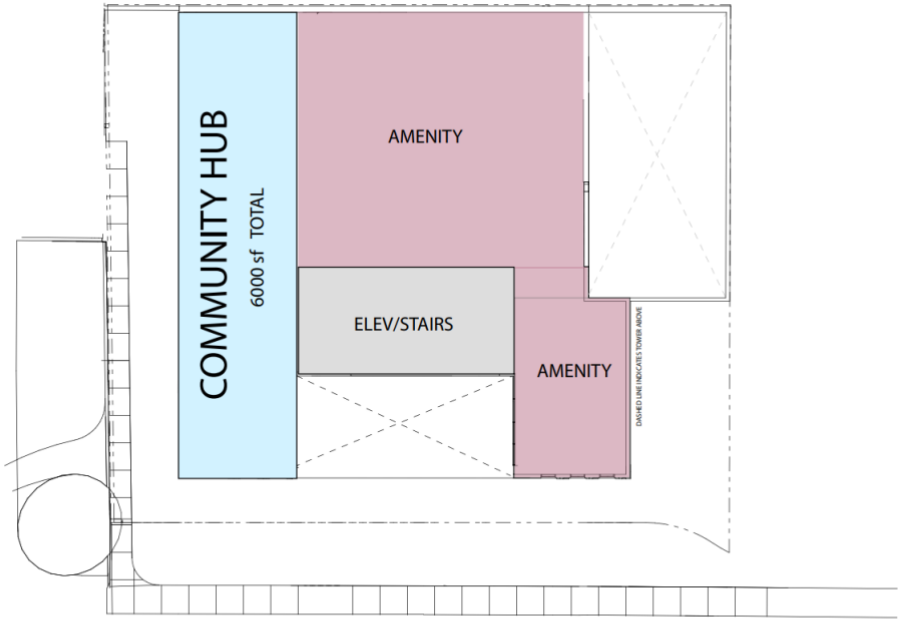
See examples

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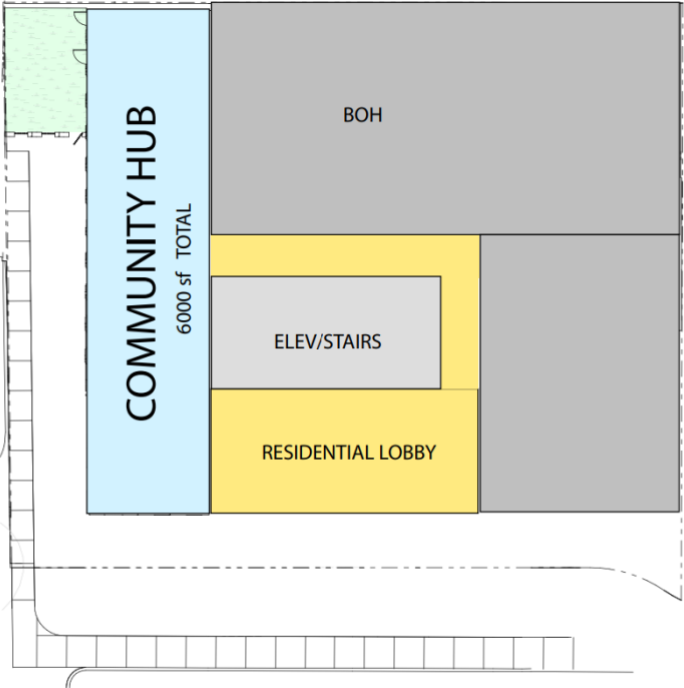




CURRENT CONCEPT



2ND FLOOR REORGANIZATION



CAWTHRA SQUARE

GROUND FLOOR REORGANIZATION

