

March 4, 2011
Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Dear Mayor Ford and Toronto City Council:

Re. Item TE4.6
Zoning By-law Amendment No. 07 268078 STE 18 OZ
2 – 6 Lisgar Street

Thank you for the opportunity for ACTIVE 18 to comment on the above referenced Zoning By-law Amendment for 2 – 6 Lisgar Street (known as The Edge Condominiums). ACTIVE 18 are generally satisfied with the revised plan as it is a significant improvement over the former Baywood design. We appreciate the developers' intent to provide additional land area for the park. However, we have one major issue and some additional comments on the proposal that we hope City Council and City Planning will address, as follows:

1. The proposal includes significantly less **non-residential space** than the former Baywood proposal. The City and ACTIVE 18 fought hard in the lengthy OMB hearing four years ago to enforce some minimal non-residential space in the three projects then before the Board. Employment space is important to keep our neighbourhood lively and attractive for new and existing residents, and is a major component of the **Regeneration Area designation** in the Official Plan. However, the Board refused to enforce anything here largely because the City had no policy in place to that effect. After the hearing, the City did prepare a Secondary Plan for the entire WQW Triangle Area and it says that there must be 0.7 x lot area in non-residential gross floor area (GFA) not to include parking. This is the amount specified in the Secondary Plan and Zoning amendment for the Area presented to Council in June 2007, although, inexplicably this was not adopted.
2. The site area for the 2 – 6 Lisgar property is 5,940 sq. m. The required non-residential GFA is thus 4,158 sq. m (44,740 sq. ft). The proposal only includes 2,615 sq. m (28,137 sq. ft) of non-residential, so the actual non-residential GFA being supported by City Planning is only 64% of what the City determined should be the requirement. Given the expanse of residential already built, approved and coming forward in the WQW Triangle, ACTIVE 18 requests that the non-residential GFA in the proposal be increased to at least the minimum 0.7x lot area.
3. We have discussed the need for additional funding to program the new Lisgar Park, and we want to have further discussions regarding this with City Planning, the developer, and Councillor Bailao. We would like to be directly involved in discussions regarding S.37 benefits for this building.

4. The south-east corner street-level facades are proposed as blank walls, we assume because the garbage and loading room is located behind said walls. This will result in a dead zone on the corner of Lisgar and Sudbury. We recommend that urban design consider some animation to this corner, whether it be a surface for contemporary artworks, plantings or other treatment if the façade is to remain blank.
5. There is a passage way through the building which we assume is for vehicle and pedestrian access to the building. While we appreciate the necessary functionality of this access, is there a way to design it so that the result is not like the dingy “passage” that resulted in the Bohemian Embassy building? Can this space be a pleasant public place to be, rather than just a ramp down to parking?
6. We appreciate the small scale retail uses proposed in front of the park, and we understand there may be additional live-work units on the first floor. Based on the design of the adjacent West Side Lofts building, we would like to see a different approach to the facades, especially the doors and windows. Artist live-work units and retail should interact with and open out to the street. As such, we recommend that larger (perhaps roll or swing up) doors be used along these facades, to allow people to flow between the artworks, retail spaces and the new park. Some other design other than the standard swing door should be used.

We trust this is helpful and we appreciate your assistance in addressing these comments prior to the OMB hearing.

Sincerely,



Michelle Gay
on behalf of *ACTIVE 18 Association*

Contact Charles Campbell, 416.536.9808.

cc. Marian Prejel, City Planning
Councillor Ana Bailao