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1. Introduction

This Public Consultation Plan (PCP) outlines 888DS TAS LP’s (‘TAS’) public engagement approach in connection with the development of 888 Dupont Street (888 DS). The ultimate goal of the PCP is to receive valuable data from relevant stakeholders and members of the public to help inform the design and development of 888 DS.

The objectives for the PCP prioritize transparent and authentic forms of communication and engagement, to properly identify what aspects of the development can be revised through this process. Our approach to consultation goes beyond the typical statutory public meetings. While public meetings can be productive venues for sharing information and collecting feedback, we believe that creative methods tend to reach more and diverse folks, and lead to more fulsome feedback and data.

The PCP includes a summary of the 888 DS site and context, and the development proposal (Section 2). It then sets out the objectives, approach to communications and approach to engagement (Section 3, 4, 5 and 6). This includes a 3 phased approach, outlined in Section 6: 1) Discovery (User Research and Consultation; 2) Ideation and Experimentation; 3) Scaling.

The PCP is prepared by PROCESS, an urban and cultural planning, user research and consultation studio. The PCP reflects TAS’ longstanding commitment to meaningful community consultation and outreach. This includes TAS’ substantial experience integrating community interests in its development projects. For example, TAS routinely provides community groups with subsidized or free space, illustrated in the following projects:

- Akin Projects’ affordable artists’ studios in both 888 DS and 7 Labatt Avenue;
- The Bowery Project’s urban farm and Just Be Woodsy’s local wood repurposing and furniture shop at 2 Tecumseth Ave;
- The Junction Flea Market at 2803 Dundas Street West (DUKE Condos); and
- Art Spin’s ‘Holding Patterns’ art exhibition at Planet Storage.

The public consultation process is already underway. The TAS and PROCESS teams have conducted preliminary focus group meetings with tenants and local community members. The TAS team has also met numerous times with the local councillor and City Planning to discuss the proposal and approach to consultation. The information gleaned from those meetings has been integrated into the PCP and is referenced throughout.
888 Dupont Street PCP Principles

Inclusive and community-driven consultations
Our team prioritizes inclusive strategies to consultation and engagement. We understand that in traditional consultations, there are often many voices left out of the process. Therefore, a central question that guides our work is: “Who is missing?” We are committed to seeing to it that we purposefully reach out to a variety of demographics and networks, to ensure a diversity of voices are heard and embedded in the process and design. Additionally, we incorporate community-driven processes as much as possible. Once we’ve included a diversity of stakeholders, we work with them to identify opportunities for community and capacity building throughout the process (i.e., providing affordable space for activities).

Creative community engagement, communications and education
Our team uses creative engagement and communications methodologies. These processes are educational, transparent and responsive, to ensure that feedback is appropriately collected and used, both in-person and online, and can be easily turned into data for reporting on the user experience (see below). Part of this process is educational; ensuring that people learn about the planning process and understand how development works in the city.

User Experience Research
Our process is rooted in user research to provide a critical snapshot of how the building and adjacent public spaces are currently used and how they are desired to be used by various people (users). The goal of this research is to comprehensively understand the perspectives of different users who experience the site, their needs, and whether the proposed development that has been designed can respond to those needs and experiences. Through user research, we can identify surprising uses, local community amenity gaps, and design and programming opportunities.
**Experimentation**

We also find that activations and pilot projects provide opportunities to test out ideas developed throughout the consultation process. This includes prototypes for placemaking, which could include public art installations, gathering spaces, portable landscapes, markets, events, etc. We then ‘test’ how these ideas actually function on site and how the public and stakeholders experience them through public life studies or other evaluation techniques.

**Collaboration and flexibility are key**

We understand that consultation is a non-linear process that often requires adjustments to best suit local needs. We intend to develop and update our consultation and plan throughout the process, as the design and development process progresses.

**PROCESS-oriented to achieve meaningful and implementable outcomes**

Finally, this PCP is process-oriented because we believe that thoughtful and collaborative processes result in meaningful input to inform design and planning. We intend to develop feedback loops to illustrate how feedback is being incorporated into the design of the development throughout the process.
2. Description of Site and Proposal

2.1 Description of Existing Site and Surrounding Area

The development site, 888 Dupont Street, is located on the northeast corner of Dupont Street and Ossington Avenue and is currently occupied by commercial tenancies, including artist studios and maker spaces. The site is bounded by Ossington Avenue to the west, the CPR rail corridor to the north, Sobey’s parking lot, former gas station and approved development site to the east, and Dupont Street to the south.

The site is located in the Dovercourt-Wallace Emerson Junction neighbourhood. The neighbourhood contains a range of land uses and a variety of built forms. At its south end, Bloor Street is the main commercial avenue within the neighbourhood, which consists of low- to mid-rise mixed-use buildings with retail located at grade and residential uses above. The area north of Bloor Street generally consists of low-rise dwellings interspersed with walk-up apartment buildings, parks and institutional buildings. Further north, the areas fronting onto the north and south sides of the CPR rail corridor, generally fronting onto Dupont Street and Geary Avenue, consist of former industrial lands that have since been redeveloped with a mix of uses including light industry, storage, warehousing, automotive repair, office, retail and residential uses.

2.2 Description of Proposal

The proposal for 888 DS includes the development of a 13-storey mixed-use building, with a mix of residential, commercial and employment uses with available space for restaurant, retail, office, urban agriculture and live/work tenants. In total, the proposed building contains 99 dwelling units, including 13 affordable dwellings, totalling 9,452 square metres (101,740 square feet) of residential gross floor area and 7,256 square metres (78,103 square feet) of non-residential gross floor area resulting in an overall density of 6.92 times the area of the lot. The proposed building contains two underground levels occupied by commercial and employment space, 80 bicycle lockers, residential amenity space and utility rooms on level B1 and 94 stacked vehicle parking spaces on level B2.
Figure 1: Perspective of the 888 DS Development Proposal looking east
3. The PCP Objectives

3.1 Overarching Objective
The Public Consultation Plan intends to engage a broad spectrum of tenants, local community members and members of the public in the design and development of 888 DS.

3.2 Specific Objectives
The consultation program specifically intends to:
1. Provide information about the 888 DS project and process;
2. Host transparent and authentic discussions about the future of the site;
3. Develop a user-centric approach to collect research (feedback and user data) that will guide the design of public realm enhancements, the site's accessible public animation/spaces (programming) and to understand community priorities and needs in the area;
4. Facilitate broader learnings about city planning, city building and capacity building in Toronto;
5. Engage Torontonians who are typically not involved in consultation processes by embedding creative and community-driven methods within the process; and
6. Employ an equity-lens in outreach and engagement (reach out to a diversity of people to ensure TAS gains diverse perspectives).

3.3 Desired Outcomes
The desired outcomes of the consultation program include:
1. A diversity of participants are engaged and share their experiences and ideas for the future to inform the design of the development of 888 DS;
2. Participants learn about the 888 DS development, the development process and how planning works in the City;
3. All stakeholders, including the City, community members and tenants, feel that the process is transparent and authentic and that their concerns are heard and responded to; and
4. A range of programming and other site interventions are prototyped and tested in order to inform the final design of the development.
4. Who to Engage?

After conducting background research on the area, our team identified three main groups to engage:

1) **Those who are primarily impacted by the redevelopment.**

Specifically, we intend to engage:
- Current tenants; and
- Neighbours directly adjacent to the development (residents along Ossington Avenue, Dupont Street, Geary Avenue, Burnfield Avenue and Acores Avenue).

2) **Broader community members, organizations and residents within the Dovercourt-Wallace Emerson Junction neighbourhood.**

Specifically, we are considering engaging:
- Community organizations and amenities in the area;
- Families with children (schools, childcare);
- Community members at gathering spaces (both formal and informal, such as parks, community centres, restaurants, grocery stores);
- Residents Associations and BIAs;
- Dupont Street Study stakeholders;
- Councillor Layton, Ward 11;
- Councillor Bailao, Ward 18; and
- School Board Trustees.

3) **Members of the public.**

Specifically, we intend to engage:
- Torontonians interested in the development;
- Members of the art and design community; and
- Potential partners on the site (both residential and commercial).

An initial inventory of stakeholders to engage is included in Appendix 1. We also intend to reach out to the various community organizations identified in the Dupont Street CS&F Study inventory, also identified in Appendix 1.

888 DS: Engagement to date

Our team has already begun to meet with current tenants and members of the community about this project. The three meetings are identified below:

1) September 19, 2019: Focus group with 888 DS tenants (6 tenants attended);
2) September 19, 2019: Focus group with active local community members (a member of the Davenport Neighbourhood Association and a representative of Friends of Christie Pits Park attended); and
3) September 26, 2019: Community Drop In with current tenants and adjacent neighbours (8 people attended).

Focus group outreach methods included emails to tenants and active community members, flyer drops at tenant doors and mail drops to adjacent neighbours. A summary of meeting minutes for each focus group and an example of the comment sheets is included in Appendix 2.
Demographic Information

To ensure consultation efforts reach as many diverse people as possible, it is important to understand the demographic profile of a given area. This helps to determine the best approaches to reach stakeholders and participants. Below is a summary of the demographic profile from the **2016 Dovercourt - Wallace Emerson - Junction Neighbourhood Profile**. More details from the 2014 Dupont Stret CS&E Study, which includes data from 2011, is included in **Appendix 4**.

- Population: 36,635
- Population Change: +5.8% (from 2011 – 2016)
- Population Density: 9,819 people per square km
- Age: There is a higher percentage of working age residents (25-54 years) in the area (54%), compared to the City’s average (45%).
- Housing: There are more renters in the neighbourhood (50.1%) than in Toronto as a whole (47.2%).
- Identity: There are less immigrants in the neighbourhood (39.7%) compared to Toronto (51.2%).
- Income: The median household income in the neighbourhood is on par with the City, at $64,331 and $65,829 respectively.

Figure 2: Dupont St. Regeneration Study Area
5. What to Communicate?

5.1 Communicating the Proposal and Context to the Public

Below is information on the 888 DS context and proposal that will be important to both highlight to the public and collect feedback on. This information will be expanded on and shared with the public in easily digestible ways to ensure informed discussions. Specifically, key messages from the planning and urban design analysis, provided in the Planning Rationale, will be communicated to the public in an accessible manner. This information has already been shared with attendees at the Community Drop-in, as shown in Appendix 3.

5.2 Context

Our team intends to communicate how the evolution of Dupont Street is connected to the City of Toronto planning policy initiatives. This assists to facilitate broader learnings about city planning and help to build capacity for members of the public.

5.2.1 Development along the Dupont Street Corridor

Dupont Street has been experiencing growth, evolving to accommodate more residential and mixed-use developments for a number of years. This is in large part due to the City of Toronto’s planning policy changes along the Dupont Corridor between Ossington Ave to the west and Kendal Ave to the east (see Figure 2). In December 2013, the City launched the Dupont Street Regeneration Area Study to determine ways to incorporate new types of development other than employment uses along the corridor. The study looked at appropriate land uses, which included mixed use, employment and commercial, as well as potential streetscape improvements, urban design and built form guidelines, transportation options, and the impact on the rail corridor.

Once the study was complete, a site and area specific policy, also known as Official Plan Amendment (OPA) 271, was developed. Toronto City Council adopted OPA 271 and the associated Zoning By-law Amendment No. 1011-2014, which was approved at the OMB in 2017.

While development pressure may have begun prior to the approval of the OPA, the new policies now permit a mix of uses along Dupont Street, as well as additional height and density along the corridor, thus encouraging more development along the street. The urban design and built form guidelines provide additional detail regarding streetscape improvements and other built form recommendations, to ensure the development fits within the context of the area.
5.2.2 Community Services and Facilities in the Area

In July 2014, the City undertook a Community Services and Facilities (CS&F) Assessment to review the existing condition of CS&F in the area; identify current and future priorities for CS&F to support future growth and development (like 888 DS); and to provide policy recommendations in support of the Dupont Street Study. This included both an analysis and recommendations for CS&F and an inventory of current services.

The policy recommendations for the area are outlined below:

1. Consider the City’s capital budget to provide and support for the following CS&Fs:
   - Non-profit child care facilities;
   - Improvements for Toronto’s public library for technology enhancement building improvements/expansion;
   - Public realm improvements; and
   - Improvements to the existing community centres and facilities and enhancements of programming potential.

2. By 2024, there should be 2,500 residential units occupied in the area, which will require new playgrounds, off-leash dog areas and new public parkland on north side of the rail.

3. Secure privately-owned public spaces to increase available open space for passive or active recreation.

4. Secure public realm improvements like tree planting, street furniture and building setbacks to help animate the street and provide a welcoming pedestrian environment.

The CS&F recommendations are being considered in the design and development of 888 Dupont Street. Specifically, exploration of public realm improvements and the provision of community amenities in the development are priorities within the current iteration of the development proposal, as described below in Section 5.3. There will be opportunities for stakeholders and members of the public to review these priorities in relation to 888 DS.

5.2.3 Other Considerations – Affordability

Affordable space for artists and makers is a major concern in Toronto. This was reiterated in the initial 888 DS consultation focus groups conducted in September 2019, as outlined in Appendix 2. Recognizing that a portion of 888 DS is currently used as an affordable maker space, TAS would like to consider tools and initiatives to continue to support affordability on site, as described below in Section 5.3.
5.3 How 888 DS Responds to the Context

There are two main aspects that make this development unique, in how it intends to respond to some of the initial needs in the community. First, it strives to become a vertical street, a place that incorporates live/work, commercial and public spaces within and throughout the building. Second, there is a mandate to incorporate affordable units.

5.3.1 The Vertical Street

Main streets are characterized by a mix of uses and diverse activity. They serve as hubs for retail enterprises and community gathering. 888 DS proposes to recreate these characteristics by replicating the community and retail activity vertically within the building, creating a ‘vertical street.’

At present, mixed-use developments typically have retail and commercial space limited to the ground level, with residential programs on the upper floors. Those residential levels are accessible only to residents and visitors, not to members of the public. This can negatively affect residents’ sense of community by cutting them off from the rest of the neighbourhood. A vertical street encourages more fluid integration with the neighbourhood, thus contributing to a sense of community for the residents of 888 DS. It serves not only the residents who live in the building but also members of the public who are welcome to explore the vertical street. It also results in more proportional square footage for retail and community space than does the typical mixed-use development program.

Figure 3 on the following page provides a visualization of the ‘vertical street’ program, illustrating how privacy for residents of the development is addressed. The red arrow illustrates public access through the building and the blue arrow illustrates the private access through the building.

5.3.2 Affordability

Recognizing the intensified need for affordable live/work units in Toronto, TAS has proposed 13 affordable units for rent. In addition, TAS proposes industrial/maker spaces, which are increasingly in short supply in Toronto.
Figure 3: The Vertical Street. 888 DS plans to connect the development with surrounding public spaces, by encouraging public use of the building.
Communicating with the Public: Meaningful and Transparent Consultation is Key.

When communicating with the public, we will be transparent and review the information presented in Section 5.2 and 5.3 to share what’s actually available for the public to influence and what’s not available for influence.

What’s available for influence?

The site has been re-designated under OPA 271, which permits a diversity of land uses and a certain amount of density and height. Therefore, the conversation is intended to focus on the design of the building and public realm and the programming on site.

Questions we intend to ask the public to guide the consultations include:

- How can we enhance the experience of 888 Dupont’s public realm through urban design and streetscape improvements?
- How can we ensure that a vertical street within the proposed development is successful?
- How can we ensure 888 DS is developed in the most community-minded and inclusive ways?
- What are the local service gaps and priorities in the area?
6. How to Engage?

To reach our desired outcomes, our approach is inclusive, creative, and rooted in user experiences.

Below, we outline a three-phased process, which we believe will engage a diversity of stakeholders, collect meaningful feedback, test ideas and inform the development. The approach and process is visualized in Figure 4 and specific consultation tactics are included in Table 1.

Our process includes 3 phases:

- **Phase 1: Discovery, User Research and Consultation** includes initial background research (including initial focus group meetings) and stakeholder mapping to inform the PCP, which has already been completed. Once the application is submitted, our team will conduct consultations with the public to inform them of the project and collect feedback on current experiences in the area and ideas for the development. We intend to conduct user experience research throughout this phase to provide a critical snapshot of how the building and adjacent public spaces are used. By conducting this research, we can uncover surprising uses, amenity gaps, and design and programming opportunities. Our team will analyze the findings from the consultations and develop a visual report highlighting what we heard from community members.

- **Phase 2: Ideation and Experimentation** Our team will begin to pilot ideas through site interventions, which we can develop with stakeholders and members of the public. This includes prototypes for placemaking, which could include public art installations, gathering spaces, portable landscapes, markets, events, etc. We then ‘test’ how these ideas actually function on site and how the public and stakeholders experience them (using a public life study and/or other evaluation techniques). More information is provided in Table 1.

- **Phase 3: Scaling** We will take key learnings from the interventions and incorporate them into an updated and resubmitted development proposal, communicating with the public about how these decisions were made and how their ideas and feedback were incorporated.
**1 DISCOVERY (USER RESEARCH, CONSULTATION)**

**Guiding Questions**
- How do we understand the 888 DS site and context to inform the development?
- How do we engage diverse experiences + perspectives to inform the development?

**Steps**
- Initial focus Groups
- Stakeholder Mapping
- Develop PCP
- Conduct Outreach
- Implement creative engagement tactics (see Table 1)
- Analyze data and develop UX Maps (see Table 1)

**Figure 4: Overview TAS' Public Consultation Plan for 888 Dupont Street**

**2 IDEATION AND EXPERIMENTATION**

**How do we interpret feedback to respond to site/community need?**

**What are some ideas we could test for public realm and programming on site?**

**Steps**
- Generate ideas for 888 DS public realm + programming
- Develop pilot projects (interventions for public realm and programming)
- Gather feedback on pilots (Public Life Study, evaluation)

**3 SCALING**

**What lessons have we learned from testing our ideas?**

**How can we incorporate them into the final 888 DS development?**

- Track learnings
- Finalize 888 DS public realm and programming
6.1 Tactics of Consultation

Table 1 outlines a host of consultation tactics we intend to use to engage community members throughout the 888 DS development process. The tactics outlined below include opportunities to provide information on the project; conduct user experience research; and collect feedback on the development proposal to incorporate findings into the design and development.

Our team prioritizes a flexible process and will discuss these consultation tactics with City staff, the Councillor and community members already engaged to ensure appropriateness.

Table 1: Specific Consultation Tactics

<table>
<thead>
<tr>
<th>TACTICS</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td><strong>PHASE 1: Discover and Consultation</strong></td>
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<tr>
<td>Outreach</td>
<td>Our outreach techniques start with stakeholder mapping (an initial list of potential stakeholders are included in Appendix 1). As discussed in Section 4, we have identified three main groups to consult with. We plan to use a number of outreach tactics to reach a diversity of people. This includes both in-person and online efforts, such as notification letter drop-offs by the City and the developer, emails to stakeholders, and pop-up interviews within community spaces and on the public streets, and the use of the Unit 108 Community Hub Space in 888 DS. TAS will also develop a project website and deliver an e-newsletter to keep those interested in the development informed about the project and application process.</td>
</tr>
<tr>
<td>Well organized and creative consultation meetings</td>
<td>In-person consultations allow for in-depth information sharing and mutual learning. Incorporating creative and innovative approaches encourages people to share information and feedback. Tactics could include community dinners, panel discussions and talks, art tours, Janes’ Walks and discussions to consider the relevance of previous consultation findings (see Appendix 2 for previous findings and Appendix 5 for Dupont Corridor Study Consultation Findings). We see these meetings not only as opportunities to educate the public, but also as ways to collect feedback and provide spaces to facilitate community building. Currently, two consultation meetings are planned for Fall 2019/Winter 2020: 1) TAS is working with Councillor Layton’s office to host a community meeting in November 2019, prior to the statutory meeting. 2) Once the application is submitted, there will be a statutory public meeting. Our team is available to work with City Planning to organize the meeting. At key milestones throughout the process, we will consider other consultation meetings.</td>
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<tr>
<td>TACTICS</td>
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<tr>
<td>PHASE 1: Discover and Consultation</td>
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<tr>
<td>Unit 108 - Community engagement hub and access to the site</td>
<td>Unit 108 is a space within 888 DS that is already being used to host focus groups about the development proposal. As the process unfolds, TAS will continue to host public consultations and talks in this space. At these events, we intend to learn about how participants experience the physical building spaces, the site and the area, to continue to feed into the design and development proposal.</td>
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</table>
| Focus Groups; Stakeholder Workshops         | Smaller, more intimate and detailed information sharing sessions assist to capture input to see where experiences and perspectives align and differ for the various groups interested in 888 DS.  
TAS has already begun to meet with tenants and community members. There are opportunities to continue to host focus groups throughout the development process, as needed. Similarly, TAS is open to establishing a working group of regular tenants and community members to inform the project. |
| Interviews in the Community                 | To engage with a diversity of people in the neighbourhood, we intend to conduct interviews with passersby. These are intended to be conversational and aim to both inform residents and passersby about the development proposal and gain qualitative responses from participants who may not attend other engagement events (such as public meetings or workshops). |
| Online Engagement (Website)                | TAS will set up a website with information about the project and process. An online presence provides tenants and stakeholders opportunities to learn about the development proposal and share feedback.  
There is also a potential to involve creative digital techniques (such as 3D and/or virtual tours for education and promotion purposes), which will be considered throughout the process. |
<p>| ‘What We Heard’ Reporting and UX Maps      | It is important to report back on what was heard throughout community consultation and engagement, to ensure transparency and illustrate how experiences and feedback gathered are being incorporated into programming and design. For 888 DS, we intend to visualize the feedback received in the form of user experience (UX) maps that tell the stories of various experiences and perspectives. UX mapping (also known as journey mapping) will visualize who was engaged through the PCP process, and which users desire/said what. This process helps bring diverse user perspectives and experiences to the forefront of the project. By visualizing research/consultation findings via a UX map, we not only inform the development process in a way that considers everyone, we can properly communicate input back to the City, stakeholders and public which helps to explain design decisions and how the information gathered during consultation is being considered in the programming, design and development of the 888 DS. |</p>
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<th>TACTICS</th>
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<tr>
<td>PHASE 2: Ideation and Experimentation</td>
<td>After we analyze feedback, we intend to test ideas prior to incorporating them in updated designs and plans. We will do this by helping to establish pilot projects on the site. For instance, if participants suggest the need for more gathering spaces or urban farms, we could build temporary gathering spaces and a community garden within the building or on site (potentially by partnering with nearby non-profits and/or organizations). We could then test how people use the new public spaces (either by conducting a Public Life Study or other evaluation techniques). These pilots could be collaborative and community-driven. They can then be used within consultation reporting. Public responses to the pilot projects could be used to evaluate the success of design interventions considered for the development. Similarly, the pilot projects can act as a creative community building tool, bringing community members together on the site.</td>
</tr>
<tr>
<td>PHASE 3: Scaling</td>
<td>Using the responses gathered during Phase 2, TAS will evaluate successes and feedback of pilot programs to incorporate findings in final designs and programming. If necessary, additional public consultation opportunities.</td>
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</table>
6.2 Timelines

The intention is to continue consultation directly after submission with a public meeting in November 2019, hosted in collaboration with Councillor Mike Layton. Following this initial public meeting, over the winter and spring 2020, our team will continue with Phase 1 Discovery. In spring 2020, the feedback, experiences and ideas gathered will lead to pilot projects (Phase 2). The outcomes and key learnings from Phase 2 will be included in the second submission, along with comments from City staff.
APPENDIX 1:
Initial List of Stakeholders
APPENDIX 1: Initial List of Stakeholders

Dupont Street Neighbourhood Profile Community/Stakeholder Inventory

Community Organizations and Groups
In addition to the inventory of schools, childcare centres, libraries, parks, etc. provided below, PROCESS has also begun to conduct initial stakeholder mapping. This list includes local community members and organizations actively involved in the community surrounding 888 Dupont. They live and/or work in the area and are involved deeply engaged in the community. They can bring ideas to the table that represent larger ideas within the surrounding community.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Description</th>
<th>Website/ Contact Information</th>
</tr>
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<tbody>
<tr>
<td>Young Urbanists League</td>
<td>The Young Urbanists League is a Facebook group which invites Torontonians/young urbanists to engage in discussion about urban life within the city. The group has 5,885 members to date.</td>
<td>YUL Facebook Group</td>
</tr>
</tbody>
</table>
|                                                   | **Why be a part of the PCP?**  
YUL is a digital platform for engagement in urban issues. The site educates people on urban issues throughout the City and how young people can be involved and get their voices heard in civic processes. |                                           |
| Davenport Neighbourhood Association (DNA)        | DNA is a community residents’ group dedicated to the environmental, economic, and social improvement of the Davenport neighborhood. Their goal is to create a sense of community, identity and excitement within the area between Ossington and Dufferin, Dupont and Davenport.   | dnaresidents@gmail.com                     |
|                                                   | **Why be a part of the PCP?**  
DNA is active in participating and raising awareness about community events located around the Ossington and Dupont. They were active in raising awareness about community consultation for Galleria Mall. |                                           |
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<thead>
<tr>
<th>Organization</th>
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<tbody>
<tr>
<td>Seaton Village Residents Association (SVRA)</td>
<td>SVRA is non-for-profit community organization open to all residents of Seaton Village. Their purpose is to promote and express the interests of residents through municipal representation. &lt;br&gt;&lt;br&gt;<strong>Why be a part of the PCP?</strong> &lt;br&gt;The community organization has been involved civic conversations across the city. They have a Facebook page “Seaton Village, Toronto” that allows local residents to connect and share community events.</td>
<td><a href="http://www.seatonvillage.ca">http://www.seatonvillage.ca</a></td>
</tr>
<tr>
<td>Bloordale CIA</td>
<td>The Bloordale CIA is a group of citizens working to better the community around Bloordale &lt;br&gt;<strong>Why be a part of the PCP?</strong> &lt;br&gt;The Bloordale CIA is active in participating in city improvement petitions and projects. Their twitter page contains posts of how residents can get involved in the community and urban development projects. They have worked with Councillor Ana Bailao including creating a <a href="http://www.seatonvillage.ca">petition for the Davenport Diamond</a> rail grade separation.</td>
<td><a href="https://twitter.com/bloordalecia?lang=en">https://twitter.com/bloordalecia?lang=en</a></td>
</tr>
<tr>
<td>Friends of Christie Pits Park</td>
<td>Friends of Christie Pits is a group of folks working together to animate the adjacent neighbourhood and improve programming in Christie Pitts Park. &lt;br&gt;<strong>Why be a part of the PCP:</strong> &lt;br&gt;The group has been active in the Christie Pits neighbourhood for over 10 years. They create community events to get residents involved in the neighbourhood as well as share community events on their Facebook page. The group was also instrumental in getting murals painted on the laneway garages along <a href="http://www.seatonvillage.ca">Garrison Creek Park</a>.</td>
<td><a href="https://www.facebook.com/groups/80492835009/">https://www.facebook.com/groups/80492835009/</a></td>
</tr>
<tr>
<td>Oakwood Village Community Group</td>
<td>North of Dupont is Oakwood Village. They have a community group Facebook where admin and members share upcoming community events and initiatives. &lt;br&gt;<strong>Why be a part of the PCP:</strong> &lt;br&gt;The Oakville Village Community Group is successful with 2,500 members and multiple posts every day.</td>
<td><a href="https://www.facebook.com/christellamorris">https://www.facebook.com/christellamorris</a></td>
</tr>
</tbody>
</table>
Options for Davenport is a volunteer community organization in Toronto’s west end. The group came together in early 2015 after Ontario’s regional transportation agency, Metrolinx, announced plans to construct a 1.5 kilometre-long train overpass through the heart of our established residential neighbourhood.

**Why be a part of the PCP:**
While this is quite a bit west of the location, they are dealing with being close to rail and have recently been in the news about a canceled public art project.

---

**Food, Restaurants, Social Gathering Spaces and Art and Culture**

Food, grocery stores and restaurants often act as social gathering spaces within the community. Below is preliminary list of restaurants, social gathering spaces and art and culture spaces to consider in our outreach and engagement activities.

<table>
<thead>
<tr>
<th>Type</th>
<th>Name of Organization</th>
<th>Website/Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food and social gathering</td>
<td>• Fiesta Farms</td>
<td>fiestafarms.ca</td>
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<tr>
<td></td>
<td>• The Greater Good</td>
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<tr>
<td></td>
<td>• Parallel</td>
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<td></td>
<td>• Blood Brothers</td>
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<td></td>
<td>• Nove Era Bakery</td>
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<td></td>
<td>• Dark Horse Espresso</td>
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<tr>
<td></td>
<td>• Yongehurst Distillery Company</td>
<td></td>
</tr>
<tr>
<td>Food, restaurants and social gathering</td>
<td>• Universal Grill</td>
<td></td>
</tr>
<tr>
<td>along Geary Avenue</td>
<td>• Contra Cafe</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Actinolite</td>
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<tr>
<td></td>
<td>• Hawaii Bar 989</td>
<td></td>
</tr>
<tr>
<td>Food, restaurants and social gathering</td>
<td>• Canvas Gallery</td>
<td></td>
</tr>
<tr>
<td>south of Dupont (between Shaw and Dovercourt)</td>
<td>• Akin Collective</td>
<td></td>
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<tr>
<td></td>
<td>• Children’s Arts Theatre School</td>
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Additional CS&F
Below is an inventory of other Residents’ Associations, BIAs, community services and facilities and long-term care and co-op facilities. Much of this list was taken from the 2014 Dupont Street Study CS&F.

<table>
<thead>
<tr>
<th>Type</th>
<th>Name of Organization</th>
<th>Website / Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents’ Associations</td>
<td>Christie Pits Residents’ Association</td>
<td><a href="http://www.christiepits.ca">http://www.christiepits.ca</a></td>
</tr>
<tr>
<td>Residents’ Associates</td>
<td>Dovercourt Park Community Association</td>
<td><a href="http://dovercourtpark.wordpress.com/">http://dovercourtpark.wordpress.com/</a></td>
</tr>
<tr>
<td>Residents’ Associates</td>
<td>Davenport Neighbourhood Association</td>
<td><a href="http://dnatoronto.wordpress.com/">http://dnatoronto.wordpress.com/</a></td>
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<td>BIAs</td>
<td>Dovercourt Village BIA</td>
<td><a href="http://www.dovercourt.ca/">http://www.dovercourt.ca/</a></td>
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<tr>
<td>Libraries</td>
<td>Toronto Public Library - Davenport Branch</td>
<td>Davenport Branch</td>
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<tr>
<td></td>
<td></td>
<td>1246 Shaw St, Toronto, ON M6G 3P1</td>
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<tr>
<td>Parks</td>
<td>Garrison Creek Park</td>
<td>1090 Shaw St, Toronto, ON M6G 4B4</td>
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<tr>
<td>Parks</td>
<td>Hillcrest Park</td>
<td>950 Davenport Rd, Toronto, ON</td>
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<tr>
<td>Parks</td>
<td>Christie Pits</td>
<td>750 Bloor St W, Toronto, ON M6G 3K4</td>
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<tr>
<td>Parks</td>
<td>Bartlett Parkette</td>
<td>160 Geary Ave, Toronto, ON M6H 2B9</td>
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<tr>
<td>Parks</td>
<td>Dovercourt Park</td>
<td>155 Fernbank Ave, Toronto, ON M6H 3A2</td>
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<tr>
<td>Schools and Childcare</td>
<td>Essex Jr and Sr Public School</td>
<td>50 Essex St, Toronto, ON M6G 1T3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>416-393-0717</td>
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<tr>
<td>Schools and Childcare</td>
<td>Dovercourt Public School</td>
<td>228 Bartlett Ave, Toronto, ON M6H</td>
</tr>
<tr>
<td></td>
<td></td>
<td>416-393-9220</td>
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<tr>
<td>Schools and Childcare</td>
<td>Odyssey Montessori School</td>
<td>Odysseymontessori.com</td>
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<td></td>
<td></td>
<td>256 Christie St, Toronto, ON M6G 3C1</td>
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<td></td>
<td>416-533-9402</td>
</tr>
<tr>
<td>Type</td>
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<td>Website / Contact Information</td>
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<tr>
<td>Schools and Childcare</td>
<td>Ashworth Preschool and Kindergarten</td>
<td>Ashworthpreschool.ca 227 Ashworth Ave, Toronto, ON M6G 2A6 416-530-1707</td>
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<tr>
<td></td>
<td>St Bruno Catholic School</td>
<td>402 Melita Crescent, Toronto, ON M6G 3X2 416-393-5376</td>
</tr>
<tr>
<td></td>
<td>Elementary School Catholic Du Sacré-Coeur</td>
<td>Sct.cscmonavenir.ca 98 Essex St, Toronto, ON M6G 416-393-5219</td>
</tr>
<tr>
<td></td>
<td>Pauline Junior Public School</td>
<td>100 Pauline Ave, Toronto, ON M6H 3M8 416-393-9360</td>
</tr>
<tr>
<td></td>
<td>St. Anthony Catholic School</td>
<td>130 Shanly St, Toronto, ON M6H 1L9 416-393-5210</td>
</tr>
<tr>
<td></td>
<td>Les Bouts D'Choux</td>
<td>Boutsdchoux.com 98 Essex St, Toronto, ON M6G 1T3 416-960-9929</td>
</tr>
<tr>
<td></td>
<td>St.Alban's Boys and Girls Club</td>
<td>Stalbansclub.ca 843 Palmerston Ave, Toronto, ON M6G 2R8 416-534-8461</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>The Church of Jesus Christ of Latter-day Saints</td>
<td>Lds.org 851 Ossington Ave, Toronto, ON M6G 3V2 416-531-0535</td>
</tr>
<tr>
<td></td>
<td>Protection of the Mother of God</td>
<td>33 Leeds St, Toronto, ON M6G 1N8 416-531-9944</td>
</tr>
<tr>
<td></td>
<td>Ukrainian Catholic Church of the Holy</td>
<td>30 Leeds St, Toronto, ON M6G 3R8 416-531-9945</td>
</tr>
<tr>
<td>Type</td>
<td>Name of Organization</td>
<td>Website / Contact Information</td>
</tr>
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<td>-----------------------------</td>
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<tr>
<td>Places of Worship</td>
<td>St. Nektarios Greek Orthodox Church</td>
<td>Orthodoxyinfo.org&lt;br&gt;1223 Dovercourt Rd, Toronto, ON M6H 2H1&lt;br&gt;416-537-7283</td>
</tr>
<tr>
<td>Co-ops and Long-Term Care</td>
<td>Residents Constance Hamilton Co-op</td>
<td>Co-ophousingtoronto.coop&lt;br&gt;70 Lambertlodge Ave, Toronto, ON M6G 3X3&lt;br&gt;416-532-8860</td>
</tr>
<tr>
<td>Co-ops and Long-Term Care</td>
<td>Fred Dowling Co-Op Inc</td>
<td>Co-ophousingtoronto.coop95&lt;br&gt;Wychcrest Ave, Toronto, ON M6G 3X8&lt;br&gt;416-534-2216</td>
</tr>
<tr>
<td>Co-ops and Long-Term Care</td>
<td>Christie Gardens Apartments &amp; Care</td>
<td>Christiegardens.org&lt;br&gt;600 Melita Crescent, Toronto, ON M6G 3Z4&lt;br&gt;416-530-1330</td>
</tr>
<tr>
<td>Co-ops and Long-Term Care</td>
<td>Castleview Wychwood Towers</td>
<td>351 Christie St, Toronto, ON M6G 3C3&lt;br&gt;416-392-5700</td>
</tr>
</tbody>
</table>
APPENDIX 2:
Focus Group Minutes
(Tenants, Community Members, Community Drop-Ins)
APPENDIX 2.1
Tenant Focus Group Meetings
888DS// Focus Group Meeting Minutes

Prepared by PROCESS
Date: September 30, 2019

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**Date**
Thursday September 19, 2019

**Time**
4.00-5.30pm

**Location**
888 Dupont Street, Unit #108

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**Agenda**

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.00-4.10pm</td>
<td>Welcome</td>
</tr>
<tr>
<td>4.10-4.30pm</td>
<td>888 Dupont Presentation and Q+A</td>
</tr>
<tr>
<td>4.30-5.20pm</td>
<td>Focus Group Discussion (see draft questions below)</td>
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<tr>
<td>5.20-5.30pm</td>
<td>Q+A and Close</td>
</tr>
</tbody>
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**Attendees**

**Tenants**
- Amanda Mullen, Lovtbookings
- Hemangi Jasnani, Blank Canvases (Artist and Education Coordinator for Blank Canvases)
- Ilene Sova, Blank Canvases (Founder)
- Michael Vickers, Akin Collective
- Oliver Pauk, Akin Collective
- Rosa Halpern, Namesake

**TAS Team Members**
- Geoff Gibson, Development Manager, TAS
- Ken Wilcox, Director, Development, TAS
- Elizabeth Duguay, Development Coordinator, TAS

**PROCESS Team Members**
- Nadia Galati, Principal, PROCESS
- Sara Udow, Principal, PROCESS

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**Overview**

On September 19, 2019, TAS, the owner of 888 Dupont Street since February 2018, hosted a focus group meeting with six tenants at 888 DS. The objectives of this meeting were threefold:

1. Share with tenants what’s currently planned for the site and listen to initial feedback;
2. Establish a line of communication for transparent and open discussions on the site’s future;
3) Learn about the various experiences within the existing property and community needs in the area to inform the design and development.

The focus group was facilitated by PROCESS team members Nadia Galati and Sara Udow. Their role is to assist with research and consultation with tenants and community members. The meeting minutes were prepared by PROCESS. Throughout the process, TAS will keep you updated on the submissions, plans and any revisions as the process progresses.

Presentation of Development Proposal to date
The meeting started with a presentation by Geoff Gibson, Development Manager, which included an overview of the site, context and initial design concept. After, tenants were invited to provide initial feedback and ask questions.

The questions and subsequent answers are included below:

**Question: What does this proposal mean for us? How can we know what’s happening?**

TAS Response:
- You have a direct line of contact to us. You can contact Geoff Gibson with any questions or concerns: E/geoffrey@tasdesignbuild.com; T/ 416.510.8181 x258; M/ 416.518.6127. His contact information is also included in the email body.

**Question: What are the timelines for this project?**

TAS Response
- TAS policy is to provide at least 6-months notice of demolition to all tenants, when possible.
- The development will likely be built in approximately 4-5 years. It will likely take 1-2 years to get approvals for the development and additional 2-3 years for construction.
- TAS has not yet submitted an application to the City for this proposal. This is only the first iteration and can be revised through the application process.

**Question: Will the units be affordable?**

TAS response
- TAS is considering live/work units instead of typical residential condominiums. The majority of the live/work units will be market rate.
- It is a corporate mandate of the office to push for affordability. TAS is looking into tools, mechanisms and support from the City to provide affordable units within the development. It is early on in the process so TAS has not been able to define exactly what affordability looks like.
**Question:** Is it possible for current tenants to be grandfathered into the new building?

TAS Responses
- This has not been discussed. Will review and circle back.

**Question:** What’s happening with the Sobeys site next door?

TAS Response
- The development has received zoning approval. It is likely 6 months to 1 year until construction will start (but not sure exactly).

**Questions:** Do you speak to other development projects nearby (Galleria, Sobeys etc.)
Shouldn’t there be alignment?

TAS Response
- It is the role of City Planning to understand how developments collectively affect an area, including how community services and facilities needs are being met.
- TAS is open to and have tried to facilitate conversations with adjacent developers to share parking or other amenities. Sometimes it works and sometimes it doesn’t.

**Question:** Is it possible to preserve the buildings and build atop them instead of tearing them down?

TAS Response:
- TAS reviewed the possibility of preserving 888 Dupont St. Sustainability is a priority for the company so we try as much as possible to preserve buildings instead of demolish them. Upon review, they learned it was unfeasible to maintain for a number of reasons: 1) There are actually three buildings tacked together, which makes it difficult to build on top of; and 2) parking would be extremely difficult to plan for and accommodate.

**Comments on the Development Proposal**

The concept of blurring of the public and private spaces within the building is positive, progressive and exciting.
- Participants mentioned they appreciate that this development will hopefully be more welcoming and that people will enjoy living in this building more.
- One participant used to live at Niagara and King prior to all the development. When she started an artist studio in the area, community members could walk through. With condo proliferation, it was harder to approach neighbours. Front door staff would not allow “unsolicited” mail or any communication with condo residents.
- People move into an area because it is cool and trendy, with a community feel (often because there are artists there). Once condo residents move in, the condos are designed to keep people inside, in isolated communities with gyms and entertainment rooms.
TAS is positioning itself as a developer that gets it - “Commend you that in a conservative environment that you are thinking this way.”

Additional feedback for the future development is included below.

The Site

1. Describe 888 DS and how it is used today.

**The Building is iconic**
- Even if people have not entered the site, they know about it.
- People find it mysterious.
- There is a “cool” factor.
- Everyone is so fascinated by the building.
- The green is an amazing landmark and is eye catching.
- Known as a hub of creativity for decades.
- Old after-hours - ppl have memories of it being creative, crazy, fun.

**Use of the Building**
- Most participants are on site daily, during the week and on weekends.
- Participants walk, TTC, drive and bike to the site.

2. What are the Site Strengths and Challenges?

**Strengths**
- The amount of space per unit. There are no other units in the city like this.
- Affordable.
- Studio spaces have decent heights and good light.
- Prefer raw spaces like this.

**Challenges**
- Physical accessibility: It is inaccessible - difficult for people of differing abilities to use the site.
- Need a more functioning loading dock (something to consider if new development is intended as live/work).
- Sizeable elevator - If the intent is for it to also be commercial, there needs to be more than a passenger elevator.
- Parking is an issue.
- Intimidating and scary – One organization does not invite people in the space for workshops. Instead they have had to develop partnerships and go elsewhere. “At the previous studio, were able to do a lot more (host birthday parties for kids, host educational workshops).”
- It is difficult to show artists working process to the public.
3. Do you know your neighbours in the building? Are there in-building community events that take place?

- Participants indicated there is not a community culture in the building. There would need to be time-specific events, more community spaces with lounges and couches (an area where you walk by and see people). There are no places to sit and hang out.
- Akin has tried to organize events, etc. but without money, it is difficult to do so. There needs to be a community engagement manager.

The Neighbourhood
4. Please describe the local neighbourhood (surrounding public spaces, community groups, changes in the area, etc).

Informal community connections
- Two participants used to live at 888 DS and have developed informal community connections.
- Many people who lived in the building and live nearby visit the open space north of the rail corridor at 9 AM and turn it into an impromptu dog park. There is a need for these types of spaces in the area.
- Dogs being allowed in the building is great.

Lack of retail and restaurants
- There is nowhere to get lunch nearby.
- There is also a lack of meeting spaces/co-working spaces.
- Contra Coffee on Shaw is packed all the time.

5. What types of community services do you use? What's missing in the community? What public amenities are needed?

- Fiesta farms is a place where people feel connected.
- Actinolite is a great restaurant.
- Businesses along Geary offer services.
- Kids programming is missing in the area.

6. What are the top public space improvements needed along Dupont and the neighbourhood (i.e., sidewalk widening, benches, bus stop improvements, etc.)?

- Bike parking is lacking.
- There is a need for benches.
- The road dips at the front door. When it rains, you get splashed.
- Check out the library in Calgary – it is amazing.
  - Accessibility touches on handrails for visually impaired people. These types of features are indications about how much you care about society.
Do you have any suggestions on how we ensure 888 Dupont is developed in the most
community-minded and inclusive ways?

- **Keep people.** It creates continuity.

- **Incorporate all aspects of artists’ process in one ecosystem – they live here, make
here, educate here, and sell here.** As much as people want to see where their lettuce is
grown when eating at a restaurant, they also want to see the maker spaces prior to
buying art. It is exciting to see that there are light industrial uses being considered.
People will also be excited by the live/work aspects.

- **Consider how to fund art organizations.** Could it be as part of condo fees? Can they be
subsidized so that some are at-cost? Look into TIFF Bell Lightbox, which has a similar
model to this. Can the 1% for public art be used to support the arts? Are there other
creative ways to keep arts in the building?

- **Future Gallery Space:** If a gallery space is being considered, it should incorporate
opportunities for programming – a space where one could do workshops or set up a
film screening or where bands could play. There should be flexibility in the space.
  - Consider Mercer Union.

- **Future Studio Spaces:** To ensure live/work units work and are done right, there are
some main aspects to consider:
  - Good light
  - Decent heights
  - Affordability
  - Can be quite raw – It is worth saving the money. Artists would prefer it to be
  raw. The money that is saved could then be given to arts organizations.

- **Future Retail space:** Should be available for the artists/designers who work there to
also sell there. Other cities have done this. STACKT is an example, but could instead
include rotating and/or shared retail spaces. For artists, shorter leases are good
because it is realistic for artists.

- **Affordability and Co-living:** What does affordable mean? “We want this to be shockingly
cheap.” Is it possible to consider co-living spaces (because artists won’t be able to
afford to live here).

- **Design:** Look at the Canoe Museum in Peterborough and the New Whitney Museum.

- **Amenities:** Consider new retail and restaurants. Sterling Ave now has MOCA with the
new Drake is great. This could be incorporated here.

- **Parking:** If it’s a live/work space, need spaces to load and unload. It’s a major job to
unload.
- **Accessible Design is important:** "In the arts, we are woke and care. If developers fail to care (ie. if washrooms aren't gender neutral), we will think less of them."

- **Curating tenancy:** Consider curating the artistic tenants, to ensure there is no conflict between adjacent units (ie. a massive noisy cabinet shop next to a small studio).

- **Have thoughtful branding:** "Don’t say something stupid that has some weird art reference. Don’t use art in the title." (eg. ‘Yonge and Rich’)

**Additional Comments**
- Would love to stay here! Grandfather us in?
- Check out Weird Toronto’s post about 888 Dupont St.

**Next Steps**

As the project progresses, TAS is interested in gathering additional information on how people experience the 888 Dupont Street site and neighbourhood. The information collected will help TAS refine and influence the design process, consultation plan and program development for the site.

As we continue user research, the TAS team may reach out to you with additional research questions. In recognition of the continued contribution of time or specialized knowledge, for example around appropriate design solutions for live/work spaces for artists, honoraria, charitable donations, or other contributions may be considered for these types of focus groups.
APPENDIX 2.2
Community Members Focus
Group Meetings
888DS// Focus Group Meeting Minutes

Prepared by PROCESS
Date: September 30, 2019

Date: Thursday September 19, 2019
Time: 6.00-7.30pm
Location: 888 Dupont Street, Unit #108

Agenda

6.00-6.10pm Welcome
6.10-6.30pm 888 Dupont Presentation and Q+A
6.30-7.20pm Focus Group Discussion (see draft questions below)
7.20-7.30pm Q+A and Close

Attendees

Community Members
- Rachel Lissner, Local Community Member, Young Urbanist League, Friends of Christie Pits Park
- Jay Decator, Local Community Member, Passage Tattoo, Davenport Neighbourhood Association

TAS Team Members
- Geoff Gibson, Development Manager, TAS
- Ken Wilcox, Director, Development, TAS
- Elizabeth Duguay, Development Coordinator, TAS

PROCESS Team Members
- Nadia Galati, Principal, PROCESS
- Sara Udow, Principal, PROCESS

Overview
On September 19, 2019, TAS hosted a focus group meeting with local community members who are active in the neighbourhood where 888 Dupont St. is a part of. TAS took ownership of 888 Dupont Sts in February 2018 with the intention of redeveloping the site. The objectives of this meeting were threefold:

1) Share with local community members what’s currently planned for the site and listen to initial feedback;
2) Establish a line of communication for transparent and open discussions on the site’s future;
3) Learn about the various experiences within the existing property and community needs in the area to inform the design and development.

The focus group was facilitated by PROCESS team members Nadia Galati and Sara Udow. Their role is to assist with research and consultation with tenants and community members. Feedback obtained through consultations will be considered in the design and development of the site. The meeting minutes were prepared by PROCESS. TAS will update you on the submissions, plans and any revisions as the process progresses.

Presentation of Development Proposal to date
The meeting started with a presentation by Geoff Gibson, Development Manager, which included an overview of the site, context and initial design concept. After, community members were invited to provide initial feedback and ask questions.

The questions and subsequent answers are included below:

*Question: Who is the intended person who will use this future space at 888 Dupont?*

*TAS Response:*
- There is demand in Toronto to live differently. The next door development site (Sobey’s) will be a traditional condo. 888 is planned to be live/work, a place for people to live and work (not commute). It is also planned to be a place where the public is invited in to use the building as well. TAS is also pursuing an affordable component to the building.

Comments on the Development Proposal
The following comments were shared with the 888 Dupont team regarding the Development Proposal concept:

- 888 Dupont is a gateway to Geary Ave. “Great to see it is not going to be an eyesore.”
- Appreciate that the Development Proposal is focusing on artists/makers and on live/work. “Dedication to maintaining arts is important and vital to the site staying true to itself.”
- Accessibility is important to think about from various perspectives. This includes physical access but other forms of access as well (i.e., economic access). There is some concern regarding the vertical farms – how do racialized and newcomer communities see themselves reflected in this public space? The concept is intended to be inclusive but it could still feel exclusive due to perception, cost and access. To be more inclusive, consider a partner to help animate it and bring different kinds of community members in.
Comments on the Site

1. Describe Site Strengths and Challenges.

The following comments were shared with the 888 Dupont team regarding the site and hyper local environments:

**Strengths:**
- The building is iconic;
- Current vibe and building appeal/attractiveness;
- Location;
- Employment site for artists;
- 888 Dupont is a gateway to what’s happening on Geary Ave., an anchor to the whole area;
- The Ossington rail underpass is a direct link to Geary Ave;
- Ossington bus is reliable with terminus at Ossington Subway Station and Eglinton Ave. West Subway Station.

**Challenges**
- Physical accessibility - The building is not accessible. Hard to find accessible units in Toronto;
- The site/888 DS is hard to navigate and is definitely not up to code;
- “Dupont blows here.” The current design of Dupont Street is poor with lots of local accidents taking place. People drive very fast along Dupont especially at the Ossington jog in the road. Need better bike infrastructure along Dupont and Ossington;
- The Ossington rail underpass is dark and encourages fast driving;
- Transit (bus) is unreliable along Dupont.

The Neighbourhood

2. Please describe the local neighbourhood (surrounding public spaces, community groups, changes in the area, etc).

- There are lots of people making things locally – food, tattooing, art, etc.
- There has also been lots of change with condos and rentals coming in.
- The streets are designed for cars and not people – the public realm lacks comfortable infrastructure and assets for human scale enjoyment.
- Informal community places: Lots of DIY public spaces – “People bring their own chairs and hangout in the park.”
- Lack of retail and restaurants: Nowhere to eat/food around here.

Community Groups to Engage?

- AccessNow (http://accessnow.me/)
- Talk to Jode of the Friends of Christie Pits Park. Jode is a very active community member on a number of projects and community teams/organizations.
3. Do you know your neighbours?

- One focus group participant who lives nearby knows their neighbours. One does not but wants to. She recently started BONG (Bloor-Ossington Neighbourhood Group) but is still trying to get uptake for it.

4. What’s missing in the community? What public amenities are needed?

- Affordable childcare spaces.
- Places to organize and bring a group of people together for a reasonable price. Spaces for groups of people to gather is too expensive.
- Could amenity spaces within condos be more public? Open for public booking at reasonable rates?
- CSI-like spaces that are for rent.
- A place to go that is open at night but not a huge bar (i.e., the Gem on Davenport just west of Ossington)
- Need a local lunch spot.

**FOLLOWUP QUESTION FOR LOCAL COMMUNITY MEMBERS:** Are folks concerned with maker spaces along Geary Ave. flipping into other uses (i.e. restaurants and coffee)?

- **Answer:** Participants at the focus group say they, and their neighbours they know, are not concerned. They are excited about restaurants. At first there was hesitation but now implemented, folks are enjoying them.

**Future**

5. Do you have any suggestions on how we ensure 888 Dupont is developed in the most community-minded and inclusive ways?

- Consider accessibility of building and site design.
- No chains! (i.e., A&W).

**Next Steps**

As the project progresses, TAS is interested in gathering additional information on how people experience the 888 Dupont Street site and neighbourhood. The information collected will help TAS refine and influence the design process, consultation plan and program development for the site.
APPENDIX 2.3

Community Drop-Ins
Focus Group Meetings
888DS// Community Drop In Minutes

Prepared by PROCESS
Date: October 10, 2019

<table>
<thead>
<tr>
<th>Date</th>
<th>Thursday September 26, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time</td>
<td>6:00 – 9:00PM</td>
</tr>
<tr>
<td>Location</td>
<td>888 Dupont Street, Unit #108</td>
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Overview
On September 26, 2019, 888DS TAS LP (TAS), the owner of 888 Dupont Street since February 2018, hosted a community drop-in for tenants of 888 DS and adjacent neighbours. The objectives of this drop-in were threefold:

1) Establish a line of communication for transparent and open discussions on the site’s future;
2) Share with tenants and neighbours the current proposed plans for the site and listen to initial feedback;
3) Share with tenants and neighbours education about broader planning policies and the Dupont Street Corridor Study; and
4) Learn about the various experiences within the existing property and community needs in the area to inform the design and development.

The drop-in was facilitated by PROCESS team members Nadia Galati and Sara Udow. Their role is to assist with research and consultation with tenants and community members. The meeting minutes were prepared by PROCESS. Throughout the process, TAS will keep you updated on the submissions, plans, and any revisions as the process progresses. Three TAS representatives were present: Ken Wilcox, Development Director, Geoff Gibson, Development Manager and Elizabeth Duguay, Development Coordinator.

The drop-in was informal. Participants were invited to sit at a table with the development team and PROCESS facilitators. They were provided handouts, which included planning policy information and a description of the site and proposal.
Participant Comments

Experiences on the site and in the area

The Building
- Currently this building is private. The current building aesthetics and its history bring lots of character to the building. Although it can be considered an eyesore, it brings joy to current tenants, local folks and broader Torontonians – it is an iconic place.
- Tenants described that the main strengths of the site are the price and size of units. Artists (especially painters) tend to enjoy the high ceilings, light and “old bones”.

The area
- When asked what tenants/neighbours do in the area, they responded that they get lunch at Sobey’s, visit Contra Coffee and walk along the greenline.
- The Dupont-Ossington intersection was stated as a terrible and unsafe intersection. Ideas for improvements include setbacks and more landscaping (including trees).

Development Proposal

Participants for the most part considered the development proposal to be better than typical developments occurring along the Dupont corridor. They appreciated the focus on public access within the building and the effort to include affordable live/work space. However, there was frustration and disappointment that the building will be demolished and replaced with primarily market rate condominiums. Comments are included below.

• Thoughts on demolition: While some participants pushed for adaptive reuse of the building, others recognized that demolition and redevelopment made sense (that the building is too run down to save).
• Displacement is “disheartening”: There was a consistent perspective that this development proposal is not intended for the current tenants, which “does not help” them at all.
  o They noted that Toronto is increasingly unaffordable and that the City’s definition of affordability (100% of AMR) is still too expensive for those currently within the space. They also question whether more condos are necessary in this area.
  o Participants noted that some current tenants have created inclusive and welcoming spaces for equity-seeking communities (i.e. queer and trans folks) who will lose an affordable gathering space when current tenants are displaced.
• While the development’s programming on site was seen as “cool”, participants indicated they would not want to live in the new building because it seems exclusive and will draw an affluent community who is not currently using the site.
• Request for below-market space: Due to the unaffordability in the city, the participants indicated the importance of affordable space to ensure artists and makers who in part made this building iconic can actually remain in the city.
Tenant participants indicated that current rental rates are manageable and if maintained, current tenants could potentially see themselves as a future tenant of 888 DS. Tenant participants clearly indicated that if there is subsidized, cheap space available to artists and makers then the future 888 DS will continue to attract folks who already exist in the building.

- Residential rent rates similar to what is currently found in Hamilton is affordable (i.e. a 2-bedroom apartment for $1,400).
- **Raw, light-filled, large spaces** are desirable for artists and should not include high-end finishings to keep costs down/increase affordability.

### Consultation Process

Participants shared a number of comments concerning 888 Dupont Street’s consultation process. Comments are included below.

**TAS Question to participants:** How would you like to be informed?

**Participant Response:**

- Some participants indicated that TAS should come and talk tenants/stakeholders/the public when there is real information (i.e. at milestones so folks can see the markers of change).
- Some participants indicated that they would like to be updated as much as possible.
- Some participants indicated that tenant consultation should include door-to-door conversations as not everyone will attend a focus group.

**Question:** To truly implement a meaningful engagement process, could neighbours/tenants be placed on the management team? (Similar to the Labour Relation Board)

**TAS Response:** Often there is a resident/neighborhood working group, which works closely with the developer to advise them on the development.

### Additional Questions and Answers

Participants asked a number of questions during the focus group discussion. Answers provided by the development team are included below.

**Question:** What are the timelines for this project?

**TAS Response:**

- TAS policy is to provide at least 6-months’ notice of demolition to all tenants, when possible. At minimum, it will be 12 – 14 months from now before tenants are required to leave the building.
- The development will likely be built in approximately 4-5 years. It will likely take 1-2 years to get approvals for the development and additional 2-3 years for construction.
- TAS has not yet submitted an application to the City for this proposal. This is only the first iteration and can be revised through the application process.

**Question:** Did TAS host similar conversations with the tenants who used to live here?
**TAS Response:** There were many orders by the City for the building to comply with fire code and zoning and to rectify illegal tenancies by restoring them to commercial occupancy. TAS instead took additional time (6+ months) to work with social agencies such as Woodgreen to find appropriate housing for residents (either within the neighbourhood at similar rent or for social assistance for those in need).

**Question:** Were there similar conversations happening with 77 Labatt Ave?

**TAS Response:** It was a different process. Akin brought artist studios post rezoning and approval, so tenants were well aware that they had a short time period in the building.

**Question:** Has something been built like this before, live/work with community access? Will this kind of model actually work?

**TAS Response:** This is an interesting and unique proposal. TAS thinks this live/work and public access model will work.

**Question:** Why can’t TAS adaptively reuse the existing building?

**TAS Response:** Currently, the site does not permit residential uses. The existing structure is incapable of withstanding additional development loads and not in a state of good repair, and the site is currently deficient in parking and loading for more intensive use. In addition, because of the history of industrial uses, the soil under the building is contaminated and requires remediation.

**Question:** How much of the development will be private residential ownership and how much of the development will be live/work studios?

**TAS Response:** The first three storeys of the development will include a combination of commercial, light industrial and retail space. Storeys 4-12 will be live/work. 10% of the live/work units are planned to be affordable units. The 13th storey will accommodate a restaurant and mechanical facilities.

**Question:** Will the affordable units all be on one floor, separated from the market units?

**TAS Response:** The affordable units will likely be on a separate floor because the affordable units would most likely be rental and owned with and part of the commercial component of the building. For legal, operational, and other reasons keeping the separate ownerships contained is preferred. The market rate units will be on the upper floors.

**Question:** If the market rate condos are subsidizing the affordable rents, why is it still so expensive? Why can’t you do more?

**TAS Response:** Unfortunately the margins aren’t that big and costs are high for land, construction, and development.

**Question:** What did TAS pay for the site?

**TAS Response:** Approximately $15M.

**Question:** What is the cost per unit?
**TAS Response:** The market rate for new condos is $1000/SqFt based on Galleria at Dufferin and Dupont. TAS is pursuing affordable units (10% of units to be affordable) for 888 Dupont Street and there is also exploration of an opportunity for commercial space in the basement to be below market.

**Question:** Have there been any conversations with the City about subsidies for affordability?

**TAS Response:** TAS can talk to the City (Politicians and City programs) to discuss the need for affordability at this site. Perhaps a City program to subsidize artists spaces could be pursued. TAS has had discussions with the Housing Secretariat.
APPENDIX 3:
Focus Group Worksheet and Community Drop-Ins Handout
APPENDIX 3.1
Focus Group Worksheet
888DS// Focus Group Meeting, Sept 19th

Interview Questions

Date: Thursday September 19, 2019
Time: 4.00-5.30pm
Location: 888 Dupont Street, Unit #108

Focus Group Purpose

- Introduce TAS and the 888 Dupont St Development Project;
- Establish a direct line to the development team to continue to share information about the project and process;
- Collect feedback on community experiences and perspectives to inform the design and the development.

Agenda

4.00-4.10pm Welcome
4.10-4.30pm 888 Dupont Presentation and Q+A
4.30-5.20pm Focus Group Discussion (see draft questions below)
5.20-5.30pm Q+A and Close

Background

As you know, TAS took ownership of 888 Dupont St in February 2018 with the intention of redeveloping the site. TAS is looking forward to sharing with tenants what’s currently planned for the site, listen to initial feedback and establish a line of communication for transparent and open discussions on the site’s future.

TAS is also keen to engage with the current tenants to learn about the various experiences within the existing property and community needs in the area. This focus group is meant to act as a starting point to provide background research and gather information on how people experience the 888 Dupont Street site and building. The information collected will help TAS refine and influence the design process, consultation plan and program development for the site.
Key Questions for Focus Group Discussion

About You
1. Please introduce yourself and describe your relationship to 888 Dupont Street (where you work in the building, what you do in the building)?

2. Do you live near 888 DS? How do you travel to/from the site (i.e. bike, car, walking, transit, etc.) and in what direction do you most travel?

The Site: 888 Dupont Street
3. In your own words, please describe 888 DS – tell us about the site and its evolution.
4. What do you like about the site (strengths)? What are the site’s challenges?

5. Do you know your neighbours in the building? Are there in-building community events that take place?

The Neighbourhood
6. Please describe the local neighbourhood (surrounding public spaces, community groups, changes in the area, etc).
7. What types of community services do you use? What’s missing in the community? What public amenities are needed?

8. What are the top public space improvements needed along Dupont and the neighbourhood (i.e., sidewalk widening, benches, bus stop improvements, etc.)?

Future
9. Do you have any suggestions on how we ensure 888 Dupont is developed in the most community-minded and inclusive ways?

10. Any other comments to share?
APPENDIX 3.2
Community Drop-In Handout
888DS/ NEIGHBOUR + TENANT DROP-IN  
September 26, 2019, 6:00 PM

Purpose
- Introduce TAS and the 888 Dupont St Development Project;
- Share information about planning and city building in Toronto;
- Establish a direct line to the development team to continue to share information about the project and process;
- Collect feedback on community experiences and perspectives to inform the design and the development.

Background
TAS took ownership of 888 Dupont St in February 2018 with the intention of redeveloping the site. TAS is keen to engage with a diversity of community members to learn about how the community experiences the existing property and community needs in the area.

The Drop-in on September 26, 2019 is meant to provide direct line of contact between neighbours, tenants and the development team and to act as a starting point for background research and information gathering on experiences/relationships with the current site and area. The information collected will help TAS refine and influence the design process, consultation plan and program development for the site.
**The Planning Hierarchy**

Land use planning helps municipalities manage land and resources and guides decisions about where to build homes, shops, parks and schools as well as roads, sewers and other essential. It sets development goals while keeping social, economic and environmental factors in mind. It aims to balance interests of individual property owners with the wider community interests.

This graphic lays out the planning policy framework for how decisions about growth get made in the city.

### Land Use Policy:

1. **Ontario Planning Act**
3. **Growth Plan (2017)**
4. **City of Toronto Official Plan**
5. **Zoning By-law**
6. **Development Approval**

### Non-Statutory Plans:
- Transportation
- Infrastructure
- Greenspace
- Cycling Pedestrian
- Design Guidelines

### Implementation:
- **City Council** (Zoning and Official Plan Amendments)
- **Committee of Adjustment** (Minor Variances)
- **Secondary Plans**
- **SITE AND AREA SPECIFIC POLICY (OFFICIAL PLAN AMENDMENT)**
Approved redevelopment of the Sobeys Site (the park is being relocated to the corner of Shaw and Dupont)

As of right policy and zoning would result in a building that looks like this.

SITE AND AREA SPECIFIC POLICY OFFICIAL PLAN AMENDMENT 271 (Dupont Street, between Ossington St and Kendal Ave)
City Council adopted staff recommendations from the Dupont Street corridor that outlined policy recommendations for the following: appropriate land uses, streetscape improvements, urban design and built form guidelines, the function and design of Dupont Street, the impact of the rail corridor on potential development options.
The Dupont Street Community Services Study (CS&F) provides a snapshot of current conditions and population trends in the study area, outlining priorities for new services and facilities in the area as growth happens.

STUDY AREA BOUNDARY: Dufferin (west) and St. George (east) and Davenport Rd. (north) and Bloor St W. (south)
POLICY RECOMMENDATIONS:

1. Considering the City's capital budget to provide/ support for the following CS&Fs:
   a) Non-profit child care facilities
   b) Improvement for Toronto's public library for technology enhancement/ building improvements/ expansion
   c) Public realm improvements
   d) Improve/ expand existing community centres and facilities and enhance programming potential

2. By 2024, there should be 2 500 residential units occupied in the area
   a) Parkland deficiency in area, need for new playgrounds, off-leash dog areas and new public parkland on north side of the rail

3. Securing privately owned public spaces to increase available open space for passive or active recreation

4. Securing public realm improvements like tree planting, street furniture and and building setbacks to help animate the street and provide a welcoming pedestrian environment
The development concept at 888 DS incorporates live/work units, additional publicly accessible spaces and commercial uses.
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APPENDIX 4:
Dupont Street Study Community Services and Facilities Assessment Demographic Profile
APPENDIX 4: Dupont Street Study Community Services and Facilities Assessment Demographic Profile

The CS&F assessment was completed in July 2014. The data used in this assessment is from 2011. The CS&F Study recommends that the CS&F in the study area be reviewed and updated in 2024 to ensure needs of the population are being met. Through the public consultation process, our team will engage many people from the community, to learn more about their needs and priorities for public realm improvement, community services and feedback on the development. The full document can be viewed here.

Population Growth: Within the study area, the population was 38,561 in 2011 (which was up 1.2% from the 2006 population of 38,100). This rate of growth was below the +4.5% rate experienced in the City as a whole between 2006 and 2011.

Age Demographics: The study area has a larger proportion of people between the ages of 20-34 (32.5%) compared to the City as a whole (22.8%). This can potentially be an outcome of the proximity to the University of Toronto and to the Downtown. A similar trend was experienced in 2006, with a greater proportion of 20-34 year olds within the study area compared to the City. Conversely, the study area has a smaller proportion of its population between the ages of 0-9 (7.1%), compared to the City (10.3%). The population distribution has remained relatively consistent between the 2006 and 2011 Census periods.

The proportion of seniors 65 years of age and older in the study area is slightly higher than the City's average and the proportion of seniors living alone is the same as the City's average. (2011 data)

Dwelling Units: Approximately 17.8% of its dwelling units in the CS&F Boundary are apartments that are more than 5-stories. Household size in this neighbourhood is mostly one or two persons. The proportion of married couples is lower than the City's average. The breakdown of children at home by age group shows that the study area has a greater proportion of children at home aged 25 years and older compared to the City of Toronto. (2011 data)

2011 National Household Survey data shows that the majority of the dwellings in the study area are more than 50 years old.

Immigration: The top immigrant group by place of birth in the Dupont Study Area is from Portugal and the top recent immigrant group by place of birth is from China. Most of the immigrant population made this area their homes before 1971.
APPENDIX 5:
Dupont Corridor Study Consultation Findings
APPENDIX 5: Dupont Corridor Study Consultation Findings

Below are some existing consultation findings gained through the Dupont Corridor Study (the Dupont Corridor Framework Study). These findings could be integrated into the 888 DS consultation program to confirm current relevance and potential for incorporation in 888 DS programming and design.

Mobility
- There are limited crosswalks on Dupont Street and the street is constant and fast moving;
- Traffic along the street presents safety concerns for pedestrians crossing Dupont Street;
- No bicycle wayfinding signage in areas north of Dupont Street despite the presence of bike lanes on streets west of Dupont Street;
- Sidewalks along Dupont Street are narrow, limiting pedestrian movement;
- New developments should include wider sidewalks to accommodate accessibility, as well as spaces for street furniture and planters.

Economic
- A diverse mix of retail and office uses exist at street level;
- Dupont Triangle has low number of vacant units and is a hub for businesses related to arts, design and culture;
- There are strong small businesses located in the Dupont Corridor that are supported by residents;
- BIA integration to enhance commercial prospects for small business owners should be considered;
- Additional big box retail stores in the area may threaten local businesses.

Environment
- Improve the existing public realm by increasing the amount of landscaping, planters, public seating, public art and widening sidewalks;
- Allocate funding from new developments towards improving public landscaping;
- New developments and redevelopments can include green spaces within their projects;
- New developments and redevelopment projects can incorporate green building features following the Green Building Standards Guideline.

Affordable Housing
- New residential developments can incorporate a mix of market units, rent-geared-to-income and affordable housing units;
- Potential to allocate capital to provide recreational facilities and social services.

Land Use
- Encourage small retail uses at street level to create a pedestrian scale public realm and promote local businesses.
Built Form

- New developments have included stepped-back upper floors, maintaining the pedestrian scale of the street and avoiding large shadows;
- Some new residential buildings have incorporated ground level commercial uses that are accessible from the sidewalk;
- Distinctive Industrial-style architecture between Christie Street and Ossington Avenue;
- Diverse range of residential housing stock including apartments, single units and semi-detached units between Christie Street and Ossington Avenue;
- Lack of design standards specific to the Dupont Corridor to regulate built form;
- Inconsistency in building types and sizes breaks the flow of the street wall along Dupont Street;
- Potential for new developments to focus on architectural design and improving the streetscape;
- Provide parking at the rear of the building or underground to increase pedestrian safety, accessibility and create a connection to the street.

Public Realm

- Need for additional open space and public realm improvements;
- The narrow sidewalks along the Dupont Corridor can easily become overcrowded, with obstructions such as planters and light posts further restricting pedestrian mobility;
- The lack of seating reduces the attractiveness of the public realm and does not accommodate people with physical disabilities and the elderly, who may require a rest from long walks. This detracts pedestrian activity from the Dupont Corridor, which is detrimental to residents, local businesses and the economic vitality of the area;
- Deficiency of parkland in the area, priority for new playgrounds, dogs off leash areas and new public parkland on north side of the rail, acquisition of Privately Owned Publicly-Accessible Spaces (POPS) can aid in adding to open space on Dupont for passive and active outdoor recreation;
- Need for public realm improvements on north side of Dupont, including tree planting, street furniture, and building setbacks to help animate the street and provide a welcoming pedestrian environment.

Bicycles

- Dupont Street lacks adequate bicycle parking, with very few facilities present between Avenue Road and Ossington Avenue. When bicycle parking is available, it is mainly provided in the form or the City designated post-and-ring bike stand.

Section 37

- Need for childcare facilities (particularly non-profit services), libraries (particularly technology enhancements and building expansion), recreation centres (expand and improve facilities), and public realm improvements.