

Toronto Community  
Housing Corporation  
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Development Division  
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Toronto Community Housing Design Review Panel  
Minutes of Meeting  
Friday, December 20, 2019

The Design Review Panel met on Friday, December 20, 2019 at  
**21 Tubman Avenue, Floor 10, at 9am**

Present:	Regrets:
David Leinster, The Planning Partnership (Interim Chair) Graeme Stewart, ERA Architects William Shane, Alexandra Park Resident Roland Rom Colthoff, RAW Design Yiwen Zhu, Urban Strategies Carol Phillips, Moriyama & Teshima Architects	David Anselmi, Canada Lands Paul Bailey, REVIVE Rubesha Zia, Regent Park Resident Berhane Abraha, Lawrence Heights Resident Gunta Mackars, Metrolinx Andre D'Elia, Superkul Labib Chowdhury, Alexandra Park Resident Samuel Abebe, Lawrence Heights Resident Anne McIlroy, Brook McIlroy (Chair) Antoine Belaieff, Metrolinx (Vice Chair) Sybil Wa, Diamond Schmitt Architects Ali Elchanti, Regent Park Resident Margie Zeidler, 401 Richmond
TCHC Staff	City of Toronto Staff:
Tammy Chou Kelly Skeith Catherine Pan Vincent Tong Elvira Vigo	Paul Mule, Senior Planner
Recording Secretary: Derek Brunelle	

**Project Review**

The following project was reviewed by the TCHC Design Review Panel on December 20, 2019:

**Don Summerville Master Plan**

Project type: Master Plan  
Design Review: First Review  
Design Team: Context,  
Teeple  
Architects,  
and Public  
City

Presenters: Catherine Pan,  
(TCHC)  
Howard Cohen  
(Context),  
Stephen Teeple  
(Teeple), and Liz  
Wreford (Public  
City)

Conflict: Yiwen Zhu  
Vote: Redesign - 0  
Refine - 0  
Fully Support – 5



## 1.1 Project Information

Catherine Pan from TCHC introduced the Don Summerville Master Plan project with an overview of the history of the site and an explanation of the revitalization process. Constructed in the 1960's, the development contains two 6-storey buildings with a total of 120 units on 3.3 acres of land. Ms. Pan discussed the tenant engagement that has occurred to date, as well as the timeline for demolition, construction, and tenant return. TCHC will ensure that all 120 units will be replaced on site as part of the redevelopment.

The developer (Context) and their consultants (Teeple Architects and Public City) provided information on the project, including details of the housing mix (RGI, affordable rental, market rental, and condominium), site context, and the design of the proposed buildings.

Other topics discussed included the activation of Eastern Avenue, the shared lane between the two new buildings, community gardens, green space, sustainability

features, and site constraints (in particular, the site's high water table and municipal easement that bisects the site).

## **1.2 Panel Commentary**

The following key themes emerged from the discussion:

### **Site Design**

Panel members praised the design of both the market and TCHC buildings – their relationship to one another and the inclusion of a public 'woonerf,' or shared lane. Given the mixture of housing providers on site, members questioned how shared spaces would be managed in the future. The presenters explained that agreements would be required among the various groups – the condominium developer, affordable housing providers, TCHC, and others.

In terms of amenity spaces and retail uses, Panel members were encouraged that the refreshed frontage on Queen Street East would help to animate the area and better connect Leslieville to the Beach Community. Members suggested that food security should be considered with new retail development.

Panel members commended the inclusion of new affordable units in addition to the TCHC rental replacement units. The group encouraged the presenters to consider greater height and density wherever possible.

### **Building Design**

The Panel largely commended the design of both the market and TCHC buildings. In particular, members appreciated the building's articulation toward providing the maximum amount of natural light for units and shared amenity spaces. Some members suggested that more attention could be placed on the TCHC building to ensure that it receives the same thoughtful, high-quality design as its market counterpart.

The Panel questioned whether the market building's third floor terrace could be further opened to provide a view to the lake. Some members also suggested relocation of the entrance to the market building's garbage area so that the shared lane can receive greater protection from truck traffic. Some member suggested the Queen Street façade be articulated to acknowledge the termination of Orchard Park Boulevard as well as the scale of the pattern of development of Queen Street.

### **Energy Efficiency**

Panel members were encouraged by the inclusion of more sustainable, or 'green,' elements to the design. In particular, the Panel praised the developer's intention of achieving Tier 2 of the Toronto Green Standard.

The presenters explained the use of a Variable Refrigerant Flow (VRF) system as a method of conserving energy throughout the development.

Attention was also given to the inclusion of green roofs and other sustainable building materials. Overall, the Panel supported the developer's environmentally-focused approach.

### **Automotive and Bicycle Parking**

Due to the high water table, parking must be accommodated at or close to grade. To mitigate the visual impact of surface parking, the developer has proposed an enclosed parking garage a portion of which is to include a metallic 'trellis' system to be covered in planting. During summer months, it is intended that the trellis would become a 'green screen.'

The Panel requested further clarification as to the number of bicycle parking spaces in the development. The presenters indicated that there are 800 planned bicycle parking spaces over the entire development, as well as those located along the street. Some Panel members questioned the effectiveness of the trellis over the parking, suggesting a more permanent roof cover (slab) could support a green roof or outdoor amenity. The green wall treatment screening the parking from the laneway was also questioned in terms of its four season effectiveness.

### **1.3 Chair's Summary**

At the conclusion of the discussion, Interim Chair David Leinster provided the following comments and recommendations:

- Generally, there were a great deal of positive comments from panel members, particularly about the inclusion of new affordable rental units and overall social mix;
- Architects should explore greater visibility for access to bicycle storage in the market building;
- Food security needs to be addressed on site, perhaps with smaller grocery shops within the community, other types of fresh food programming;
- Architects should explore greater height and density wherever possible; and
- Architects should place more attention on quality design of TCHC building in relation to the new market building,