

PUBLIC ENGAGEMENT AND OUTREACH

We have undertaken several community outreach activities since June 2015, including:



Knocking on **633 doors**



173 conversations with homeowners



Sending **flyers to 3,000 neighbours** inviting them to Open Houses #1 and then again to #2



Developing **2 newsletters** with updates about the proposal



Newsletters and flyers available in both **English** and **Traditional Chinese**



Public Open House #1 to present our Guiding Principles (88 attendees and 48 comment forms)



Public Open House #2 to present Preliminary Design Concepts (130 attendees and 108 comment forms)



1 presentation and Q+A with the **Kerrisdale Business Improvement Association**



1 presentation and Q+A with **Kerrisdale Community Centre**



2 presentations and Q+As with the **Arbutus Ridge Kerrisdale Shaughnessy Community Association**



Regular updates to our **existing users and stakeholder groups**



1 website where all information relating to the proposal is posted
(<http://ryersonunited.ca/redeveloping-ryerson/>)

WHAT WE'VE HEARD + HOW WE'VE RESPONDED

Throughout our public engagement and outreach, some key themes have emerged. We have made some key changes to our design based on this public input.

Key Theme	Design Change or Response
 <p>Support for the heritage restoration of the Stone Church building.</p>	<ul style="list-style-type: none"> ✓ Renovation and preservation of the Stone Church building ✓ Church building designated as a heritage building ✓ Seismic upgrades to the Stone Church building ✓ Improvements to the performance capabilities
 <p>Support for the new Community Activity Centre and the users it will serve.</p>	<ul style="list-style-type: none"> ✓ Activity Centre is physically connected to the Church ✓ Large multi-purpose spaces and smaller meeting rooms for the community ✓ Upgraded facilities for cultural groups who frequently use the Church for rehearsals and performances
 <p>Support for new housing options in the area (both market and affordable rental).</p>	<ul style="list-style-type: none"> ✓ One-, two-, and three-bedroom condominiums ✓ 85% of condominiums are family-sized suites ✓ Ground oriented stacked townhomes ✓ 2.5 storey townhomes with private front yards ✓ Affordable studio, one-bedroom, and two-bedroom rental homes
 <p>Concern about the parking impact associated with new development.</p>	<ul style="list-style-type: none"> ✓ 140 underground parking stalls: approximately 2 stalls for each market residential suite, 12 stalls for the rental suites, 40 stalls to be shared between the Church and Activity Centre ✓ The substantial increase in on-site parking should reduce the current demand for street parking in the neighbourhood.
 <p>Green space on the lands is important.</p>	<ul style="list-style-type: none"> ✓ Church and mid-rise building are set back from West 45th Avenue to create a public “forecourt” ✓ Front yards and individual entries on West 45th Avenue complement single-family neighbours across the street ✓ Central courtyard on the East Site extends green space from neighbouring backyards and creates for private rear terraces ✓ Laneway is animated
 <p>Support for maintaining the character of single-family street along West 45th Avenue.</p>	<ul style="list-style-type: none"> ✓ Townhomes on West 45th Avenue extend the pattern of 33 foot front yards ✓ Townhomes on West 45th Avenue respond to single-family homes across the street ✓ Affordable rental housing has a sloped roof and a reduced building height closer to Vine Street to complement the heritage Church and relate to homes to the west
 <p>Concern about the impact of the height of the mid-rise building (i.e. 12 storeys) on adjacent properties.</p>	<ul style="list-style-type: none"> ✓ Mid-rise building has been reduced from 12 to 8 storeys. ✓ Mid-rise building is located at the rear of the site to mitigate shadow impacts ✓ Mid-rise building has been rotated so that its narrower side is oriented to West 45th Avenue ✓ Design changes to mid-rise building to reduce sense of bulk and scale
 <p>Be innovative and use interesting architecture.</p>	<ul style="list-style-type: none"> ✓ Combined Activity Centre and affordable rental housing are an innovative mixed-use building ✓ The glass atrium creates a new entrance and point of connection ✓ Each component on the proposal responds to its neighbouring context through changes in its form and scale.

OUR PROPOSAL

Our proposal includes the following key elements.



Heritage restoration of the Stone Church building

The renovations include a seismic upgrade and improvements to the performance capabilities of the Church to enhance its use as a community cultural space. The heritage designation will give the City the power to regulate alterations to the exterior of the building.



Construction of a new Community Activity Centre

The new Activity Centre will be physically connected to the Church, include large multi-purpose spaces and smaller meeting rooms for the community, and have upgraded facilities for cultural rehearsals and performances.



Affordable rental housing

The affordable rental housing on the West Site has a sloped roof and a reduced building height closer to Vine Street to complement the heritage Church and relate to homes to the west. The rental housing, which will be owned and operated by Dunbar Ryerson, includes 32 affordable studio, 1-bedroom, and 2-bedroom rental homes for seniors, couples, and singles.



Townhomes with front gardens along West 45th Avenue

Six 2.5 storey townhomes have been located on West 45th Avenue to extend the pattern of 33 foot front yards along the street and to echo the scale and rhythm of the housing on the opposite side of the street. These townhomes provide housing options for families wishing to move to the area.



Stacked townhomes on the lane

Nine stacked townhomes along the lane will activate this space like an English mews and correspond to the scale of the adjacent RM-3 apartment buildings. These townhomes provide housing options for families, couples, or downsizers.



Mid-rise condominium

The condominium building includes twenty-five 1-, 2-, and 3-bedroom homes, 85% of which are family-sized suites. The condominiums provide housing options for singles, couples, and those wishing to age in place. The condominium height has been reduced from 12 to 8 storeys.



Underground parking

The proposal provides 140 underground parking allows, including: approximately 2 stalls for each market residential suite, 12 stalls for the rental suites, and 40 stalls shared by the Church and Activity Centre. The substantial increase in on-site parking should reduce the current demand for street parking in the neighbourhood.