



## **The Planning Discussion Group – Honest Ed’s / Mirvish Village**

November 18, 2015 5:30PM-7:30PM  
720 Bathurst Street - Centre for Social Innovation - 3<sup>rd</sup> Floor

### **Attendees**

Paul Maclean, PARA  
Jim Jacobs, ARA  
Sue Dexter, HVRA  
Terry Montgomery, ARA  
Carolee Orme, HVRA  
Jennifer Hunter, SVRA  
Grant Burns, Local Resident  
Cathy Tafler, Local Resident  
Donna Macfarlane, Local resident  
Brian Burchell, Annex BIA  
Councillor Mike Layton, Ward 19 – Trinity-Spadina  
Michal Hay, Executive Assistant to Mike Layton  
Councillor Joe Cressy, Ward 20 – Trinity-Spadina  
Georgia Kuich, Toronto City Planning, Heritage Preservation Services  
Graig Uens, Toronto City Planning

### **Regrets**

Leo Panitch, PARA  
Doug Rylett, SVRA  
Margaret Robbins, local resident  
Lia Brewer, Executive Assistant to Joe Cressy

### **Meeting Notes**

The purpose of this meeting was to discuss heritage matters related to the proposed development at the Honest Ed’s and Mirvish Village Site. Georgia Kuich from City Planning’s Heritage Preservation Services Section was present to contribute her expertise and assist in the discussion.

Following introductions, limited discussion on the Terms of Reference (TOR) and notes from the previous meeting occurred with no specific changes being proposed to either document. Additional time was given for members to review the TOR.

Georgia led the Group through a presentation on the progress of heritage staff’s review of the application to date, the review of the broader review of heritage resources within the 4 Corners Study area, the City’s Policies regarding heritage conservation and the city’s emerging commentary on the Honest Ed’s/Mirvish Village development proposal.

The Group discussed the heritage matters related to the application and made the following comments:

- Some listed buildings are proposed to be altered, demolished, partly demolished, or relocated, on-site. The degree to which heritage buildings could be altered, before being considered demolished in accordance the Heritage Act, was discussed.
- The lowering of the houses on the east side of Markham Street was discussed. It was suggested that the units would be more accessible if doors were brought to grade. Discussion occurred on the merits of allowing accessibility by altering the buildings, allowing accessibility via ramps to buildings retained at their existing heights, and leaving the front facades generally as is and providing universal access via a rear addition.
- It was noted that the heritage buildings on the east side of Markham Street may not have to be relocated if part of the underground garage area was not required to be constructed beneath where they currently sit. G. Uens noted that, if the project scale is reduced, the parking requirements, which are driven by the number of units and the commercial floor area, will decrease in a corresponding manner, potentially allowing the east side of Markham Street houses to remain in their current situation thought construction.
- It was noted, an generally agreed among the group, that the retention of the listed buildings at the corners of Markham and Bloor and Bathurst and Lennox, both of which are proposed to be demolished, would assist in transitioning the new proposal into the existing area and should be retained.
- The group encouraged the developer to utilize the interior of the listed buildings.
- The group was supportive of preserving a more substantial portion of the main street buildings on Bloor and Bathurst Street, as opposed to just retaining the facades of these listed buildings.
- The proposed floor heights of the new retail spaces on Bathurst and Bloor Streets was noted as a concern. The proposed floor to floor heights are inconsistent with the character of existing buildings on both Bloor Street and Bathurst Street and should be revised to better fit within the context of the main street character of these rights of way.
- Conserving the rooflines of the Markham street houses was discussed and agreed by the group to be important in retaining the character of Markham Street.
- The idea of ‘Mirvishness’ was discussed at length. Many in the group believed that a more serious effort should be made by the developer to accommodate affordable, small, flexible business spaces within the development. The entrepreneurial component of Mirvish Village was regarded a key aspect of its character.
- Some members of the group acknowledged that the ‘kitsch and cheese’ aspects of Mirvish Village were also a part of the area’s historic identity but acknowledged that replicating these elements alone would not ensure that that such intangible heritage character would

continue to define Mirvish Village. While the group acknowledged that the applicant has attempted to retain some of the intangible heritage elements of Mirvish Village, it was suggested that more regard should be given to retaining the small entrepreneurial spirit of Mirvish Village within the new development.

- It was suggested that “Mirvishness” not be the operative word to describe the character of the area.
- The Group was generally satisfied with the high level comments on the proposal provided by Planning Staff to date.

**Action Items**

- G. Uens to update website with
  - 4 Corners Study Information for upcoming meeting, Terms of Reference, and Meeting 1 Notes.
- G. Uens to provide Notes and supplementary material in advance of the next meeting.