

# **GREEN PHOENIX**

## Community Consultation Committee

### Minutes of Meeting

— MARCH 21, 2005 —

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Present: Maureen Houlihan, **Parkdale Residents Association**  
Scott MacMillan, 1269 King St W;  
Rod Layman, **Parkdale-Liberty Economic Development Corporation**  
Adam Czerechowicz, **Parkdale United Church Foundation**

Absent, Regrets:

Angi Eagan, 95 Dunn Ave,  
A. & C. Deeley, 166 Dunn Ave,  
Diane Slawych, 196 Dunn Ave,  
Walter Jarsky, [jarskyw@sympatico.ca](mailto:jarskyw@sympatico.ca)  
Pam Cowan, King St W.  
Diana Blauzdzianas  
Yonten Gongya  
Fred Ni, [fni1@rogers.com](mailto:fni1@rogers.com)  
Marko Lavrisa, [lavjack@pathcom.com](mailto:lavjack@pathcom.com)

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Adam welcomed everyone who came and opened the meeting by saying the committee will be an important access point for community input into the design, construction, and occupancy of the proposed construction. We will send minutes of the committee to everyone who expressed an interest.

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#### **1. Suggestions for additional community representation**

- Ram from the Parkdale BIA, he is also Treasurer of Neighbourhood Watch and lives on Cowan. *— Rod will call him.*
- Suggestion to contact Principal at Queen Victoria Public School and post a notice for parents. *— Adam will carry out*
- The administration of the Rehab centre or Lakeview be asked if they wish to sit on the CCC. *— Adam will send invitation*

#### **2. Free-ranging discussion of design ideas**

- Suggestion that some **suites be reserved for visitors**. Adam pointed out that we may have this flexibility in the existing building, but the terms of the funding prevent such a use in the proposed addition.

- **Stacked parking spaces.** Some sort of hydraulic device? Responses were: Adam – we can't rent out all the parking spots now, why would we want more. Maureen said that neighbourhood would probably be against it because of the additional traffic.
- Put **garbage collection route** between 1355 and 1339 King. Rod mentioned that the City Public Works department was against any design which would require a new vehicle exit onto King Street.
- **Wading Pond.** Adam mentioned that the standard to which we are designing ("LEED™ Gold") had credits available for stormwater management and that a wading pond could well be part of that, as long as the City's requirements for mosquito control were met.
- A suggestion that space be made on the first floor for a **community police station**. Scott mentioned that a better way to spend policing dollars was for extra bicycle patrols instead of police office space.
- Maureen said that community groups have trouble finding suitable **meeting or event space**, and suggested the amenity space be designed with enough **flexibility for a variety of uses**.
- More discussion of potential **uses of the amenity space**. This is a large space on the first floor, facing King Street. It has been proposed to transfer the existing laundry room on the 11<sup>th</sup> floor of 1355 King here, and to locate a tenant lounge beside it, with possibly some form of café service. This is a private space, but interfaces with the public. The terms of our zoning do not contemplate commercial enterprises. The neighbourhood generally would not support uses which generate more traffic, noise, or trash.
- **Partnership:** suggestion that if programs are to be carried on in the amenity space for the benefit of tenants and their visitors, we partner with an agency or agencies which have the expertise and funding to run these programs.
- Most of the thinking about the amenity space seems to focus on **food as a social activity**. Design of the space should provide for adequate services (electricity, gas, ventilation, water, sewage) There is a threshold of use which, once passed, triggers the requirement for additional equipment, exiting arrangements, and fire protection. Maureen has some additional information on this.

– **Clear spans:** Suggestion that unlike the existing Church Hall, columns or posts be eliminated from the proposed amenity space..

– **“Landmarking:”** Homeowners in the area have expressed a wish to have something better along the King Street facade of the property than the blank wall existing now. The congregation has concerns about the relative invisibility of the church. It was suggested that a list of goals for the appearance of the corner be forwarded to the designers.

- 1      **We want the public to know that there is a church there – we want to be noticed.**
- 2      **We want some reference to the fact there has been a historical church presence there since 1889. The community should know the church was the impetus to creating the entire site.**
- 3      **We want the entrance to be friendly, welcoming, not imposing, but not to look like a convenience store.**
- 4      **We want the frontage to be “people-friendly” in all weathers, for example having a canopy.**
- 5      **We wondered if the goals for the facade could express something like “inclusivity” or if this was a reach.**
- 6      **Include use of the “phoenix” symbol**
- 7      **Colour: we felt that bright colour was a potential method of creating a noticeable facade; [mention was made at the charrette of creating “seasonal interest” by changing colours.]**

### 3.      **UPCOMING MEETINGS:**

**Tues. Mar. 22 7 pm** . . . . . *Full Development Team*  
**Mon. April 11 7 pm** . . . . . *Next Meeting, Community Consultation Committee*  
**April 12 or 13** . . . . . *City Council re Funding Motion*  
**Middle of May??** . . . . . *Committee of Adjustment Application*

A short discussion of the April Council meeting... are there councillors who would vote against the motion because, say, their ward project didn't get approval? . . . . . – *Rod will investigate.*

At the **next meeting** of the Community Consultation Committee, we'll have the list of consultants chosen for the project, a progress update, and a discussion of the landscaping of the site.

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