



Mirvish Village Development Residents' Opinions Questionnaire

Results Report
August 20, 2014

Introduction

The purpose of the questionnaire was to obtain as wide a variety of input from the local residents, those who will be most affected by the construction process and the eventual development erected on this one and a half city block site.

The introduction to the questionnaire read as follows:

The Mirvish Village Task Group has been formed to gather the view of residents and to keep them informed about the proposed development of the Mirvish Village/Honest Ed site by Westbank Corporation.

The task group operates under the aegis of the PARA board, and has representation from all four resident associations.

(PARA - Palmerston Area Residents' Association,
ARA - Annex Residents' Association,
SVRA - Seaton Village Residents' Association,
HVRA - Harbord Village Residents' Association)

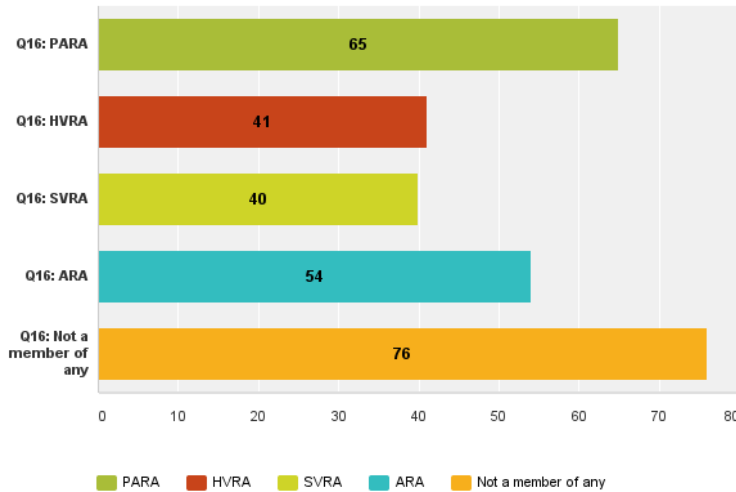


Mirvish Village Development Residents' Opinions Questionnaire

The Results

Q16 Are you a member of a local residents' association?

Answered: 276 Skipped: 0



The questionnaire was made available on line ("Survey Monkey") and a notice was circulated to the four residents associations ("RAs") abutting the site: Palmerston Area Residents Association ("PARA") (sponsor of the survey, and in whose catchment area the site lies), Harbord Village Residents Association ("HVRA") (adjacent to the site to the east), Seaton Village Residents Association ("SVRA") (adjacent to the site to the north) and Annex Residents Association ("ARA") (adjacent to the site to the north-east).

In addition to the two hundred respondents from these associations, 76 non-members from the area completed the questionnaire.

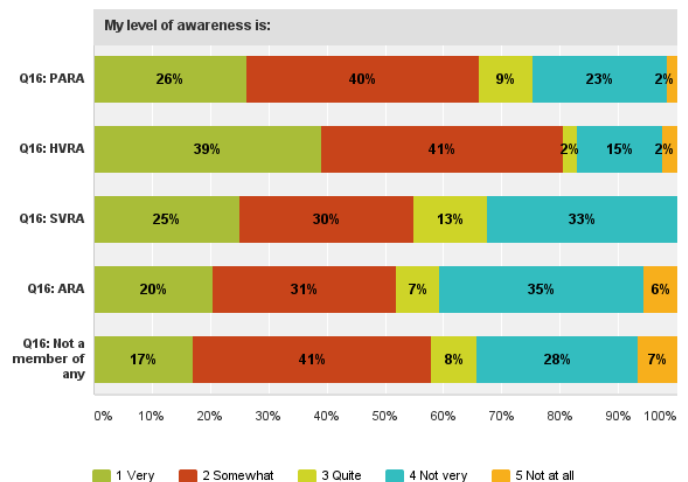
Among those responding, the preponderance felt that they were "quite" to "very" well informed about the development process.

To demonstrate the relatively consistent views held by members of each of the RAs, the questionnaire results will be presented showing the responses broken down by RA (and non-member) respondents.

[Note that when bars of variable length are shown, the numbers therein represent number of responses, e.g. Q16 above; when the bars are of equal length, the numbers denote percentages, e.g. Q11 to the right.]

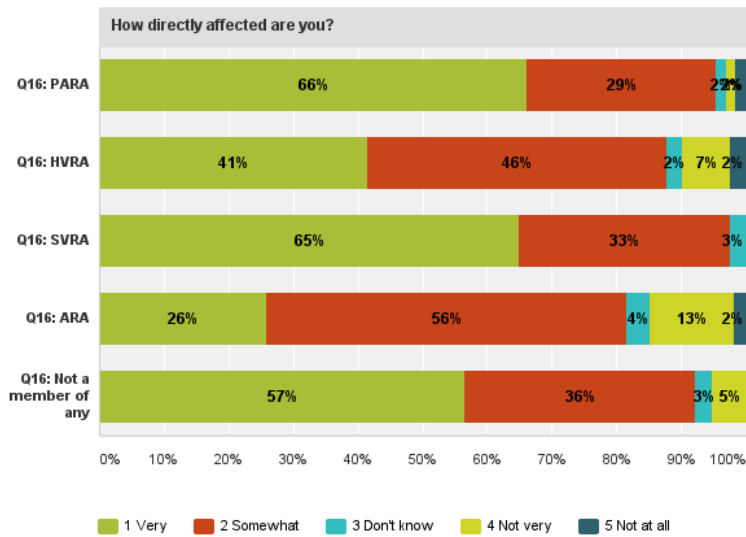
Q11 Please rank how informed you are of the development process such as zoning, required public consultation, etc.

Answered: 276 Skipped: 0



Q2 Please rank how directly you feel you are affected by the proposed development of the Honest Ed's Mirvish Village site.

Answered: 276 Skipped: 0

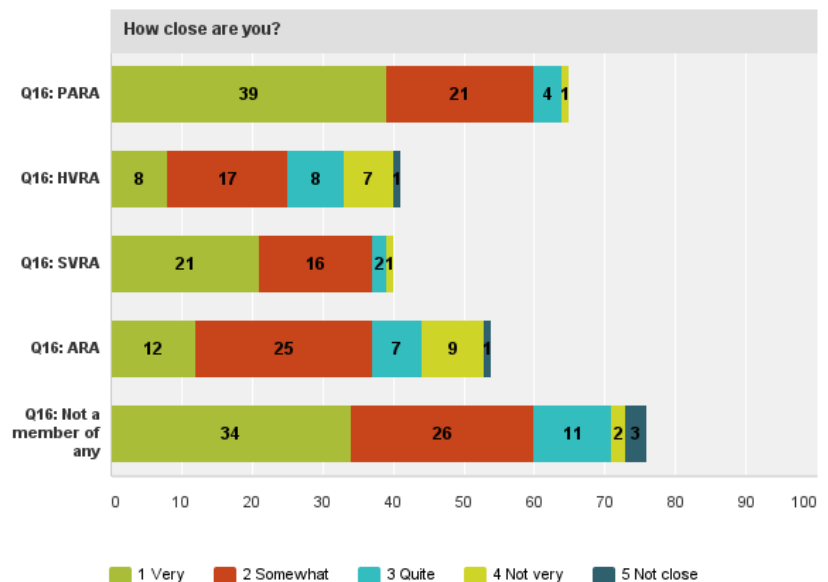


As can be seen from this question, those completing the questionnaire overwhelmingly feel that they will be affected by this development.

This question established that again, most of the respondents live quite close to the site of the development; they are the people that will be most affected by the development process and the end result.

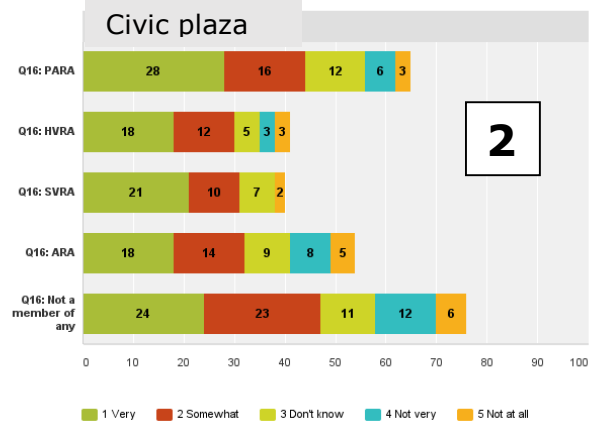
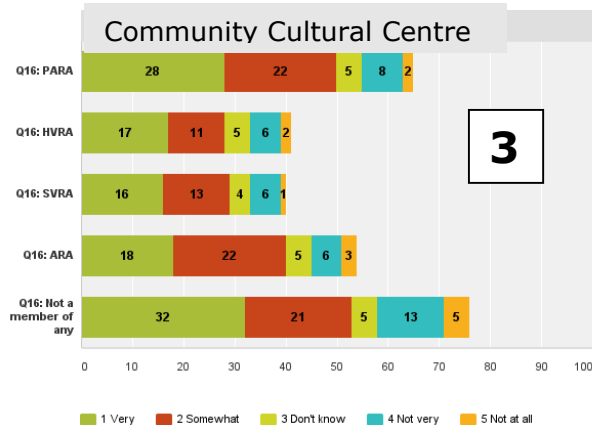
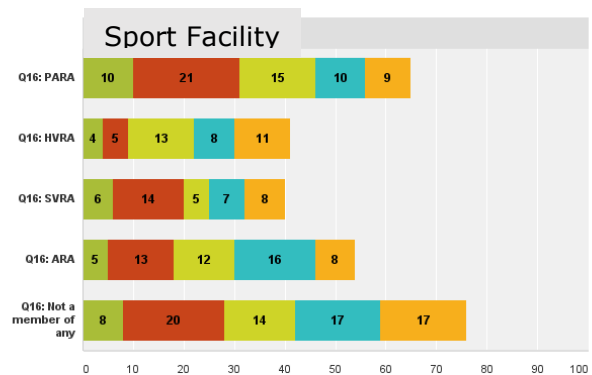
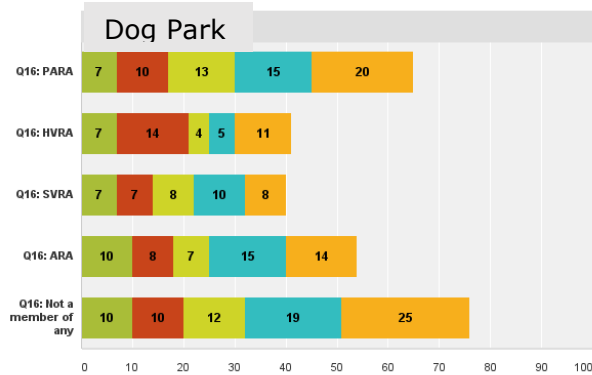
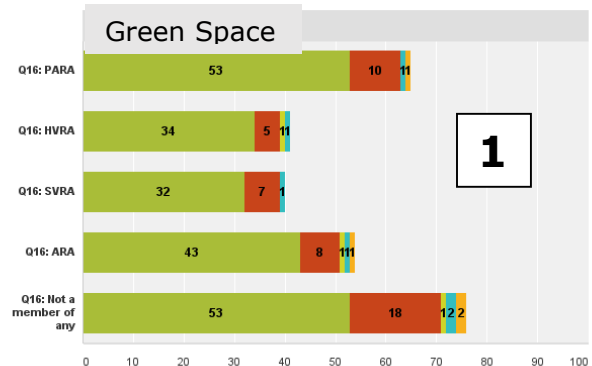
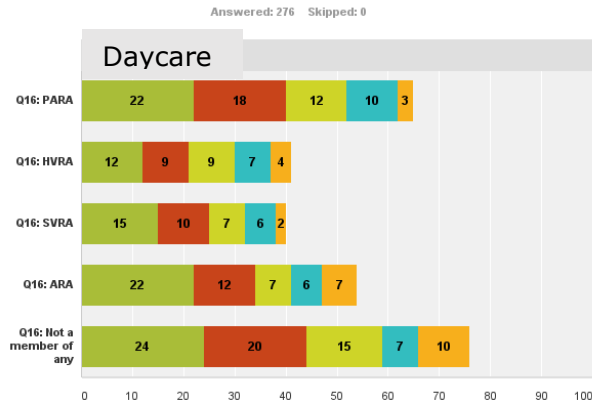
Q3 How close to development do you live?

Answered: 276 Skipped: 0



Q4 Please rank how important you feel it is that the following public amenities are included in this development.

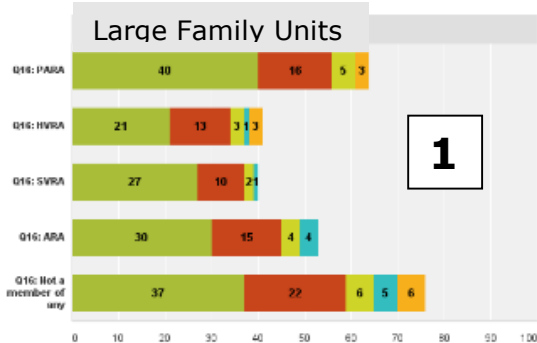
[Numbers in boxes represent rankings.]



As can be seen from the above, there is a great emphasis on publicly accessible, community space; the three most important amenities suggested being Green Space, a Civic Plaza and a Community Cultural Centre. Daycare also ranks high as "Very" and "Somewhat" important.

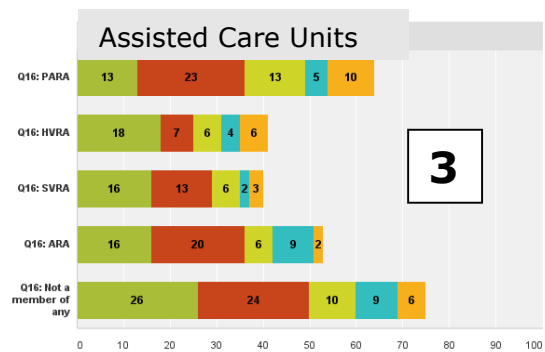
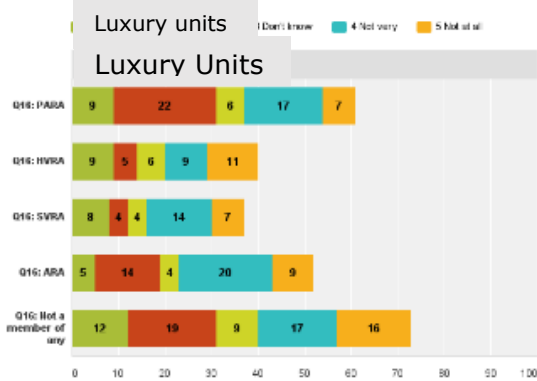
Q5 Please rank how important you feel it is that the following residential units are included in this development:

Answered: 276 Skipped: 8

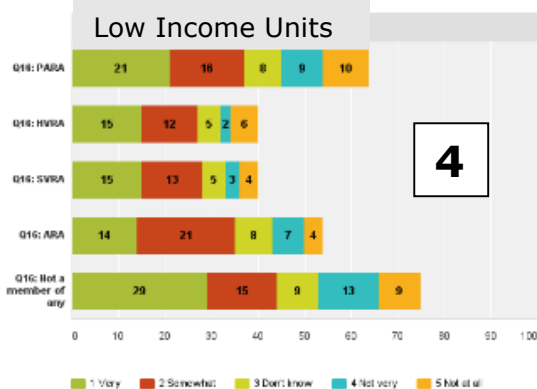
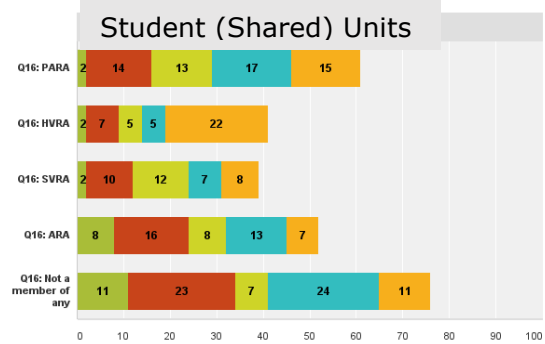
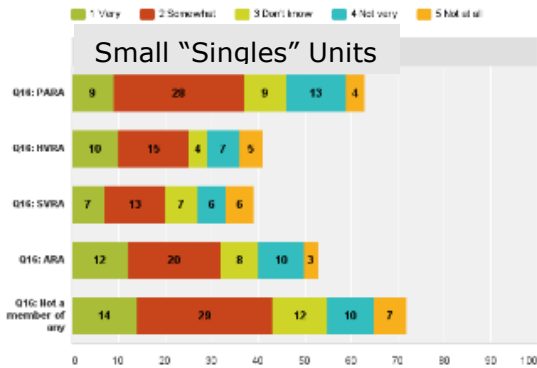


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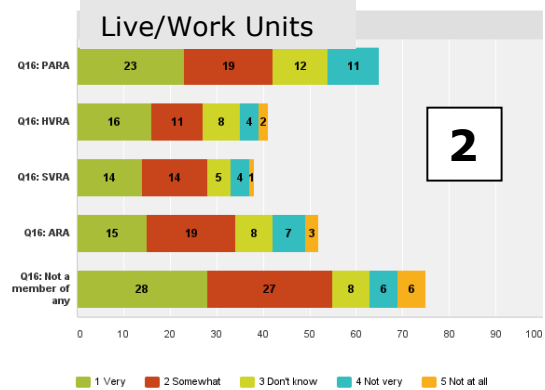
As can be seen, by far the highest ranking of residential units is for "family size". Also important are "live/work" units and those for assisted care and low income. "Luxury" and smaller units ("singles" and students shared) are not considered as desirable.



3



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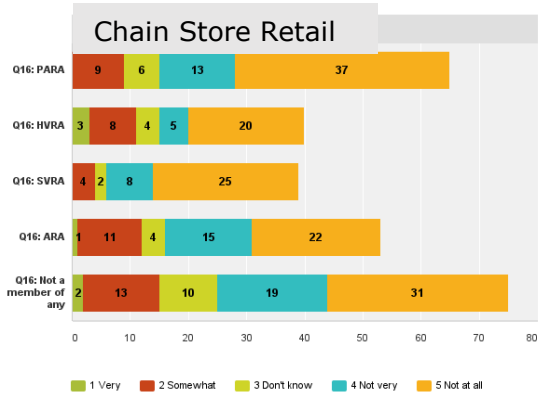
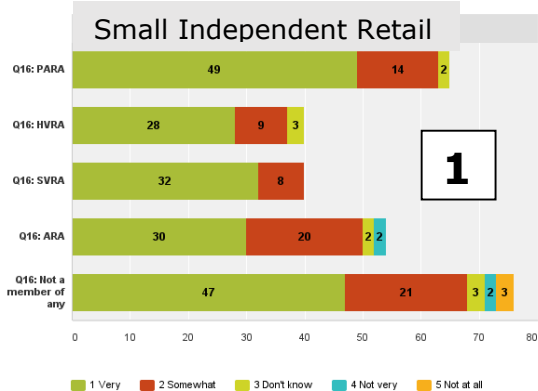
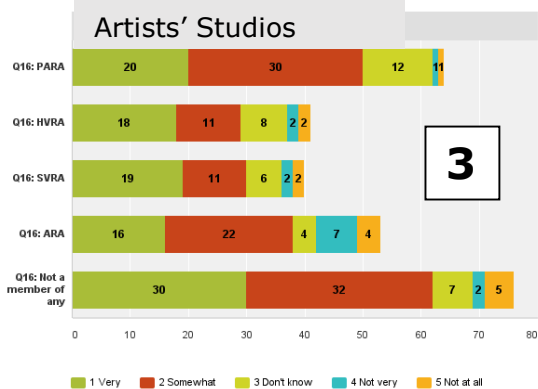
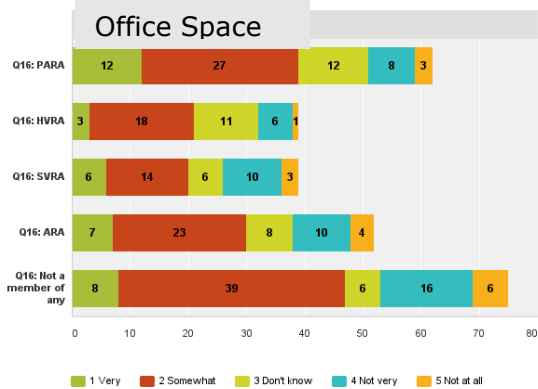


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Q6 Please rank how important you feel it is that the following commercial units are included in this development:

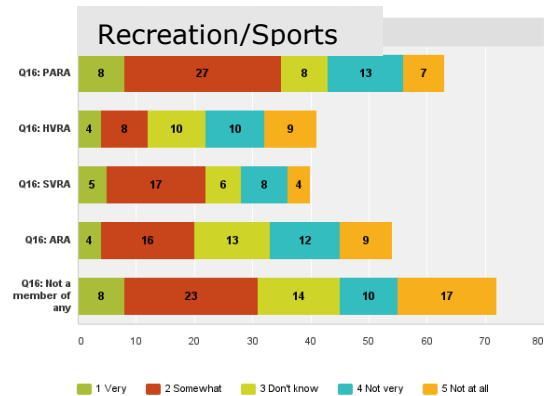
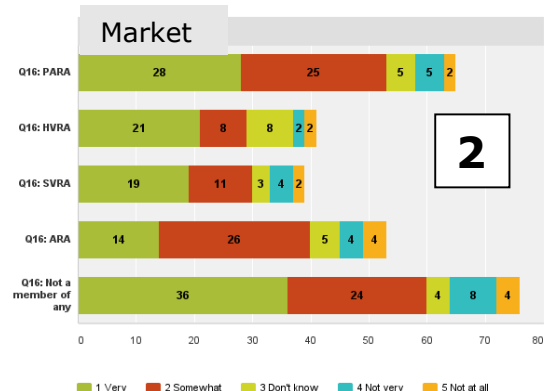
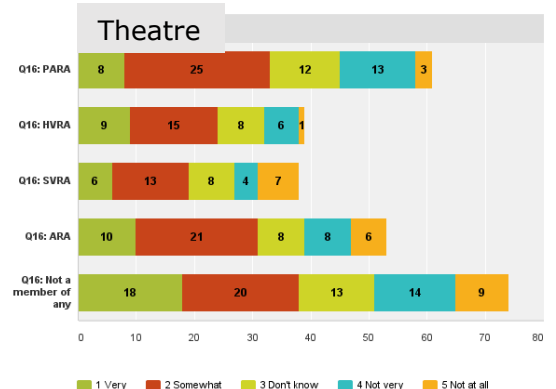
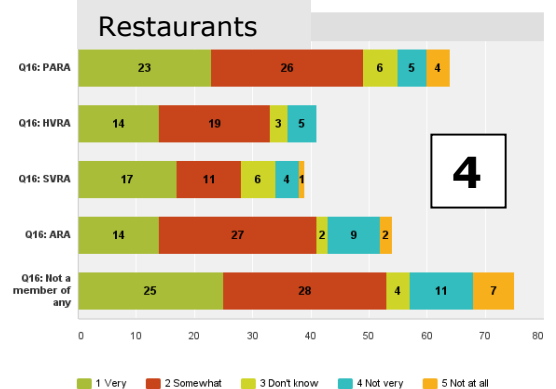
Answered: 276 Skipped: 0



Primary importance is given to small retail.

A market, restaurants and space for artists are also considered important.

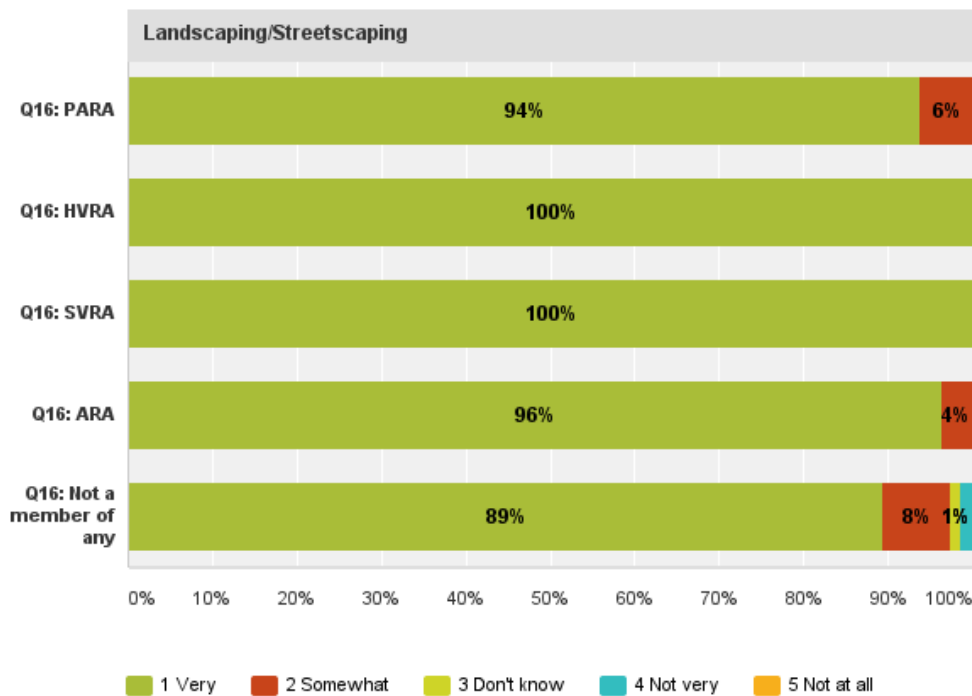
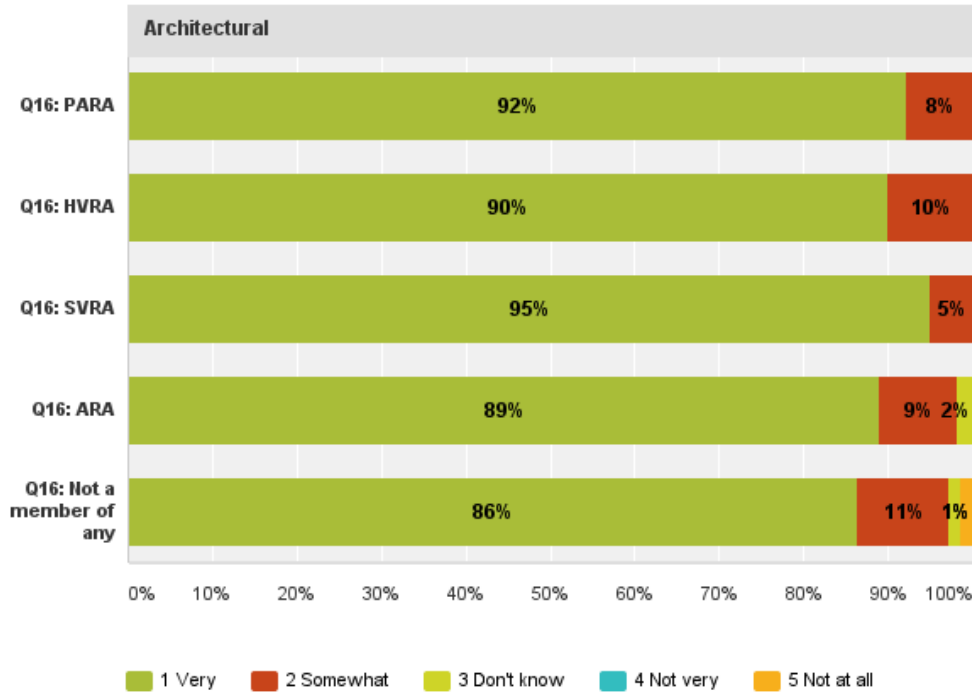
A chain retail store is considered not very or not at all desirable by a significant majority of respondents.



Q7 How important to you is the AESTHETIC, the "look", of this development:

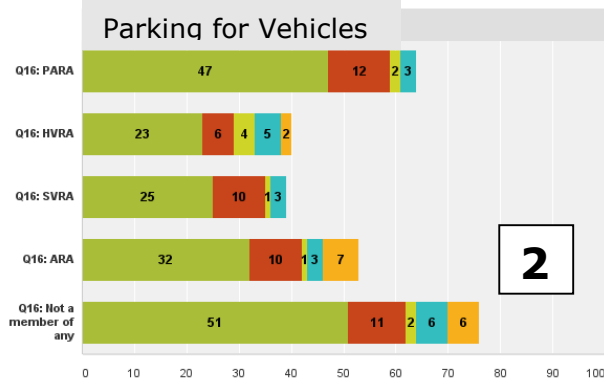
No further comment necessary!

Answered: 276 Skipped: 0



Q8 Please rank how important you feel it is that the following are included UNDERGROUND in this development:

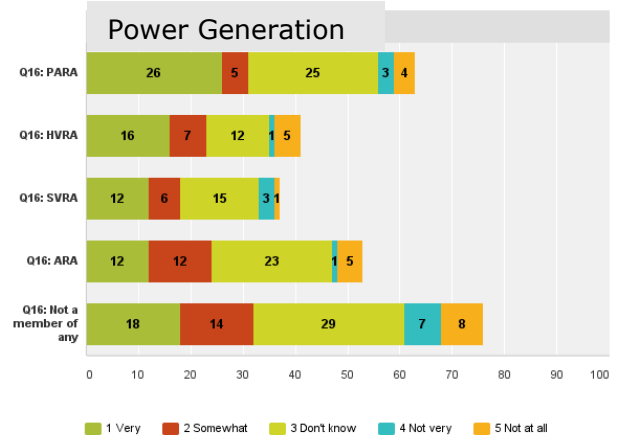
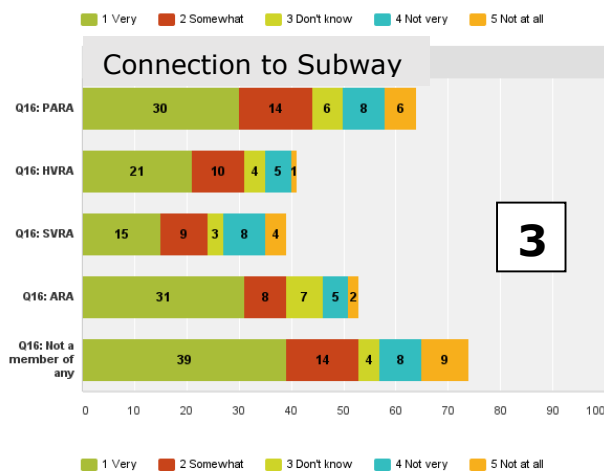
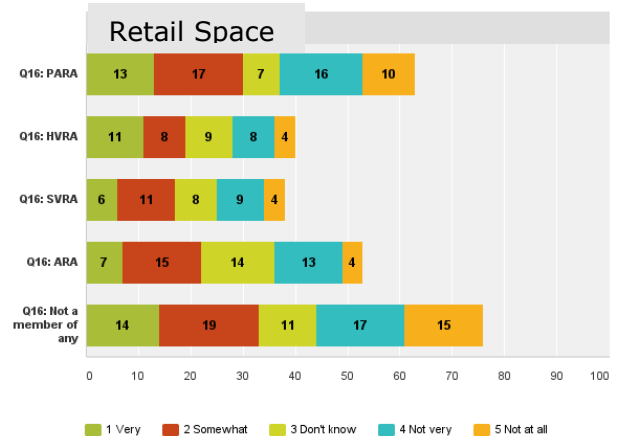
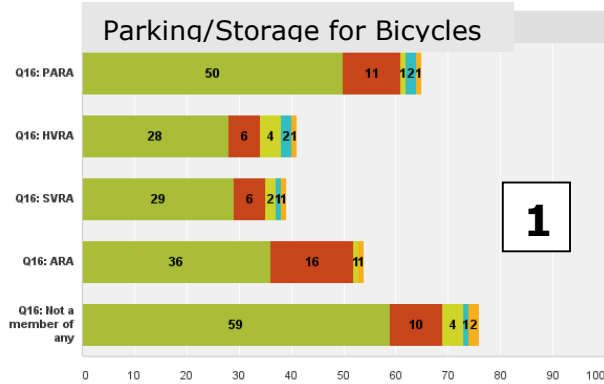
Answered: 276 Skipped: 0



Residents are equally concerned that there be adequate underground bicycle parking as they are that provision is made for vehicular parking.

The importance of an underground connection to the subway was indicated as desirable.

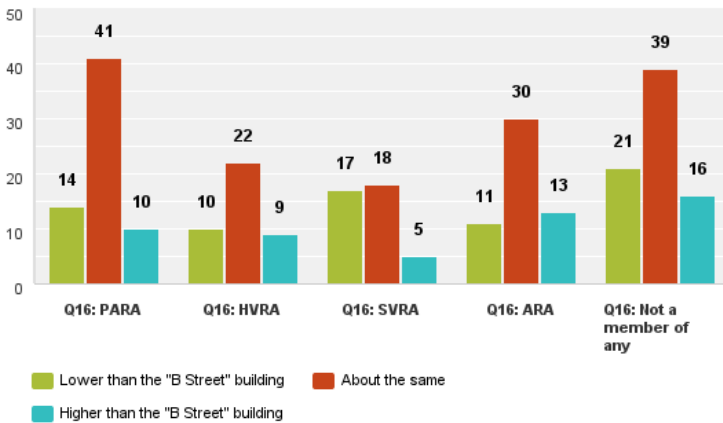
Underground retail space is somewhat important.



The idea of power generation (underground) on site had mild support among those who expressed an opinion – there were many “don’t knows”.

Q9 Please rank how the height of any development on the Mirvish site should compare with that of the "B Street" condo building (one commercial floor at ground level and eight residential floors and approximately 30 meters in height):

Answered: 276 Skipped: 0

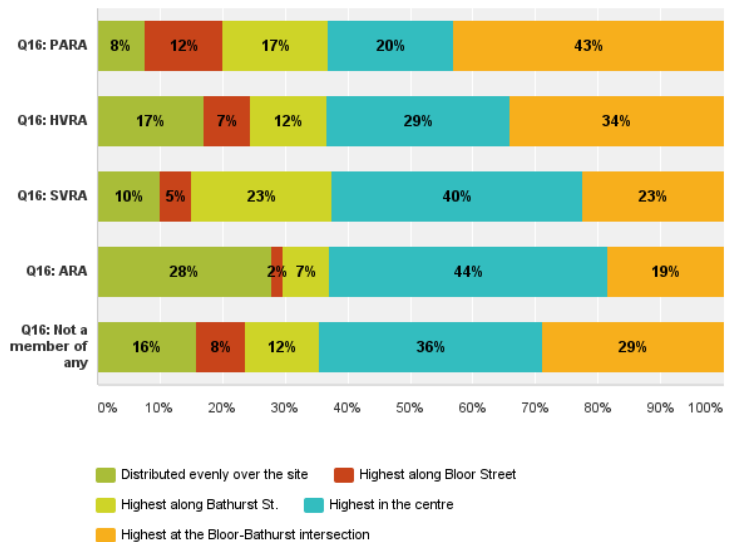


80% of respondents indicated height should not exceed that of B Streets; less than 20% ranked a greater height as acceptable.

The preponderance of respondents preferred the highest part of the development be located at the north-east corner or the middle of the site (63%).

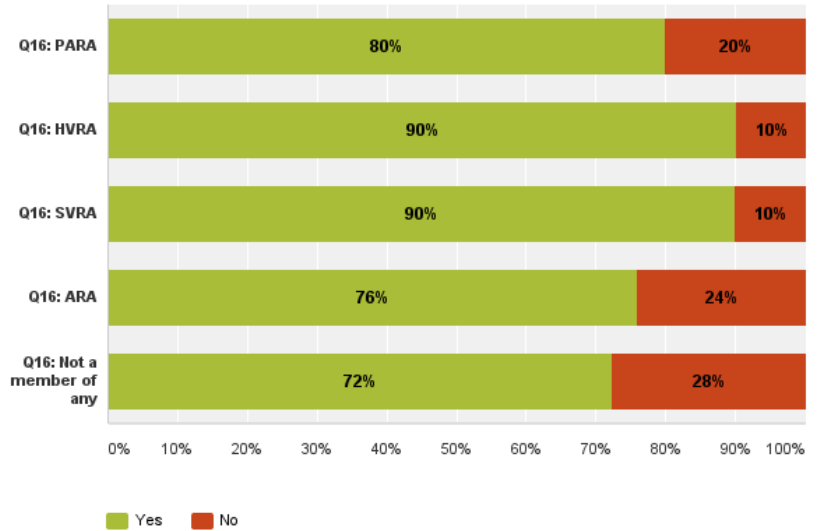
Q10 Please indicate how the height of the development on the Mirvish site should be distributed over the site:

Answered: 276 Skipped: 0



Q12 Would you like to see Markham Street between Bloor and Lennox closed to vehicular traffic on weekends?

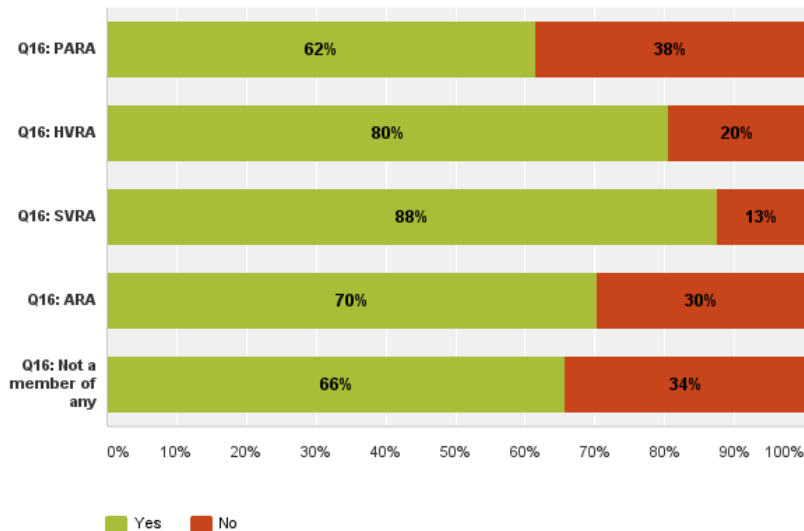
Answered: 276 Skipped: 0



There is a clear desire that Markham Street in the block south of Bloor be designed for pedestrian use only.

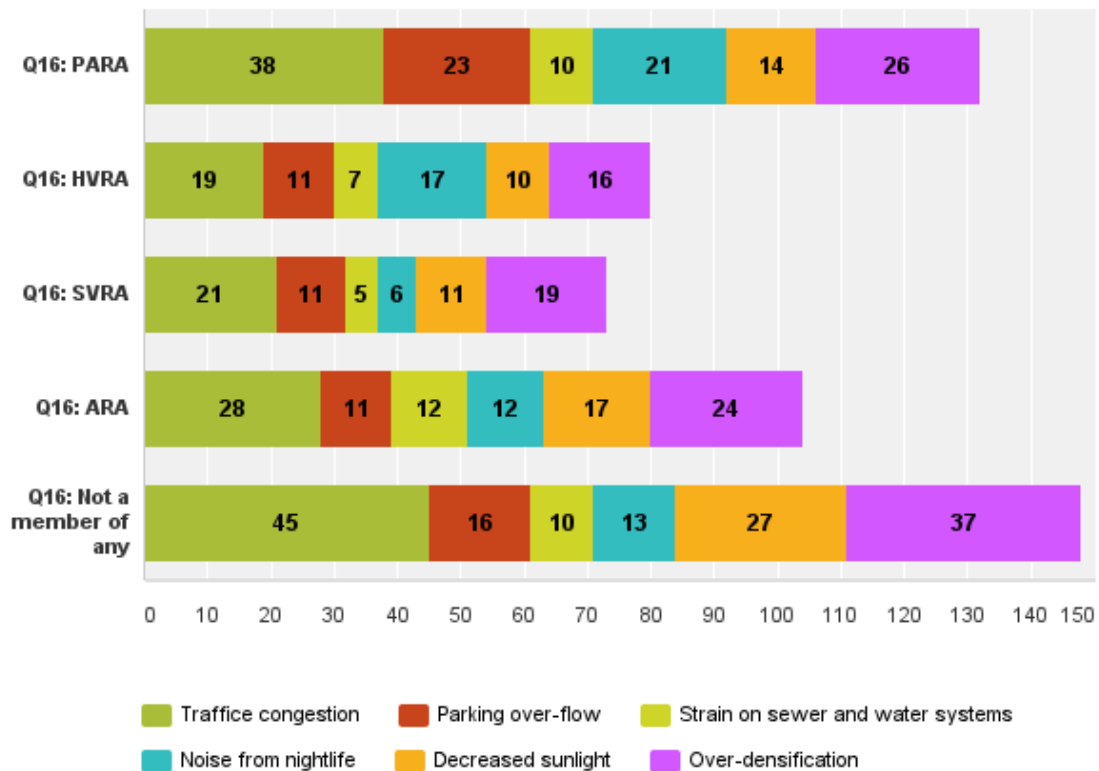
Q13 Would you like to see the block of Markham St in Mirvish Village limited to pedestrian traffic only?

Answered: 276 Skipped: 0



Q15 Select your top two (2) concerns, if any, from the following.

Answered: 276 Skipped: 0



From the responses to this question it is clear that the major concern of residents is the extent to which the development will increase the density of traffic and people in the area. (This is secondarily reflected in the issue of parking availability, see Q8, page 7.)

There is significant concern of shadowing from the eventual development, reflecting many people’s concern with project height and location within the site of the tallest part (see Q9 and Q10, page 8).

Many people also expressed concern with the secondary density effect of increased noise, particularly from nightlife activities; facilities for such activities should not be located close to the flanks of the development facing residential properties.

Q15 Other comments:

The following are the unedited comments (except for typos and spelling) provided by survey respondents.

- 1 Stress on local retail from chain stores, loss of the uniqueness and variety or Mirvish village.
- 2 Historical preservation especially of the houses on Markham Street
- 3 Access to and adequate public transit.
- 4 Maintain conditions so that Markham St. Village can be supported and maintained. Make sure any development does not harm local businesses, i.e. no chain stores. I don't know what you mean by a civic plaza in # 4 and market, in # 6.
- 5 Appropriate retail frontage
- 6 How can you choose only 2? Noise is equally important, in addition to the other options. Why is this the only place for open-ended responses?
- 7 All are important concerns
- 8 Preservation of Mirvish Village, historic houses
- 9 Poor design could detract from on-street pedestrian activity
- 10 Urban design
- 11 Over-densification would result in all of the above. So I'm picking all of them!
- 12 The loss of an iconic building
- 13 My concerns are not the above but quality of architecture/public realm and quality of retail
- 14 Chance to increase needed green space in area
- 15 Destruction of the historical streetscape, loss of cheap rental space for the arts. My publishing company rented in this area for years.
- 16 Ugly and commercial.
- 17 People moving in with more dogs and putting a strain on our local parks.
- 18 Overcrowded sidewalk; too much live, not enough work space -- note: I did not want to click any option above but was forced to submit the survey
- 19 Loss of neighbourhood character, diverse retail & space available for public activities and community life
- 20 None
- 21 Height transgression -- eight storeys is an ABSOLUTE maximum; Maintaining PUBLIC and green space



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- 22 Change on the neighborhood ambiance
- 23 Lack of grocery stores! Metro is too small and crowded
- 24 Needs to have activity at street level (several smaller shops, cafes, etc. will be better than large retail; Include green space if possible)
- 25 Over densification includes all your suggested concerns, more people creates traffic/parking problems, water strain, noise, reduced sunlight
- 26 There was a great community feel to the area. I think that's what was originally important. Nice to have artist studios and all sorts of businesses in a kind of village atmosphere. I hate it when developers make things that are for only the rich and leave artists and families out of the picture.
- 27 Noise/disturbance to neighbourhood
- 28 Change of the Markham Street character in particular. Loss of neighborhood character
- 29 Yet more air pollution
- 30 All of the above really, plus increase in trash
- 31 All the others, plus lack of visual space
- 32 Loss of character
- 33 None of the above concern me but your site will not allow me to say that so I will mark two.
- 34 Wind-tunnel effect.
- 35
 1. Preservation of Markham street architecture and incubator spaces, curiously missing from this survey.
 2. The department store site should be treated separately from (though coordinated with) Markham Street.
- 36 I am concerned about another plain, ordinary building that makes no effort to harmonize with the existing neighbourhood. It should be interesting and attractive and connect well with pedestrians.
- 37 Diminishing the current village life of the neighbourhood
- 38 Keeping some acknowledgement of the historical significance of Honest Ed's
- 39 Strain on natural resources (including water) due to uses disconnected from material / ecologic limits
- 40 Loss of cultural services
- 41 Development that doesn't add value to the surrounding community but instead focuses only on the needs of the developers and direct residents



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- 42 Tired of condos ruining the city because they are too high, too banal in design and finishes, too void of texture and variety. And too willing to give over the street level to BMO and Shoppers. No interest in a culturally and socially enriched relationship to the community. It smacks of greed. And building commodities not communities. Low income units would allow artists and misc. types of tenants. All good. Live work - a refreshing concept. There is no reason why new development can't be win-win. And make for an enhanced area 24\7 rather than a barren stripped down soulless kind we are all so damn used to.
- 43 Too high buildings in non Bay St currently non high rise area
- 44 Loss of discount retailer
- 45 Maintenance cleanness
- 46 Wouldn't like a high-rise condo with residents who don't care about the community.
- 47 No fast food restaurants! Also - no parking = no congestion.
- 48 Ugly architecture
- 49 Building's relationship to street
- 50 Development to be compatible is scale to existing neighbourhood
- 51 Need for affordable housing in this area
- 52 Not too high, please. The B Street Condo should be the height limit.
- 53 Loss of small retailers to box chains
- 54 Ugliness
- 55 That we have only living accommodations and no community enhancers
- 56 More chain retail units
- 57 Noise in general, the possibility of an inward-looking or ugly or unsuitable design. I have no opinion on question 13
- 58 Not another Liberty Village!
- 59 Wider sidewalks on Bathurst & Bloor. Some Civic gathering space
- 60 Aesthetics in retaining neighbourhood feel
- 61 Loss of historic architecture on Markham Street
- 62 A community/market space as the brickworks or Wychwood park (market, green space, cultural, local food, community space)
- 63 The loss of the village like feel to the area.
- 64 Only luxury units