



**BOUSFIELDS INC.**

PLANNING | DESIGN | ENGAGEMENT

# Public Consultation Strategy Report

**5 & 15 Tangreen Court**  
City of Toronto

**Prepared For**  
CentreCourt

March 2023

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# Introduction

This Public Consultation Strategy Report has been prepared to describe the proposed consultation approach for the Official Plan Amendment and Zoning By-law Amendment application by CentreCourt ('the applicant') who are retained by CAPREIT 2 Limited Partnership ('the client') for **5 and 15 Tangreen Court** ('the site') in Toronto's Newtonbrook West neighbourhood.

The site is located at the southeast corner of Steeles Avenue West and Tangreen Court. It is currently occupied by two slab-style "tower in the park" apartment buildings, built in 1969, each with a height of 18-storeys. The buildings are comprised of a total of 428 existing residential rental dwelling units, in a mix of unit types.

The proposed development concept includes the introduction of seven new infill buildings, with heights ranging from 25 to 55 storeys, along with the retention of the existing 18-storey building at 15 Tangreen Court. The proposal also includes a new 1,909 square metre public park at the southwest corner of the subject site and a new east-west public road that will provide connection from the site to the existing and planned road networks.





# Engagement Goals & Desired Outcomes

The Applicant has three goals and associated desired outcomes when engaging and consulting with interested parties and the public:



## GOAL

**Engage with existing tenants** about the proposal and rental housing application process by using a range of engagement tools, and provide sufficient opportunity to learn and ask questions



## OUTCOME

Current tenants received timely information about the proposal and application process, were confident in their understanding of the rental housing application process, and had multiple opportunities to engage with the project team



## GOAL

**Inform and consult with the community proactively**, to learn about the perspectives from different stakeholder groups and gather



## OUTCOME

The public and interested stakeholder groups felt actively engaged and informed, and there were different ways to get involved at key milestones of the consultation process



## GOAL

**Demonstrate how the consultation process is integrated with the project proposal** by providing a record of what transpired, and explain how it was incorporated into the project process



## OUTCOME

The public, interested stakeholder groups, and the Applicant are all clear on the overall engagement and feedback processes and their outcomes



# Site & Surroundings

## The Site





- The site is located on the southeast side of Tangreen Court and Steeles Avenue West
- It is adjacent to Centerpoint Mall, which is anticipated to be redeveloped over 25 years with the mall being partially retained during the construction phases
- It is currently occupied by two 18-storey 'tower in the park' style purpose-built rental buildings









# Public Infrastructure



## Transit

-  Steeles Station  
(Future Line 1 Subway Extension)
-  60 Steeles West Bus Route
-  53 Steeles East Bus Route
-  Viva Blue (YRT)

## Parks & Recreation

-  1 Goulding Park Centre
-  2 Goulding Park
-  3 Centre Park
-  4 Vaughan Crest Park







## Schools

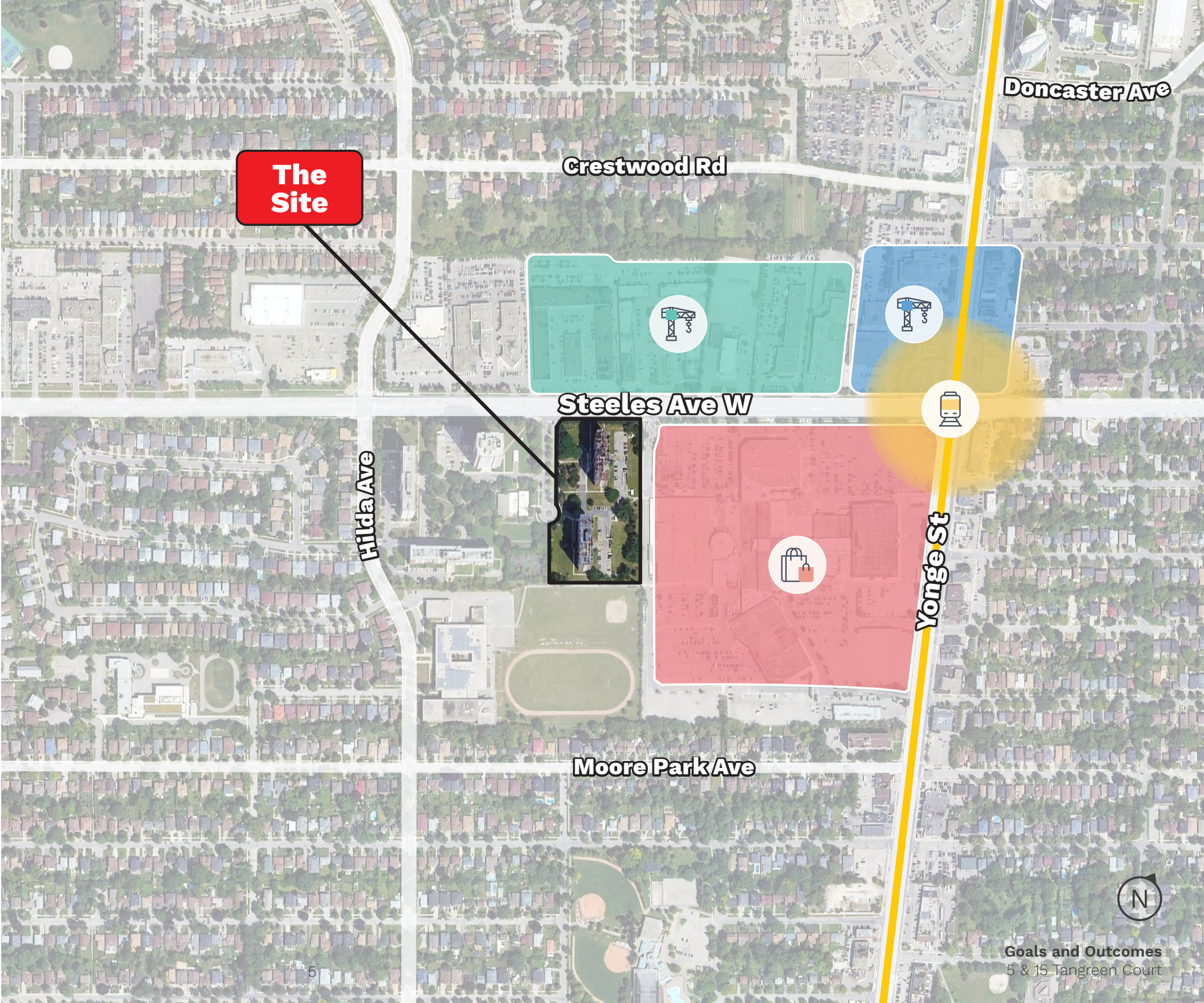
-  1 Newtonbrook Secondary School
-  2 St. Paschal Baylon Seperate School





# Development Context

-  The surrounding neighbourhood, particularly the area in proximity of the Steeles Corners, will be experiencing significant change in coming years:
-  This high density node will be mixed-use and transit-oriented, with the introduction of the new Steeles Line 1 Subway Station
-  The largest site, Centerpoint Mall, will be developed with 22-50 storey mixed-use towers and a new public park over the next 25 years
-  Other active or potential development sites include:
  -  72–180 Steeles Avenue West
  -  7015–7080 Yonge Street





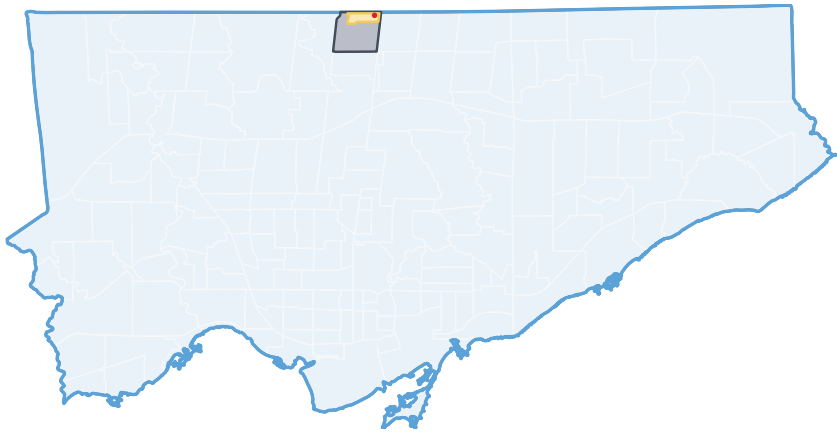




# The Neighbourhood

The site is located in:

-  **Newtonbrook West**, according to the City of Toronto neighbourhood profiles
-  **Census Tract 5350320.02**, which provides a more localized source of demographic data



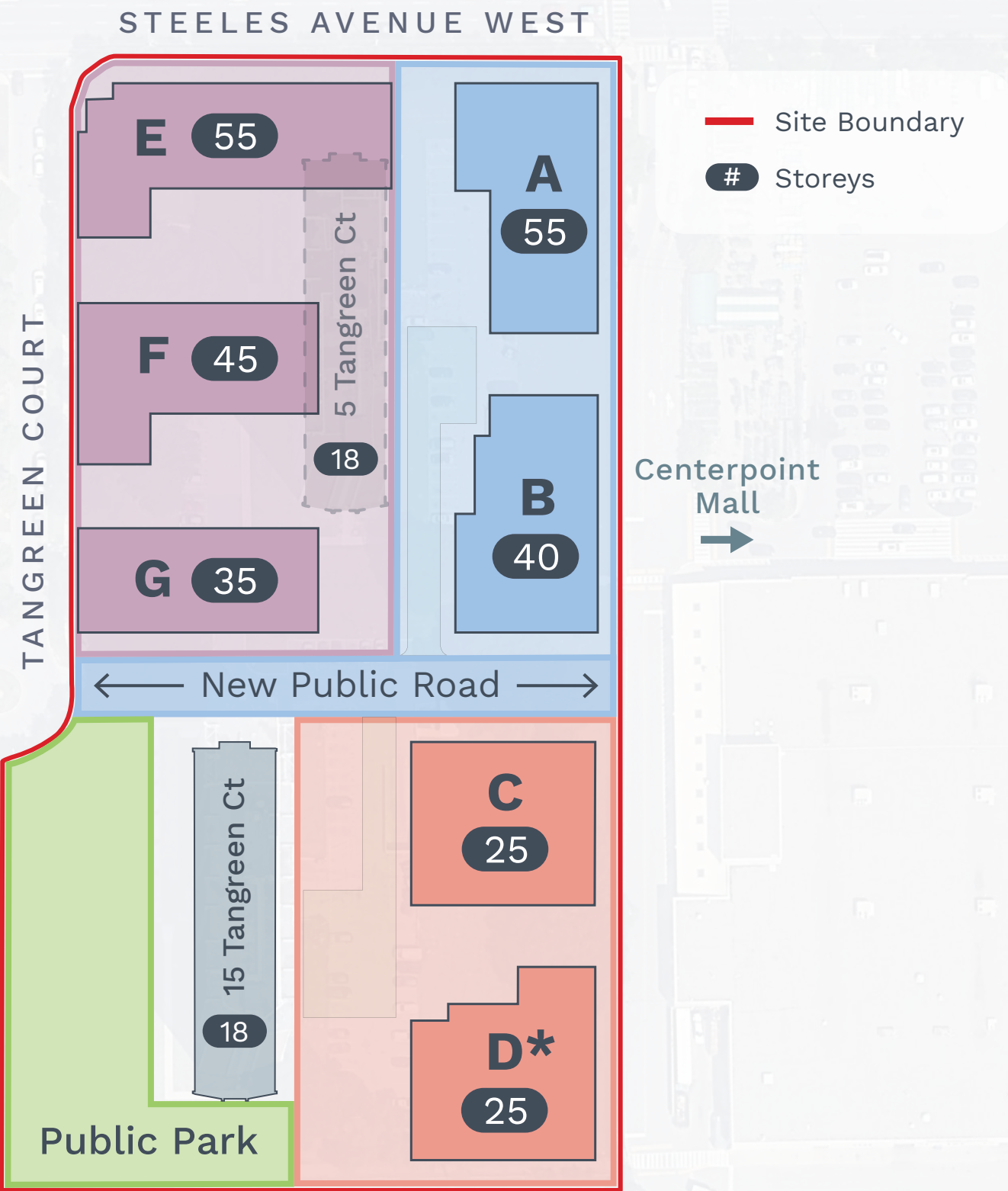


# Proposal Highlights

## New Master Plan Vision

- Phase 1**
  - Buildings A & B
  - New Public Road
- Phase 2**
  - Buildings C & D
  - Rental Replacement Units (Building D\*)
- Phase 3**
  - Buildings E, F, & G
  - 5 Tangreen Court Demolished

*Note: Phasing timeline is tentative and will be subject to discussion with the City of Toronto.*





# Proposal Highlights



**15** Tangreen Ct  
Retained



**5** Tangreen Ct  
Demolished



**7** Proposed  
Buildings



**25-55**  
Storeys



**New**  
East-West  
Public Road



**New**  
Public  
Park



**3,325** Total  
Residential  
Units



**2,371 (71%)**  
1-Bedroom  
Units



**852 m<sup>2</sup>**  
Retail  
Space



**8,978 m<sup>2</sup>**  
Amenity  
Space



**3,111**  
New Market  
Units



**615 (18%)**  
2-Bedroom  
Units



**2,270** Bicycle  
Parking  
Spaces



**617** Vehicle  
Parking  
Spaces



**214** Rental  
Replacement  
Units



**339 (10%)**  
3-Bedroom  
Units

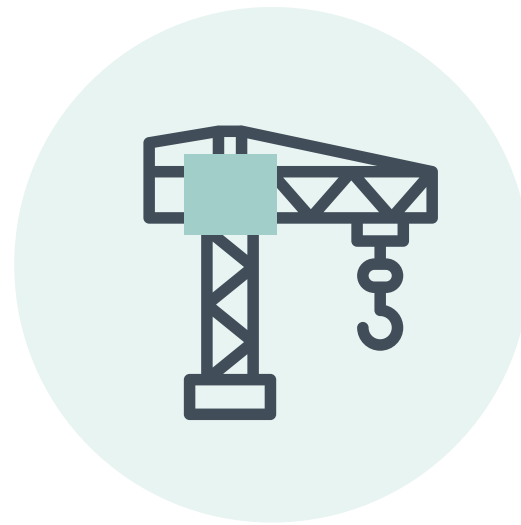


# Key Messages

Key messages have been developed to to communicate and share information about the proposed development with existing tenants and the public in a simple and straightforward way. As we move through development review process, these messages will be updated to reflect current information and adapted based on the engagement tool used.



Rental Replacement



Construction Process



Project Benefits





## Key Message

# Rental Replacement



“Nothing changes for you today, and regular maintenance of your unit will continue as normal.”



“Your rent will not increase as a result of the development application happening on this site. Increases permitted through the Residential Tenancies Act will still apply to your current rent.”



“Tenants of 5 Tangreen will not have to move for quite some time. If the proposal is approved, tenants of 5 Tangreen will be required to move out of their apartments after Phase 2 of the construction period is complete, which we anticipate will be in 10-14 years.”



“The redevelopment will be phased to ensure that tenants of 5 Tangreen can remain in their current units as long as possible. When Phase 2 is complete, our hope is that all tenants of 5 Tangreen will be able to move one time, into a new unit on-site.”



“Eligible tenants will have the right to a replacement unit of the same apartment type at a similar rent.”



“All tenants of 5 Tangreen will be notified at least four months in advance about moving from the current building.”





## Key Message Construction Process



“We are at the beginning of the development application process. There will be several revisions and discussion points with City Staff and the community before a decision is made. It will take some time. We are committed to keeping you informed throughout the process and are here to answer your questions.”



“A new east-west public road will be located between the two development areas, providing connection to Tangreen Court and any future development that may occur at Centerpoint Mall.”



“The proposed development will occur in three phases:

- Phase 1: construction of Towers A & B to the east of 15 Tangreen Court
- Phase 2: construction of Towers C & D and the demolition of 5 Tangreen Court
- Phase 3: construction of Towers E, F & G



“A Construction Management Plan is required by the City of Toronto and will help to mitigate concerns experienced by all tenants during the various construction phases.”





## Key Message Project Benefits



“This site has the opportunity to provide new housing options for existing residents and people hoping to move to the neighbourhood, and a diverse unit mix will accommodate a variety of households.”



“The site will be a 7-minute walk to the future Line 1 subway stop, which will greatly improve transportation access across the city, and reduce the need for individual vehicles.”



“A new 1,909 m<sup>2</sup> public park will be located west of 15 Tangreen and provide a range of recreational activities for both on-site residents and the neighbourhood.”



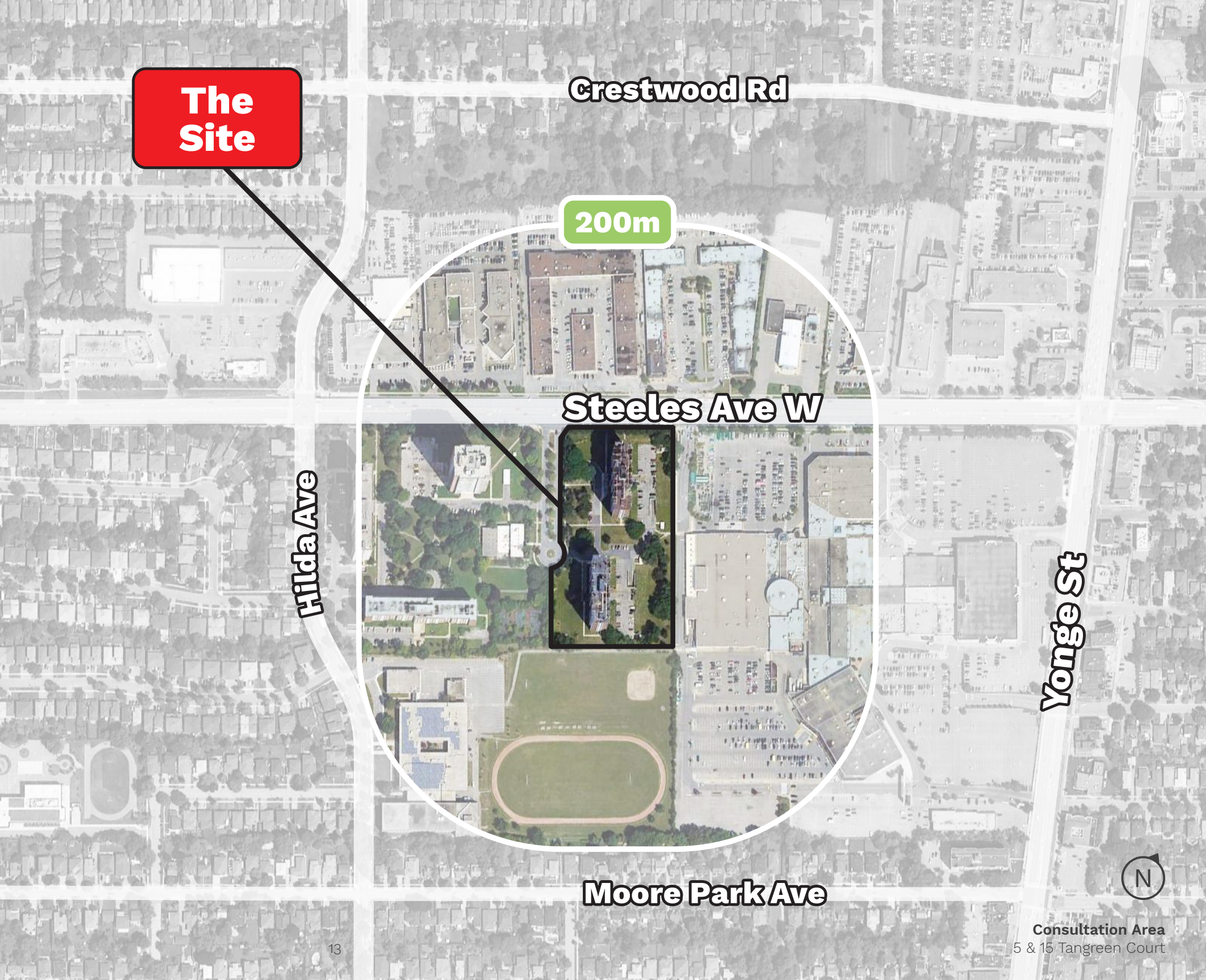
“The streetscape and connectivity surrounding the site will be improved, with a new east-west public road located between Phases 1 and 2 of the development for parking and servicing access, and a proposed east-west pedestrian connection along the south property line.”



# Scope of Consultation

## The Neighbourhood

On a localised level, we recommend including stakeholders that are approximately **200 metres** around the subject site due to their proximity of the site and interest that may be expressed in being consulted. This encompasses the 120-metre minimum notification area for community consultation, as outlined in the *Planning Act*.



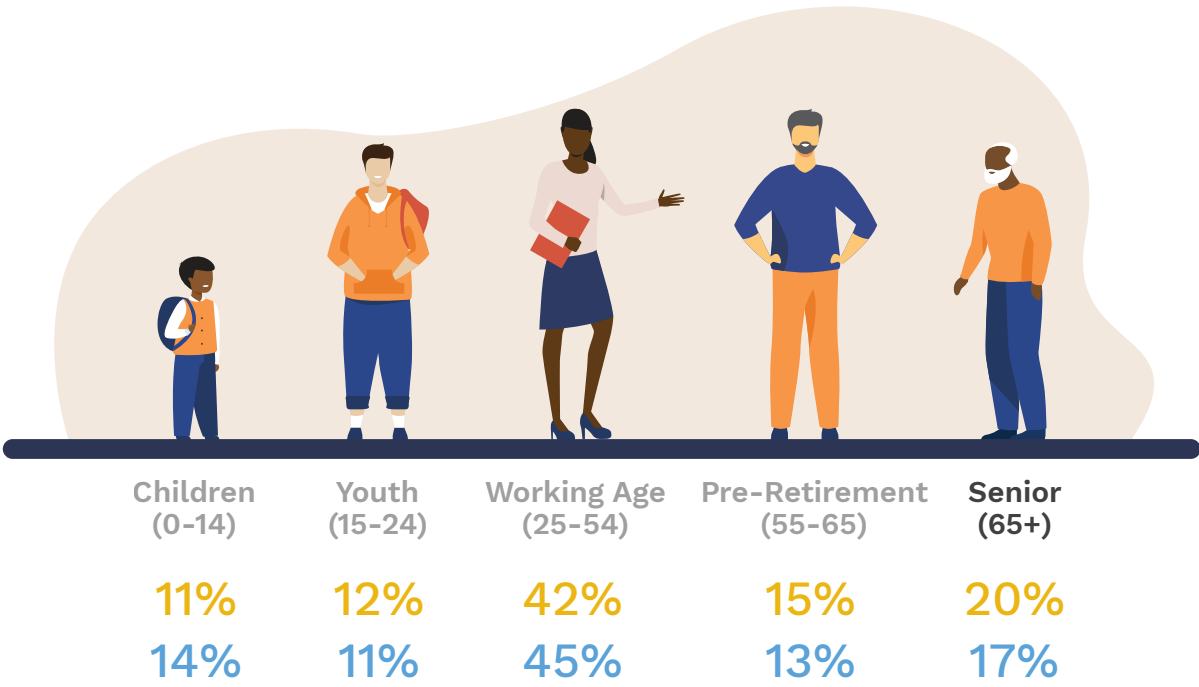


# Audience

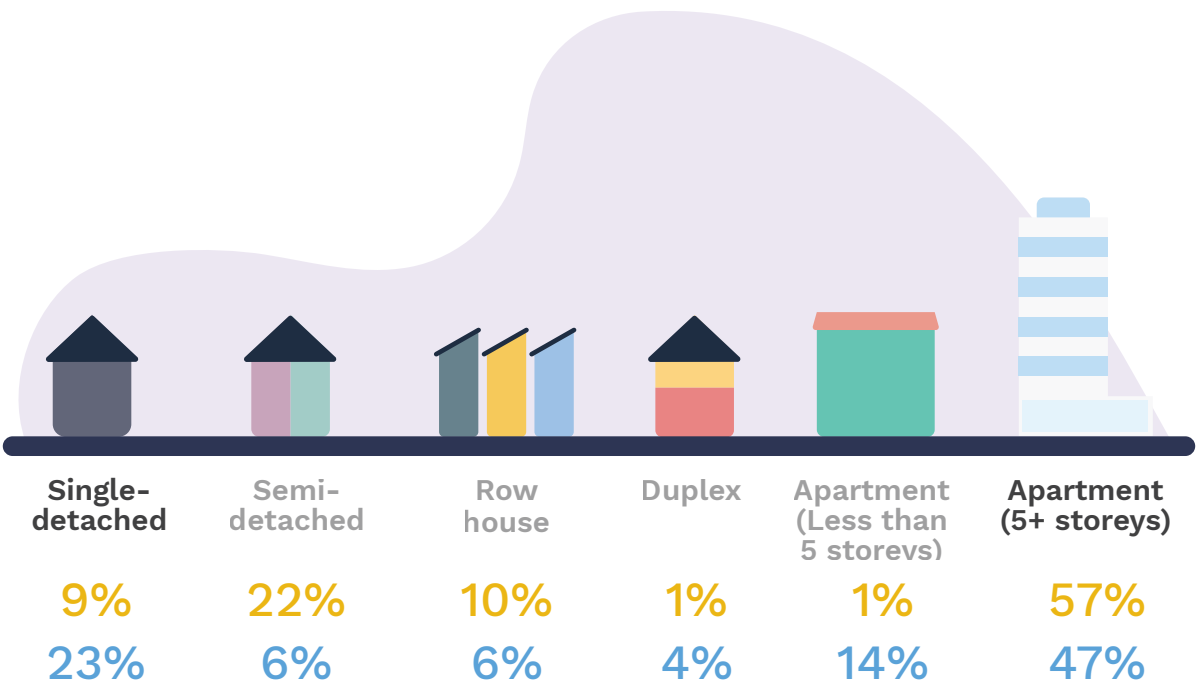
## Demographic Snapshot

As part of the consultation process, the applicant and project team considered the demographics and population of the local area surrounding the subject site by referring to Statistics Canada census data. Overall, this demographic snapshot reveals key highlights of **Census Tract 5350320.02** in comparison with the **City of Toronto**. A complete demographic profile can be accessed in **Appendix A**.

- CT 5350320.02
- City of Toronto

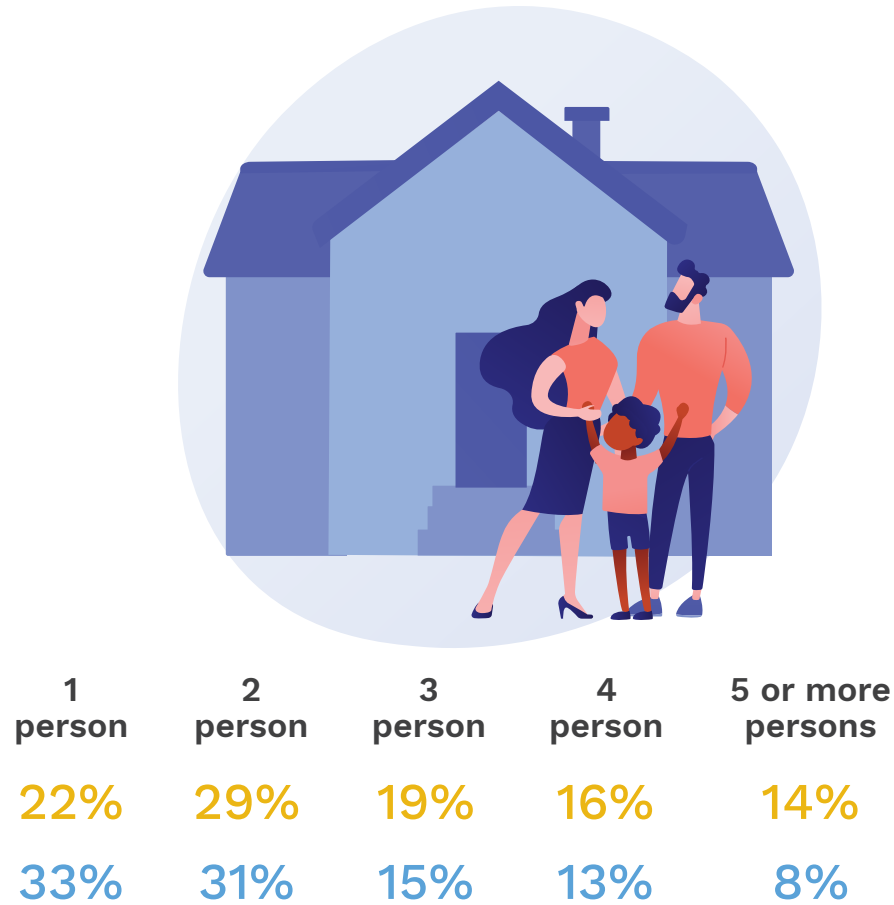


**Age:** 20% of residents in the CT are seniors (65+), which is higher than the city average

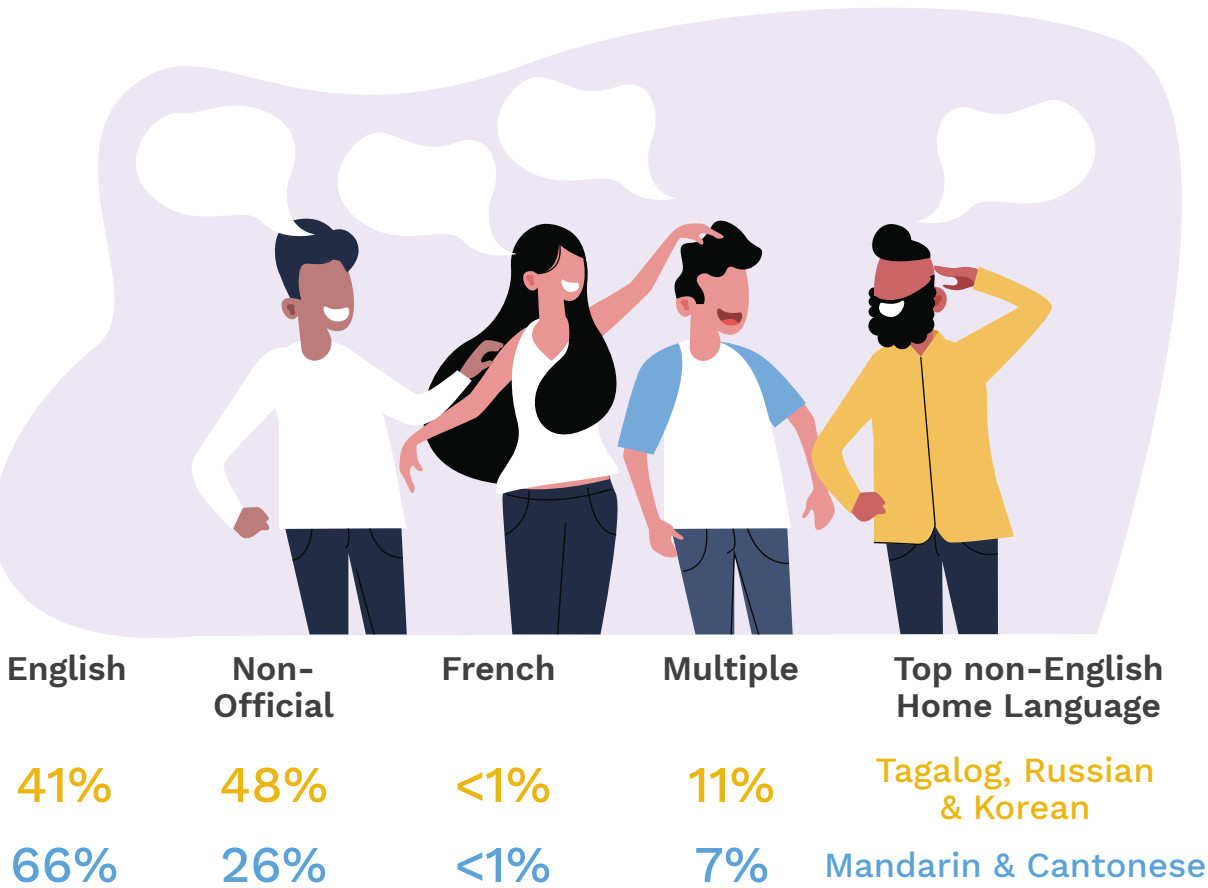


**Housing Structure:** There are significantly more apartments over 5-storeys and fewer houses in the CT compared to the city average





**Household Size:** 49% of households in the CT are made up of 3-5 people, compared to the city average of which has significantly more 1-person households



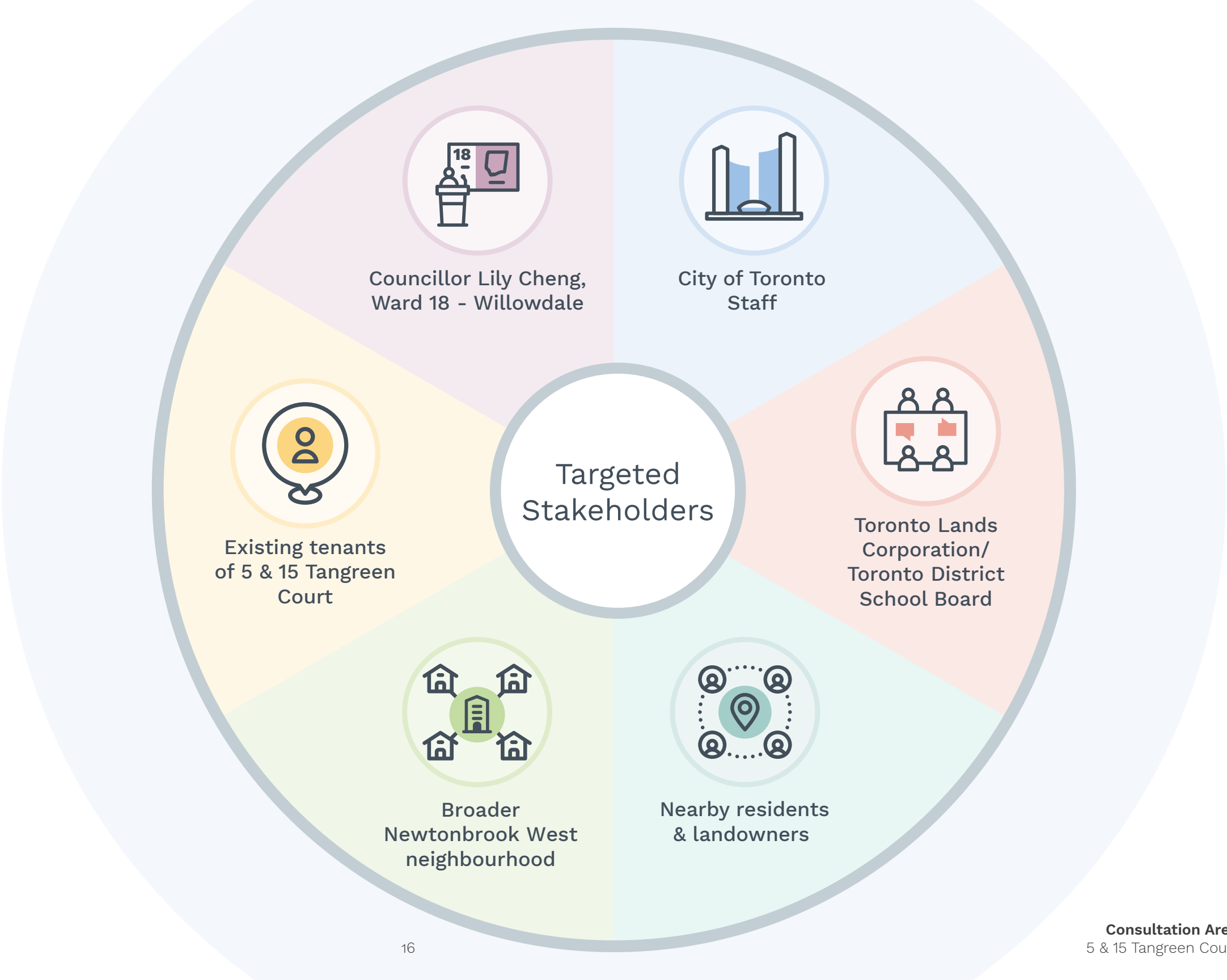
**Home Language:** 48% of the CT speak a language at home other than English, of which 11% speak Tagalog, 9% speak Russian, and 8% speak Korean



# Target Audience & Stakeholders

The project team has identified a series of key stakeholders that may take an interest in the proposal and wish to contribute throughout the process.

*Please note: this list may be adjusted to include other individuals and groups who express interest in the proposed development during the public consultation period*





# List of Matters to be Addressed

The following list covers various topics and issues that will continue to be brought forward for further discussion and consultation.



## Existing Tenants

Rental housing, replacement process, & infill development



## Master Plan

Design and build form, retail opportunities, & phasing



## Site Circulation

New east-west road & access to adjacent future development sites



## Transit

Proximity to TTC buses & construction of future Yonge-Steeles subway station



## Parking

Current & future parking access



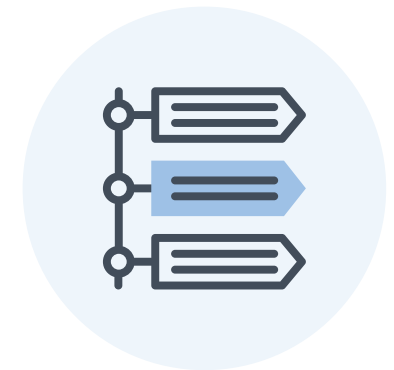
## Housing

Unit types, tenure & affordability



## Public Realm

New proposed park & publicly accessible space



## Construction Phasing & Project Timeline



# Communication & Consultation Strategy

## Tools, Methods, & Techniques

The applicant and project team will implement a series of engagement methods to both inform and engage with on-site tenants and surrounding community members. Some of these methods will be ongoing and may be adjusted based on initial feedback. These applicant-led engagement methods will be in addition to the standard public consultation methods employed by the City.



Project Website  
& Email



Communication  
with Tenants



Tenant  
Meetings



Communication  
with Neighbours

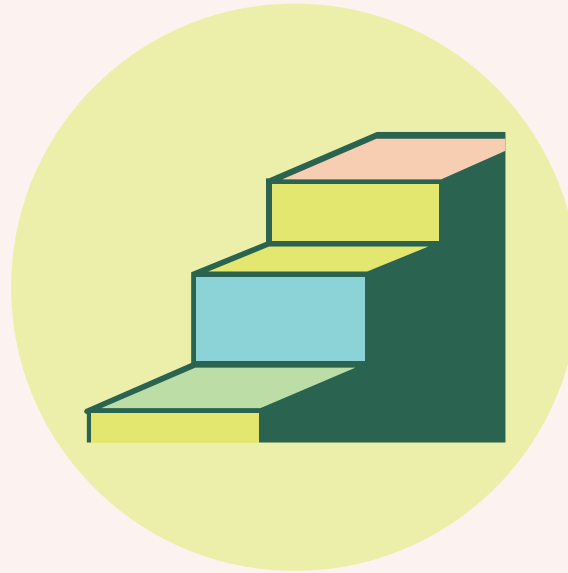


City of Toronto  
Public Consultation





## Project Website & Email



5&15 Tangreen  
Court



[www.5and15tangreen.ca](http://www.5and15tangreen.ca)

[info@5and15tangreen.ca](mailto:info@5and15tangreen.ca)

- A project email has been setup to provide a direct line of communication for tenants and community members that may have questions or feedback about the proposal
- A project website was created to provide details about the application, and will act as the central hub for updates and messages about the project
- Provides an additional opportunity for feedback and questions, the potential to reach a broader range of voices





## Communication with Tenants



- All tenants will be delivered a letter which introduces the proposal, provides a timeline, and details the rental demolition process and tenants' rights
  - A list of FAQ was provided to help answer initial questions, and a project email and website were listed for tenants to learn more, and provide questions or comments
- This method is a quick and easy way to share information with the existing tenants about the project and what it means for them, and to ensure they receive the same information at the same time
- Future communications will be provided in advance of consultation events, and to provide important updates as the planning and rental housing application process continues





## Tenant Meetings

- An applicant-led tenant drop-in session will be scheduled in the near future, as a forum to gather questions and comments, and further engage with the project team
- Additional tenant meetings will be scheduled later in the process



## Communication with Neighbours

- Surrounding neighbours will be informed of the application via letter or email to share information with about the proposal and offer the opportunity to meet as requested
- Future communications may be used to provide interested neighbours overall information about the proposed development, as well as:
  - Upcoming community consultations and/or other opportunities to provide feedback
  - Any additional project milestones
- Surrounding neighbours include:
  - Property Management and Condo Boards of surrounding multi-unit buildings
  - Land owners
  - Toronto Lands Corporation/Toronto District School Board





## City of Toronto Public Constlation Methods



### Community Consultation Meeting

- This meeting is hosted by the City of Toronto and is intended to provide all interested persons the opportunity to give feedback and ask questions
- The project team will proactively consult with City Staff on how to best support the organization and facilitation of this meeting
- Members of the project team will attend the meeting to present the proposal, as well as respond to comments and questions from the public



### City-led Tenant Meeting

- This meeting is hosted by the City of Toronto Housing Policy Staff as an opportunity for tenants to learn about tenant rights in relation to the proposal
- The project team will proactively consult with City Housing Policy Staff on how to best support the organization and facilitation of this meeting
- Members of the project team will attend the meeting to provide additional context about the proposal, as well as support with answering questions and comments



## City of Toronto Public Constlation Methods



### Application Notice Sign

- Once the application is submitted, a notice sign will be installed on the property to notify members of the application's submission. It will include:
  - A 3D massing of the building
  - Information about the proposal
  - Contact details of the assigned City Planner
  - A link to the City's Development AIC



### Development Application Information Centre (AIC)

- Members of the public will be able to access the application submission materials, including this report and all other reports provided to the City online at the AIC.



### Statutory Public Meeting

- Once the Community Consultation Meeting is hosted, members of the public may attend the Statutory Public Meeting at North York Community Council (NYCC) to provide further commentary to City Staff, the project team, and members of Community Council.



# Sharing Feedback

## Methodology for Evaluating Feedback

Throughout the public consultation process for this proposal, information collected from stakeholder meetings, various communication methods and applicant or City-led community meetings, will be summarized to reveal key discussion topics. The applicant will aim maintain a consistent feedback loop with the public and interested stakeholders. At minimum, the goal is to provide them with access to clear summaries of any engagement that has transpired over the course of the development application process.



# Conclusion

Bousfields Inc. is pleased to discuss the proposed Public Consultation Strategy outlined in this report with City Staff, and if appropriate, make adjustments to the plan based on Staff’s feedback. The applicant and project team are committed to engaging with onsite tenants and the broader community throughout the application review process.





# Appendix: Demographic Profile

Socio-Economic Indicator		Census Tract 5350320.02	City of Toronto
Population Change (2016-2021)		-1.1%	+2.3%
Age	0 to 14 years (Children)	11%	14%
	15 to 24 years (Youth)	12%	11%
	25 to 54 years (Working Age)	42%	45%
	55 to 64 years (Pre-Retirement)	15%	13%
	65+ years (Seniors)	20%	17%
Median Household Income		\$81,000	\$84,000
Home Language	English	41%	66%
	Non-Official	48%	26%
	French	<1%	<1%
	Multiple	11%	7%
Top non-English Home Languages		Tagalog, Russian & Korean	Mandarin & Cantonese
Visible Minority Population		66% Filipino & Korean	56%
Housing Structure Type	Single-Detached House	9%	23%
	Semi-Detached House	22%	6%
	Row House	10%	6%
	Duplex storeys	1%	4%
	Apartment, less than 5 storeys	1%	14%
	Apartment, 5+ storeys	57%	47%
Housing Tenure	Own	59%	52%
	Rent	41%	48%
Main Mode of Commuting	Car	54%	61%
	Public Transit	35%	26%
	Walking	8%	8%
	Bike	1%	2%
	Other	2%	3%
Household Size	1-person	22%	33%
	2-person	29%	31%
	3-person	19%	15%
	4-person	16%	13%
	5 or more persons	14%	8%
Educational Attainment	Bachelors' degree or higher	40%	41%



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