

# **Streets for Neighborhood Life**

## **Can big be small?**

**Wuhan, China**  
**December 12, 2018**

**Jennifer Keesmaat, MES, RPP**  
**Former Chief Planner +**  
**Executive Director, City of Toronto**

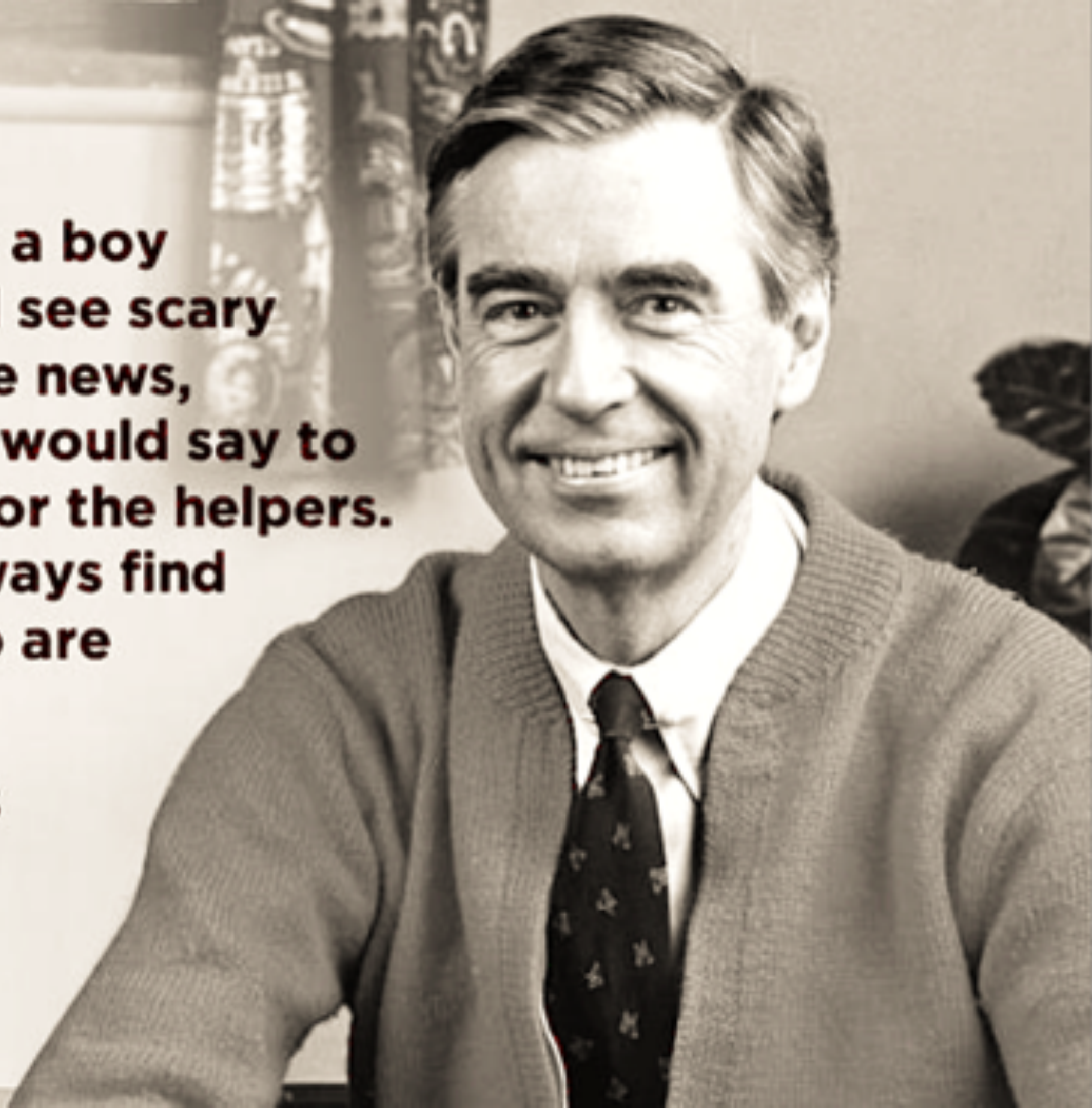
**Can *\*new\** adhere to timeless principles?**

## Principle One

Walkable neighbourhoods and *main streets* are the foundation of everyday life

**“When I was a boy and I would see scary things in the news, my mother would say to me, ‘Look for the helpers. You will always find people who are helping.’”**

**-Mr. Rogers**



Toronto Skyline, Today



## Site Context

The project site is located at the intersection of Bloor and Bathurst Streets along the eastern edge of downtown Toronto and across from Bathurst Station.





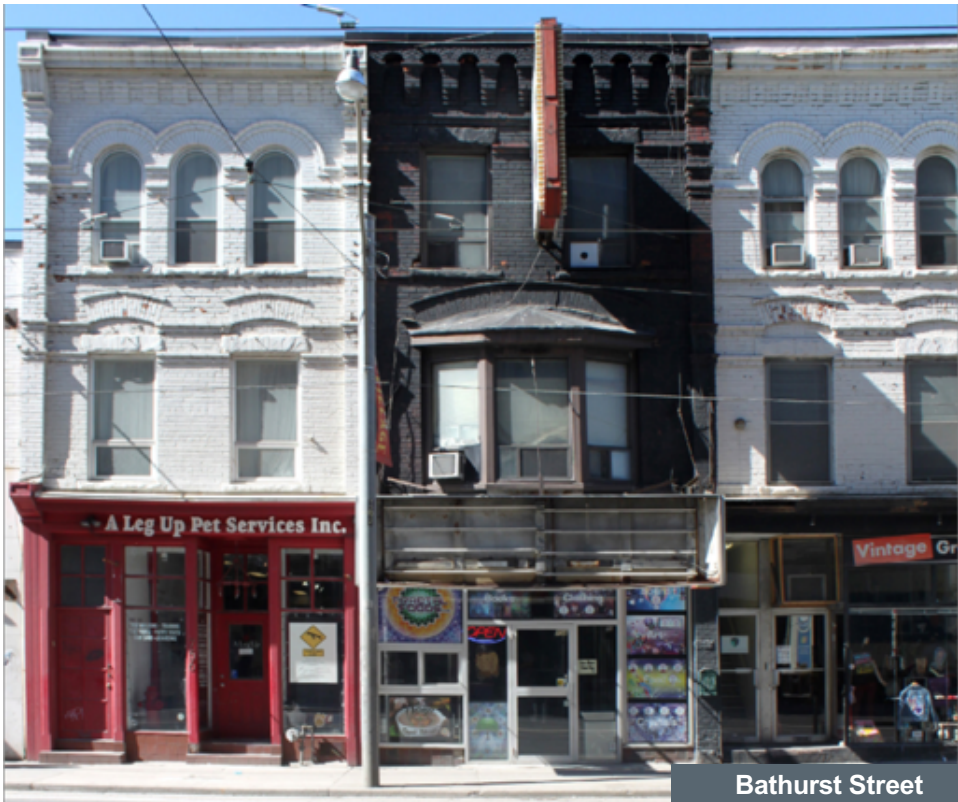
Bloor Street



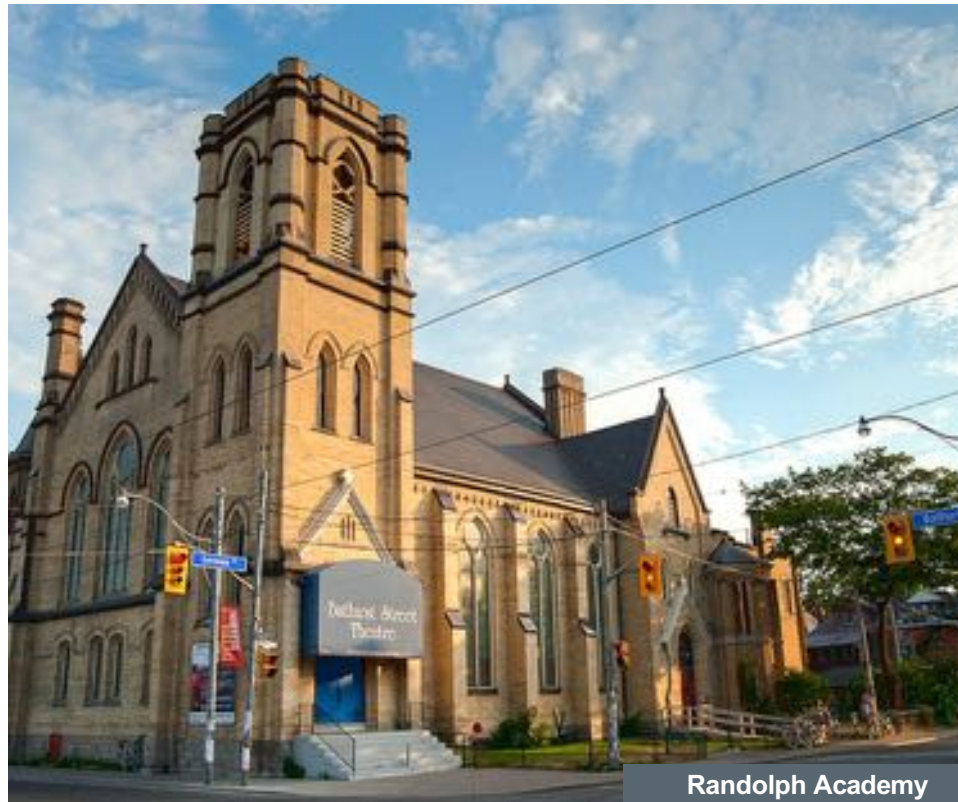
The Bloor Hot Docs Cinema



B.Streets Condos



Bathurst Street



Randolph Academy

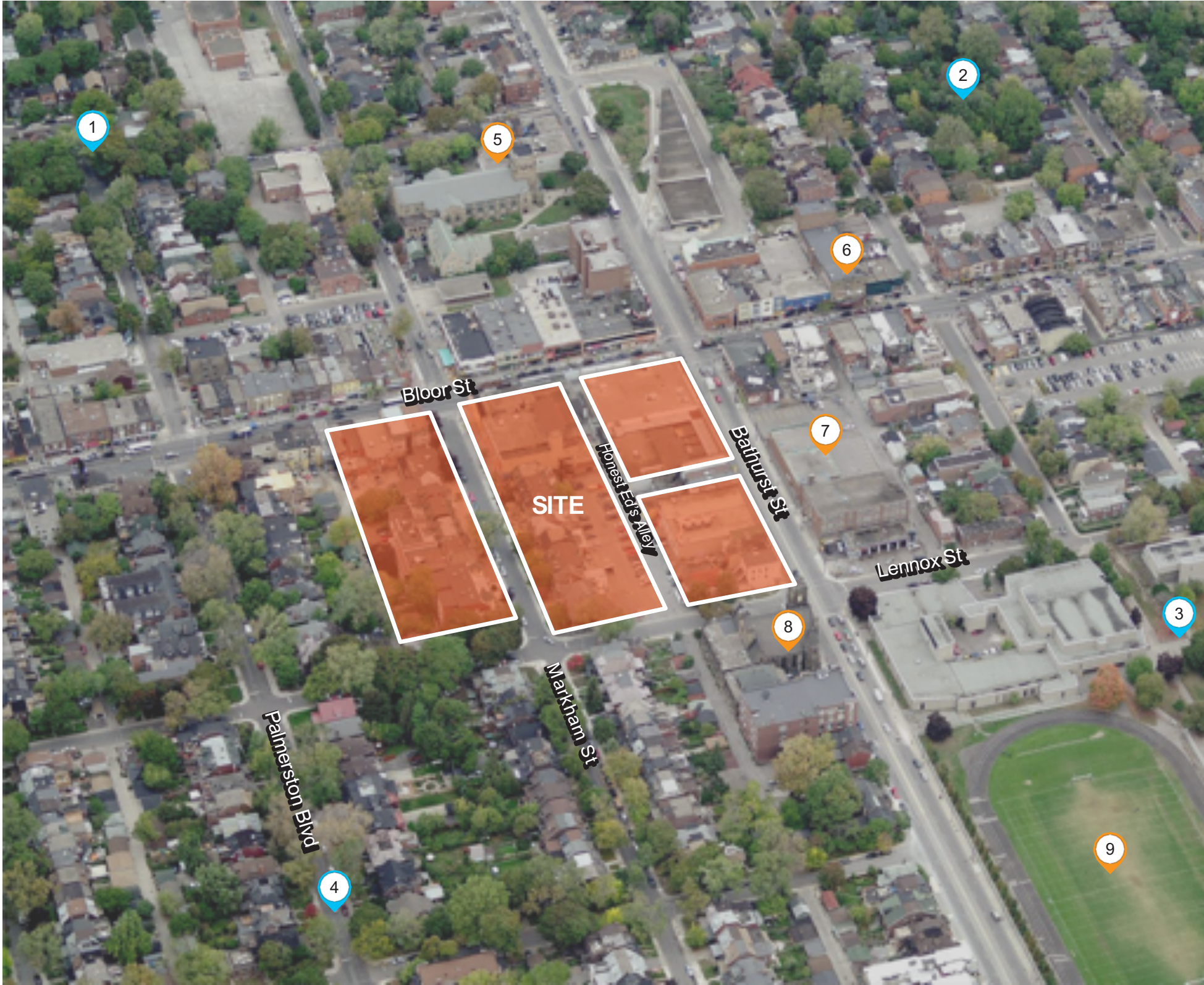


Korea Town

# Mirvish Village Site

Mirvish Village is situated at the intersection of Bloor and Bathurst, two iconic Toronto streets.

- 1 Seaton Village
- 2 The Annex
- 3 Harbord Village
- 4 Palmerston (Little Italy)
- 5 St. Peter's Church
- 6 Bloor Hot Docs Cinema
- 7 B. Streets Condos
- 8 Randolph Academy for the Performing Arts
- 9 Central Technical School





## Honest Ed's Store History

The Honest Ed's Store had multiple incarnations, spanning over 60 years in business at the same location, and became a fixture in the community.



1957 Original Store



1959



1983



Present Day

## Mirvish Village

The Markham Street houses provided an enclave for artists and the creation of the Markham Street Art Colony.



Markham Street, 1960







# Ongoing Consultation & Timeline

## 2013

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October 2013  
Westbank purchase of the  
Mirvish Village property

## 2014

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April 30 & May 1  
Preliminary community meetings

June 3  
Sustainability workshop

June 14  
Open house #1

December 2014  
1st Four Corners public meeting

## 2015

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January  
Pre-application meetings with City

March 3  
Open house #2

July 7  
Design review panel

July 8  
Original Rezoning Application

September 19  
Markham House opening

October 7  
City of Toronto community  
consultation meeting

November 3  
First design charrette

November 28  
2nd Four Corners public meeting

December 3  
Second design charrette

December 22  
Rezoning comments from city staff

## 2016

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February 2  
3rd Four Corners public meeting

April 21  
Discussion group meeting

May 2016  
Revised Submission

June 13, 2016  
Community Consultation on  
Revised Application

September 30  
City Planning Comments on the  
May 2016 Submission

October 28  
Draft OPA for Four Corners

November 15  
Community Council (Four Corners)

December 13  
City Council (Four Corners)

December 14  
Revised Proposal

## Consultation Prior to Original Rezoning Application



Early Community Meetings with Mirvish Village Residents – April 30 & May 1, 2014



First Westbank-led Open House – June 14, 2014

### Preliminary Community Meetings

April 30 & May 1, 2014

### Sustainability Workshop

June 3, 2014

### Open House 1

June 14, 2014

**The original rezoning submission was informed by extensive public consultation with the community and city staff.**



**Four Corners  
Public Meeting 1**  
December 2014

**Pre-application  
Meetings**  
January to July 2015

**Open House 2**  
March 3, 2015

**Design Review Panel**  
July 7, 2015



# Application

As part of the original rezoning application, Westbank proposed to redevelop Mirvish Village into a vibrant mixed use development.

- Mirvish Village Market**
- Heritage Retention Along Markham Street**
- 100% Market Rental Housing & Daycare**
- New Honest Ed's Alley with Micro Retail**
- Fine Grained Retail and Built Form**
- Pedestrian Oriented Public Realm**
- Sustainable Design & On-site Power Plant**
- Complete Transit Oriented Community**

# City Building Moves



**Complete  
Community**



**Mirvish  
Village  
Market**



**Vibrant  
Micro  
Retail**



**Heritage  
Conservation**



**Public  
Realm**



**Diverse Rental  
Housing &  
Daycare**



**Sustainability**



**Transit  
Oriented  
Development**



**Urban  
Mobility**



**Built  
Form**













I spent a lot of winters in my childhood flying kites with my brother, with my cousins, with friends in the neighborhood. It's what we did in the winter. Schools close down. There was not much to do.

**Khaled Hosseini**