

545 Steeles Avenue W - Holland Christian Homes Meeting Report

Purpose: Community Meeting

Project No.: 2347-1

Date: Tuesday, April 30, 2024

Location: Holland Christian Homes

Time: 2:00 p.m. to 3:30 p.m.

SUMMARY

On Tuesday, April 30, 2024, a Community Meeting was held onsite for residents and staff of Holland Christian Homes for 505-545 Steeles Avenue West (College Plaza). There were approximately **300 residents and staff** that attended the Community Meeting in person, and the meeting was also available as a livestream TV broadcast which residents could access from their apartments. The meeting consisted of a presentation by the applicant team, followed by a Q&A session.

Primary matters of interest included:

1. Traffic congestion in around the surrounding area
2. Security of Holland Christian Homes being used by visitors/others and design elements in the new development to ensure safety for residents (i.e. fencing and secure gating)
3. The height of the buildings

PROJECT TEAM

NAME	ORGANIZATION
Alex Beduz	Condor Properties
David Charezenko	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Himanshu Katyal	Bousfields Inc.

Speaker	Notes
Jocelyn Deeks	Provided an agenda for the meeting and introduced the project team.
David Charezenko	Presented the planning and policy context, including an overview of the site context, preliminary project statistics, and a site plan. Massings were shown to demonstrate the vision for the site.

FACILITATED DISCUSSION

Approximately **25 questions and/or comments** were shared during the facilitated Q&A portion of the meeting. These questions and comments are summarized below.

Category	Questions & Comments
Traffic & Road Safety	<ul style="list-style-type: none"> • There is a lot of new development in the surrounding area (next to Sheridan College and the Shoppers World). I'm concerned the population will be too great for this area and cause several issues with traffic • There is terrible traffic here and many accidents happen. I'm concerned we'll be adding to the problem by redeveloping this site – we need to deal with the traffic first before we build • How will this area accommodate more people in cars. Have you driven around here at rush hour? Concerned about seniors' safety • There is traffic the whole day, it's not just a rush hour issue • If the private road access along McLaughlin isn't further south, I think this will contribute to the traffic and safety issues. Perhaps relocate it to where the park currently is in the plans? The Plaza entrance looks like it's in the same location, and traffic is often backed up into the intersection traveling south along McLaughlin from Steeles • How will school buses access the site? • How will emergency vehicles access the site?
Holland Christian Homes Safety & Security	<ul style="list-style-type: none"> • We currently have a brick wall divider between the Plaza and Holland Christian Homes that doesn't appear to be in the plans; we're concerned about security and have many vulnerable seniors • What is stopping foot traffic from spilling over to Holland Christian Homes? • There has been trouble with law-and-order enforcement at College Plaza for years. I'm concerned this will be made worse by having more people
Housing Tenure & Affordability	<ul style="list-style-type: none"> • Will the residential units be rental or condo? • Will this proposal include rent-geared-to-income housing? How much? • Will there be student housing? Concerned that the noise issues that we currently experience in the plaza will continue if so
Parking	<ul style="list-style-type: none"> • If parking is underground, where will the entrance(s) be located? • Could you build some underground parking for Holland Christian Homes? Concerned people will park on our surface parking, we already don't have very many spots

Proposal Details	<ul style="list-style-type: none"> • 25 and 35-storeys is too tall. Holland Christian Homes is less than that • Will there be a daycare for children?
Existing & Future Retail	<ul style="list-style-type: none"> • Will you be consulting with the existing plaza tenants? • What will happen to the existing retail? I go to the hairdresser there • Will the existing retail be able to move elsewhere? • Will there be a bank as part of the new retail?
Other	<ul style="list-style-type: none"> • What is the timeframe for this development? From start to finish • Noise and odour studies are important for this site due to the high car/traffic volume