

**Response Table to Comments from Public Meeting  
McGibbon on Main (Georgetown)  
Corner of Main and Mill**

<b>Member of the Public</b>	<b>Comment</b>	<b>Status/Explanation</b>
B Cunningham- October 21, 2020	<p>In support of the project.</p> <p>Will the building footprint be larger?</p> <p>Are there still step backs in the building design?</p> <p>Are the unit types varied?</p> <p>Are the visitor and accessible parking requirements being maintained?</p> <p>Are there storage lockers and bicycle parking?</p> <p>Is the Heritage Façade being maintained and are the original bricks being reused?</p> <p>Are the units going to be dark inside?</p> <p>Is the building still 10 storeys in height?</p> <p>Is the \$500,000 heritage contribution still being provided?</p> <p>Is access to the downtown core being maintained during construction?</p>	<p>Thank you for your support.</p> <p>No, the building footprint is not larger and the gross floor area is actually a bit less as a result of increased step backs.</p> <p>There are additional step backs in the new design.</p> <p>Because of all of the step backs, there is a great variety of unit types including one, two and three bedroom units.</p> <p>Although resident parking requirements are being reduced, the visitor and accessible parking requirements are being maintained.</p> <p>There are no personal lockers included in the project but the units have quite a bit of storage in their designs. There is a lot of bicycle parking inside and outside of the building.</p> <p>The existing bricks are being carefully removed and reused in the new construction as originally contemplated.</p> <p>We have added more window space to ensure good interior natural light.</p> <p>The building is still 10 storeys in height with the 10<sup>th</sup> storey units having lofts.</p> <p>Yes the previously agreed to heritage contribution is being provided.</p> <p>Access to the downtown core is being maintained during construction</p>
B Cunningham- October 23, 2020	<p>Complete support for the revitalized development plan.</p> <p>Would like bicycle parking included in the proposal.</p> <p>Glad the project is adhering to the previously agreed to heritage requirements.</p>	<p>The support is appreciated.</p> <p>The proposal includes bicycle parking for the residents and visitors.</p> <p>Confirm that we are honouring the previous heritage requirements.</p>
Chris Meredith- October 26, 2020	<p>Please clarify that the new construction will be consistent with the Tribunal decision regarding the reuse of the existing bricks.</p>	<p>The new construction is reusing the existing bricks which are being carefully removed under the watchful eye of the municipality's consultant. We requested that "some of the" be inserted into the by-law with respect to the use of the bricks as there are a few of the bricks that are damaged and cannot be reused.</p>
Chris Meredith- October 27, 2020	<p>Wants the heritage look of the street maintained.</p>	<p>We believe the updated renderings address this concern.</p>
Christopher Algeo- October 27, 2020	<p>Concerned about building massing and indicates that the City of Toronto uses a 45 degree angular plane requirement to address massing.</p> <p>Would like to see a shadow study.</p>	<p>The building profile does maintain (exceed) the 45 degree angular plane requirement.</p> <p>Shadow studies were completed and illustrate a slightly smaller shadow impact than the original proposal.</p>
Christopher Algeo- October 27, 2020	<p>Asks more detailed questions about the shadow impacts.</p> <p>Concerned about the blank wall along Mill Street.</p>	<p>The shadow impacts are less than the original proposal for the site.</p> <p>The blank wall along Mill Street is required to hide the parking that is behind it. Investigation has resulted in the parking not being able to go as deep as originally intended and so parking will be available at grade, within the building, along Mill Street. Through site plan we will ensure the Mill façade is attractive.</p>
Dave Carney- October 26, 2020	<p>Inquired about whether there will still be storefronts as part of the development.</p> <p>Inquired about whether there will still be three levels of parking.</p> <p>Inquired about whether the project still includes restoration of the existing facades.</p>	<p>The revised proposal has slightly under 4,000 square feet of commercial gross floor area.</p> <p>There are now two levels of parking because of the high water table and the Record of Site Condition that pertains to the property.</p> <p>The existing bricks are going to be used in the new project as illustrated on the rendering which had not been previously available.</p>
Dave Carney- October 27, 2020	<p>Concerned about the look of the building.</p> <p>Inquiring about the commercial space.</p> <p>Are the existing bricks being reused?</p>	<p>There is now a rendering for the proposed development which should address the concerns.</p> <p>There is slightly less than 4,000 square feet of commercial space along Main Street, the elevation drop along Mill makes it difficult to achieve barrier free entrance on that side of the building.</p> <p>Yes the existing bricks are being reused as illustrated on the rendering.</p>

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Leonard Lovely- October 20, 2020	Suggests using new brick of similar colour. Suggests eliminating the sign and include a bronze plaque. Is the same architect being used. Is there a schedule for the new project.	As many of the existing brick as possible will be reused. Agreed the sign should be eliminated and replaced with a bronze plaque. A new architect is being used. The developer would like to commence construction as soon as the required sales threshold is met.
Mary Pereira- October 18, 2020	Had purchased a unit in the original proposal and felt the communication was inadequate.	We will do what we can to have timely, effective communication.
Shaun Horton- October 27, 2020	Concerned if the project does not proceed as currently the building is deteriorating. Would like to have a community design session.	It is the intention to proceed. There has been considerable community involvement in this project to date.