

100 LOMBARD

Public Consultation Strategy Report

August 8, 2022

**URBAN
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INC .**



This Public Consultation Strategy Report has been prepared by Urban Strategies Inc. on behalf of Slate Asset Management and Forum Asset Management, in support of a Zoning By-law Amendment and a Site Plan Control Application for the lands municipally known as 86, 100-108 Lombard Street & 103 Richmond Street East in the City of Toronto.

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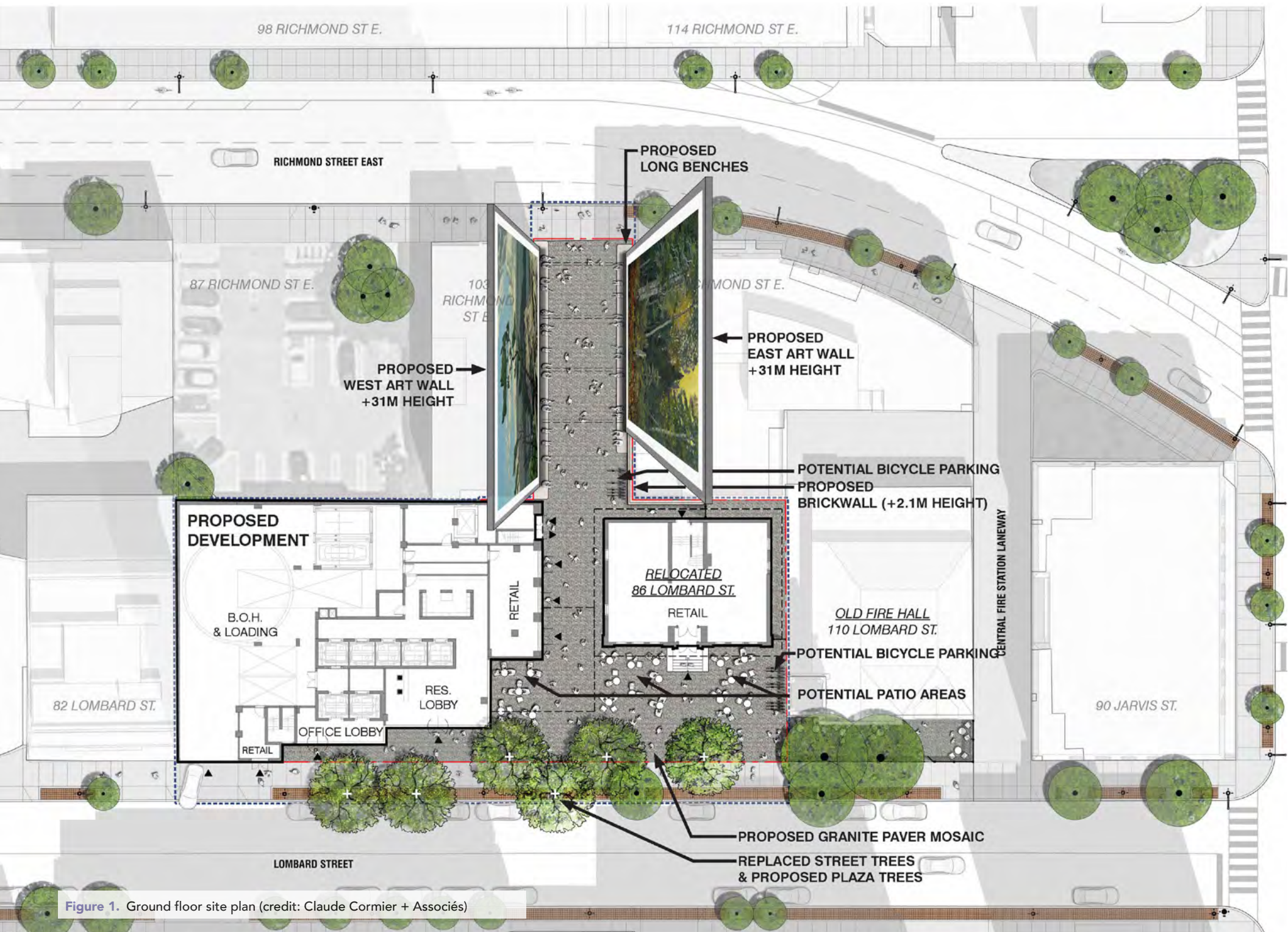


Figure 1. Ground floor site plan (credit: Claude Cormier + Associés)

1.0 INTRODUCTION

Urban Strategies Inc. (“USI”) has been retained by Slate Asset Management (“Slate”) and Forum Asset Management (“Forum”) to prepare this Public Consultation Strategy Report in support of applications for Zoning By-law Amendment and Site Plan Control for 86, 100-108 Lombard Street and 103 Richmond Street East (“100 Lombard”, the “Site” or “Subject Site”) to facilitate a new mixed-use development (the “Proposed Development” or “the Proposal”).

100 Lombard is strategically situated within the Downtown Yonge East area, a dense and mixed-use neighbourhood within walking distance of two existing subway stations, one planned subway station, the Financial District, City Hall, and Union Station.

The approximately 0.2 ha (0.5 acre) site is located between Church Street and Jarvis Street, with frontage along Lombard Street and Richmond Street East. Today, the Site is occupied by the former City morgue building, two 4-storey office buildings, and a small parking lot. To consider the full potential of these lands, Slate and Forum have assembled a world-class design team to develop a comprehensive scheme.



Figure 2. The Site in context

1.1. Proposal Overview

The Proposed Development envisages a vertical urban village that is defined by an animated public realm, the creative re-use of heritage and other existing assets, and the introduction of a 59-storey (216m, including mechanical penthouse) mixed-use tower. The key design ideas of the Proposed Development include:

1. The creation of a cluster of heritage buildings, by relocating the former City morgue building to the eastern edge of the site, directly next to the heritage designated fire hall building at 110 Lombard.
2. The introduction of a new 711 square metre pedestrian connection and publicly accessible open space (the Urban Passage), which extends from Richmond Street East to Lombard Street, comprised of three smaller open spaces including the Second City Plaza, the Outdoor Gallery and the Heritage Hall.
3. The integration of a 59-storey (216m, including mechanical penthouse) mixed-use building. The design proposes to integrate the existing south façade of 100 Lombard Street into the new podium, while adding modern office space, a mix of residential uses, and a range of residential amenities.

In total, the Proposed Development will provide 39,142 square metres of gross floor area, including 4,321 square metres of office space across 7 floors, 616 square metres of retail space, and a total of 480 residential units across 51 residential floors. Of the 616 square metres of retail space, 470 square metres will be located in the former morgue building across both floors, and 146 square metres will be located in the ground floor of the proposed tower. The 4,321 square metres of contemporary office space will ensure a 1:1 office space replacement ratio is provided, while the residential program will deliver a range of unit types and sizes including family-sized units. The Proposed Development includes a mix of indoor and outdoor amenity spaces across various floors of the building to help promote a vertical urban village, and has been designed to achieve a high-standard of sustainability to represent a landmark of green development.

The Proposal introduces a series of new and improved public realm elements, including streetscape enhancements along Lombard Street, new landscaping treatments, and the delivery of the new Urban Passage. Collectively, these strategies provide a dynamic public realm and significant placemaking opportunity. The Proposed Development provides 56 vehicle parking spaces, including 10 accessible spaces, and delivers a total of 523 bicycle parking spaces.



Figure 3. The Proposed Development (credit: OMA)

1.2. Purpose of Consultation

The goal of project consultation activities is to foster a dialogue and build partnerships with local stakeholders, City staff, the local Councillor, and members of the broader community to advance common objectives through the redevelopment of the Subject Site. The purpose of this report is to establish the Public Consultation Strategy with resident associations, the surrounding community, City staff and the local area Councillor.

1.3. Report Overview

This report contains the following chapters:

2.0 Key Messages: a summary of key messages to be communicated to the public during the consultation process.

3.0 Desired Outcome(s): a list of desired outcomes to be accomplished by the end of the consultation process.

4.0 Scope of Consultation: an identification of the proposal's potential geographic area of impact and the rationale for the selection.

5.0 Audience: a demographic profile of the geographic area of impact and a discussion of target audience(s) to be engaged during the consultation process.

6.0 Matters to be Addressed: a list of matters potentially to be brought forward for discussion and consultation. This section will be updated with additional matters raised through ongoing public consultation activities.

7.0 Communication & Consultation Strategy: a description of how target audiences will be engaged during the consultation process.

8.0 Evaluation: a high-level overview of the approach to evaluating public consultation activities.

2.0 KEY MESSAGES

The public consultation will emphasize key messages that demonstrate the appropriateness of the proposed development through its alignment with the planning framework for the area, its creative approach to heritage conservation, and its addition of important housing, workspace and retail uses within Toronto's evolving downtown east.

About the Proposed Development

A comprehensive redevelopment scheme is proposed for the Site ("the Proposed Development" or "the Proposal") that will relocate the heritage designated former City morgue building to the eastern edge of the site. The proposal delivers a new mixed-use 59 storey (216m, including mechanical penthouse) tower and base building on the western portion of the site, and will provide an Urban Passage that extends from Richmond Street East to Lombard Street, designed with a sequence of publicly accessible open spaces including an outdoor gallery, mid-block pedestrian connection and plaza space.

In total, the Proposed Development will provide 39,142 square metres of gross floor area, including 4,321 square metres of office space across 7 floors, 616 square metres of retail space, and a total of 480 residential units across 51 residential floors. Of the 616 square metres of retail space, 470 square metres will be located in the former morgue building across both floors, and 146 square metres will be located in the ground floor of the proposed tower. The 4,321 square metres of contemporary office space will ensure a 1:1 office space replacement ratio is provided, while the residential program will deliver a range of unit types and sizes including family-sized units. The Proposed Development includes a mix of indoor and outdoor amenity spaces across various floors of the building to help promote a vertical urban village, and has been designed to achieve a high-standard of sustainability to represent a landmark of green development.



Figure 4. Rendering of an urban amenity room within the Proposed Development looking west (credit: OMA)

A Unique Opportunity for Intensification and City Building

The land assembly consisting of 86, 100 and 108 Lombard Street and 103 Richmond Street East ("the Site") is uniquely positioned within the immediate block context to accommodate intensification. The site is currently occupied by three low-rise buildings and a small surface parking lot along its western edge, representing an underutilization of the land's potential given its position within the downtown core, and its adjacency to a range of existing and future municipal and transportation infrastructure. Moreover, the site represents a larger assembly within the immediate block context, and given the scale and nature of surrounding buildings, represents the last tower infill opportunity on the block that can accommodate significant growth.



Celebrating Heritage through Creative Conservation and Adaptive Re-Use

The Proposed Development plans to relocate the heritage designated former City morgue building currently located at 86 Lombard Street, to the east of the site, directly next to the heritage designated fire hall building at 110 Lombard to create a cluster of high-value turn of the century heritage buildings. This design move will not only conserve and rehabilitate the heritage designated building, but will open up new site lines and enhance the civic presence of the heritage resources on the block. The design also proposes to integrate the existing south façade at 100 Lombard Street as part of the base-building facing east to the Urban Passage to further celebrate the existing assets of the site.



A Unique and Memorable Open Space and Mid-Block Connection

A key feature of the Proposal is the Urban Passage, a publicly accessible open space and mid-block connection that extends from Lombard Street to Richmond Street East. The Urban Passage consists of three smaller spaces, which include: the Outdoor Gallery, Heritage Hall and Second City Plaza on Lombard Street. These dynamic spaces will provide placemaking opportunities, while delivering an important linkage in the downtown pedestrian network. To further animate this dynamic open space, the outdoor gallery will introduce large art wall installations next to the existing blank walls of the adjacent buildings that frame the space. A range of outdoor seating, tree and shrub planting, sophisticated pavers, and other high-quality landscape elements will also be provided to enhance the pedestrian experience on the site.



Intensification of a Highly Urban and Transit Oriented Site

The Subject Site is located within close proximity to existing subway stations and the planned Moss Park Station on the Ontario Line, and correspondingly sits within three Protected Major Transit Station Areas (PMTSAs), as delineated by the City of Toronto, including the King and Queen Stations, which have the highest density targets established by any of the City's 86 PMTSAs. Accordingly, the Proposed Development facilitates intensification on a site that is within the high-density Downtown Core, and which is very well-supported by higher-order transit and existing infrastructure. The Site's redevelopment promotes intensification and the achievement of minimum densities within PMTSAs and the Downtown Toronto Urban Growth Centre, which aligns with key municipal and provincial policy direction.



Creation of a Vertical Urban Village with a Vibrant Mix of Uses

The Proposed Development strives to create a new template for vertical urban living, by including a vibrant mix of uses throughout the building, and by delivering a diversity of indoor and outdoor amenity spaces at different levels. In particular, the Proposal will provide retail uses at grade, that contribute to a lively and animated ground floor experience. Office uses are proposed within the lower floors of the base building and tower, and a range of residential unit types and sizes will be delivered in the 51 residential floors. The amenity-rich residential program will provide a range of indoor and outdoor spaces at various locations throughout the building, to offer residents a unique vertical lifestyle ranging from kids play areas, dog runs, swimming and fitness spaces, as well as indoor and outdoor garden areas.



Provision of Improved, Contemporary Office Spaces

The existing 4-storey buildings on the site located at 100 and 108 Lombard contain approximately 4,200 square metres of Class C office space, which face a range of accessibility challenges. The Proposed Development will remove these existing office spaces, and will provide a modern, and enhanced office space program that meets the demands of a contemporary workspaces, while seamlessly integrating into the proposed building footprint. The proposed office space to be provided is approximately 4,300 square metres of gross floor area, representing slightly more than a one-to-one replacement ratio, to ensure that the site accommodates and encourages important jobs within the downtown east, which will in turn contribute to the local economy.





Figure 5. Rendering of the Proposed Development looking northwest (credit: OMA)

3.0 DESIRED OUTCOMES

The objective of this public consultation process is to inform, consult with and involve local stakeholders, the local Councillor, City staff, and members of the broader community in the development application process.

By the end of the consultation process, the intended outcomes include:

- Awareness in the surrounding community of:
 - » The purpose of the application
 - » The details of the Proposed Development
- Established process of ongoing dialogue with the City, the public, stakeholders and the broader community including the local Residents Associations (Garden District Residents Association and the Saint Lawrence Neighbourhood Association), the St. Lawrence Market Neighbourhood BIA and other key stakeholders to understand multiple priorities, concerns and perspectives regarding the Proposed Development and how they could be accommodated and/or addressed in the Plan.
- Maintained communication with office tenants so that they are informed of the Proposed Development, and consistently provided with the most up to date information.
- Successfully incorporated community feedback into the development concept, wherever possible and appropriate, to achieve city building, placemaking and neighbourhood cohesion.

4.0 SCOPE OF CONSULTATION

The Subject Site is located in the downtown east area of Toronto, near the intersections of Lombard Street and Church Street. The Site comprises a significant portion of the Lombard Street block located between Jarvis Street and Church Street, and features frontage on both Lombard Street and Richmond Street East.

The surrounding context is characterized by a diverse mix of uses and built forms, including surface parking lots, low-rise commercial and historic buildings, mid-rise residential buildings, as well as tall buildings. Several tall buildings have been recently proposed, approved, and/or are currently under construction in the immediate vicinity of the site. The Subject Site is well served by existing and planned transit and is located within three delineated PMTSAs (King Station, Queen Station and Dundas Station), and is located in proximity to the planned Moss Park Station on the future Ontario Line.

DIRECT IMPACT

- Office tenants in the existing buildings on the Subject Site will experience direct impacts as a result of the proposed development. Slate and Forum will work with the existing tenants to ensure that any changes to the site are communicated well in advance.
- Adjacent residents living in the surrounding buildings will be impacted by the construction of the proposed development and may experience impacts once the project is completed related to shadowing, encroachment of views, but will also benefit from the public realm improvements, retail options, ground floor activations, as well as access to new housing options within their neighbourhood.

INDIRECT IMPACT

- The Proposed Development provides transit supportive densities within three PMTSAs and will generate transit users around Queen and King Station on the TTC Line one, and close to the future Moss Park Station.
- The Proposed Development will increase the density within the area of impact, contributing to the optimization of land in proximity to public infrastructure and an array of services and uses.
- The Proposed Development will increase housing supply and provide a variety of unit sizes and configurations within the Downtown, which provides greater housing options for new residents from within and outside the City.
- The Proposed Development will enhance the public realm through the introduction of the Urban Passage and other on-site improvements to contribute towards the creation of a more complete and healthy Downtown;
- The Proposed Development will provide retail and enhanced, contemporary office space providing a range of employment opportunities, which could benefit adjacent communities and residents of the City more broadly; and
- The Proposed Development will conserve the on-site heritage assets, and will create a cluster of high-value turn of the century heritage buildings, to celebrate the area's legacy.

Engagement Area

The Engagement Area has been selected to encompass a 120 metre radius around the site, which is consistent with the requirements under the Planning Act for the minimum notice area for a Proposed Development. This Engagement Area is bordered by Church Street to the West, Jarvis Street to the East, Queen Street to the North, and Adelaide Street to the South. Stakeholders and community members within this Engagement Area will be targeted for consultation, and will receive information, invitations, and updates as it relates to this development application.

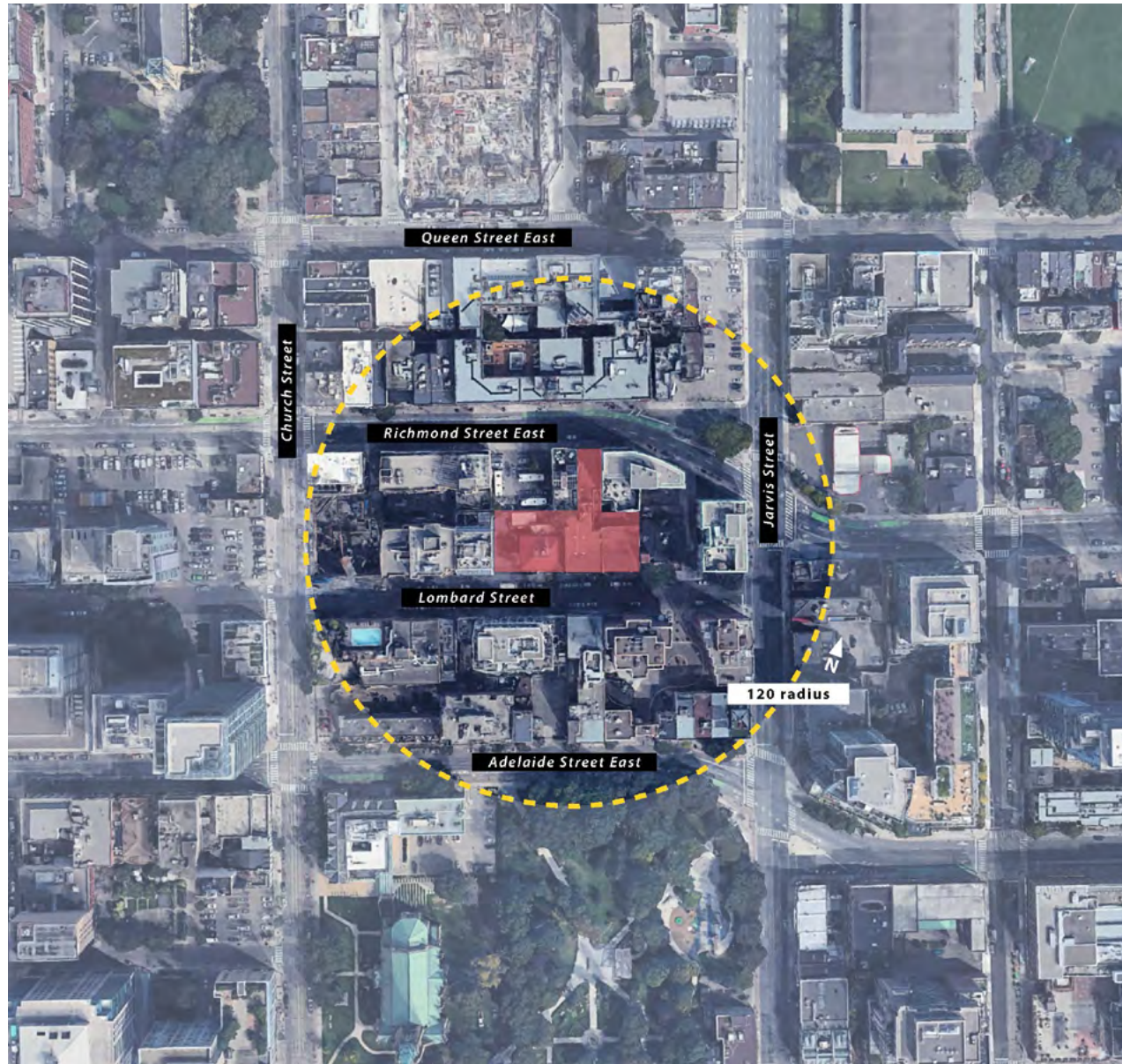


Figure 6. Engagement Area

5.0 AUDIENCE & DEMOGRAPHIC PROFILE

5.1. Demographic Profile Area

The 120m engagement area established for the Proposal overlaps with two census tracts within the broader King-Parliament Area. In order to capture the residents who live within this area, a Demographic Profile Area has been determined, which includes Census Tracts 0015.00 and 0016.00. This area is depicted in Figure 3 below, and generally is bounded by the following streets:

- **West:** Yonge Street
- **North:** Queen Street
- **East:** Don Valley Parkway
- **South:** Front Street



Figure 7. Demographic Profile Area

5.2. Audience and Demographic Profile

This section provides a demographic overview of the population that resides within the Demographic Profile Area, providing key statistics from the 2016 and 2021 census (Statistics Canada).

As of the application date for this proposal, the full 2021 Census data has not been released by Statistics Canada. However, 2021 Census data on population, dwelling counts, age, and type of dwelling has been published and will be referenced where appropriate. The Demographic Profile Area is compared to that of the City of Toronto as a whole, and contains findings on age, sex, education level, income level, home language, household size, housing tenure and type, and immigration and place of birth.

Population and Age Distribution (2021)

Population Characteristics	City of Toronto	Study Area
Population, 2021	2,794,356	8,033
Population, 2016	2,731,571	6,882
Population percentage change, 2016 to 2021	2.30%	22.35%
Population density per square kilometer	4,427.8	17,425.55
Children (0 to 14 years)	13.80%	6.10%
Youth (15-24)	11%	7%
Working Age Adults (25-64)	58%	76%
Seniors (65 years and over)	17.10%	11.25%

Table 1. Population and Age Distribution (2021)

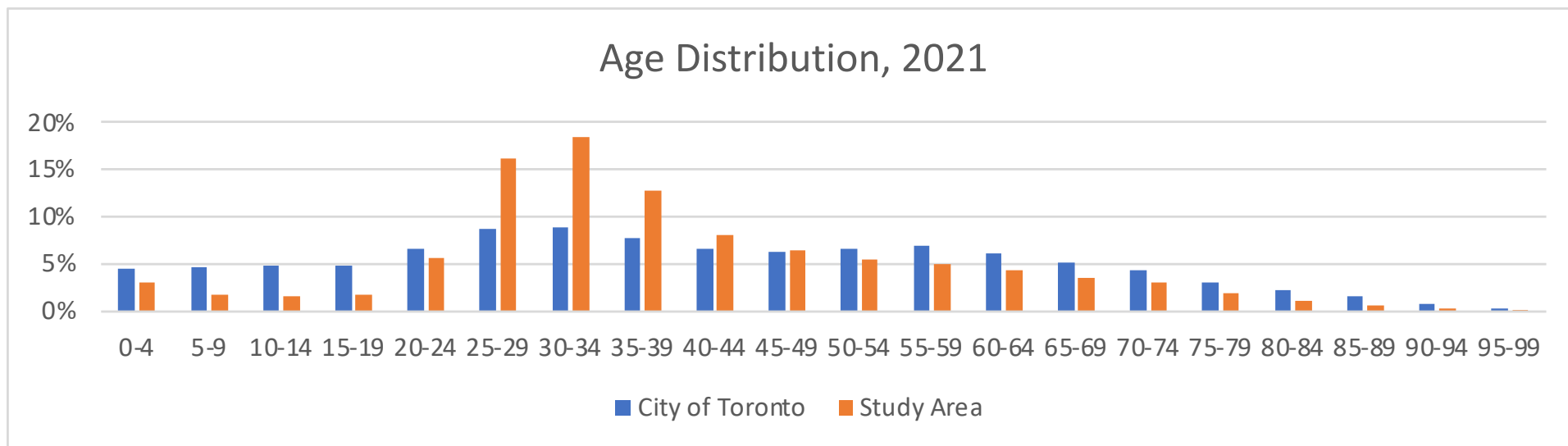


Table 2. Age Distribution (2021)

Between 2016 and 2021, the Demographic Profile Area saw a 22.35% increase in population. In the same time period, the City of Toronto experienced a 2.3% increase in population. The Demographic Profile Area reflects a younger population (median age 36, average age 40.1) than Toronto overall (median age 39.6, average age 41.5), and contains a higher proportion of working age adults (76% vs. 58%) than within the City of Toronto. The Demographic Profile Area also has a higher population density at 17,425.55 people per square kilometre compared to 4,427.8 people per square kilometre citywide.

Education, Income & Employment

In general, residents within the Demographic Profile Area have higher educational attainment (83% Postsecondary degree, certificate, or diploma) compared to 59% for Toronto overall, higher labour participation rates (80%) compared to 64.7% for Toronto overall, and median household incomes are higher (\$70,879.50) compared to \$58,264.00 for Toronto overall. Residents within the Demographic Profile Area have lower rates of unemployment (5.4%) compared to 8.2% for Toronto overall, and the prevalence of low-income measures is lower (14.6%) compared to 20.2% for Toronto overall.

Income and Employment (2021)	City of Toronto	Study Area
Median HH income	\$58,264.00	\$70,879.50
Prevalence of Low-income measure	20.2	14.55
Participation rate	64.7	80
Employment rate	59.3	75.75
Unemployment rate	8.2	5.4

Table 3. Income and Employment

Education (2021)	City of Toronto	Study Area
No degree or certificate	16%	4%
Secondary diploma or equivalent	24%	14%
Postsecondary degree, certificate, or diploma	59%	83%

Table 4. Education

Home Languages and Immigration

In the Demographic Profile Area, immigrants comprise a smaller portion of the population (31%) compared to 46% for Toronto overall. The top countries by birth for immigrant populations are the United Kingdom, China, and Hong Kong. The portion of residents with English as their home language (86%) is greater than Toronto as a whole (64%). French, Mandarin, and Cantonese are the top languages other than English spoken at home.

Home Language (2021)	City of Toronto	Study Area
% Speaking English at Home	64%	86%
Prevalence of Low-income measure	20.2	14.55
Top 3 languages spoken at home other than English	1. Mandarin: 3% 2. Cantonese: 3% 3. Tagalog: 2%	1. French - 2% 2. Mandarin - 1% 3. Cantonese - 1%

Table 5. Home Language

Immigration (2021)	City of Toronto	Study Area
Immigrant	1,266,005	2,108
Percentage	46%	31%
Non-immigrant	1,332,090	4,335
Top Countries by birth for immigrant population	1. China - 10% 2. Philippines - 9% 3. India - 6%	1. UK - 7% 2. China - 6% 3. Hong Kong - 6%

Table 6. Immigration

Household Characteristics

The average household size is lower than Toronto overall (1.6 vs 2.4), and the number of one-person households higher (57% vs 33%) than Toronto's average. The rates of owners (53%) vs renters (47%) in the Demographic Profile Area are equivalent to Toronto's. 89% of residents in the Demographic Profile Area live in apartment buildings that are more than five storeys, reflecting the high-density built form that is prevalent within this area.

Household Size (2021)	City of Toronto	Study Area
1 person	33%	57%
2 persons	30%	34%
3 persons	15%	6%
4 persons	13%	3%
5 or more persons	8%	1%
Average Household Size	2.4	1.6

Table 7. Household Size

Housing type (2021)	City of Toronto	Study Area
Single-detached house	23%	0%
Semi-detached house	6%	0%
Row house	5%	2%
Apartment or flat in a duplex	4%	0%
Apartment in a building that has fewer than five storeys	14%	8%
Apartment in a building that has five or more storeys	47%	89%
Other single-attached house	0%	0%
Movable dwelling	0%	0%

Table 8. Housing Type

Housing Tenure (2016)	City of Toronto	Study Area
Owner	53%	53%
Renter	47%	47%

Table 9. Income and Employment

Summary

In summary, the demographic analysis suggests that the Demographic Profile Area reflects a residential population that is growing more quickly than Toronto overall, and has higher rates of educational attainment, employment, labour participation, and higher household incomes. Its population is younger than Toronto overall, average household size is smaller, and immigrants represent a smaller proportion of the population. Overall, the Demographic Profile Area reflects a dynamic walkable urban neighbourhood that is experiencing sustained rates of growth that greatly exceed the City of Toronto overall. The Consultation Strategy will consider specific methods and opportunities to engage with this younger demographic such as the use of social media, or mobile-friendly project websites. In addition, the high-proportion of working age adults residing within the demographic profile area, may play a role in determining the timing of public meetings, to ensure these are not held during regular working hours.

6.0 MATTERS TO BE ADDRESSED

Based on pre-consultation discussions with City staff, the Project Team has a preliminary understanding of the potential concerns and aspirations of relevant stakeholders. The following key matters will be addressed through a coordinated and strategic consultation process.

Built Form and Massing

A unique massing strategy has been designed by OMA Architects and WZMH Architects, which seeks to strategically insert the Proposal into the surrounding context to ensure an appropriate fit and relationship is achieved, while simultaneously creating a new landmark development, which emphasizes architectural excellence. A responsive-building design has been achieved which is sensitive to the adjacent buildings through the application of appropriate setbacks and separation distances, and that features a series of articulations and facade treatments to create visual interest from the public realm.

Shadowing

A shadow study has been prepared in support of the development application. From a policy and guidelines perspective, the Proposed Development creates no shadow impacts on Signature Parks and Open Spaces within the Downtown, does not impact any designated Neighbourhoods, and does not create any net new shadows on Moss Park. As illustrated in the shadow study prepared by Urban Strategies Inc., the Proposed Development creates minor net new shadows on nearby public streets and open spaces. Notwithstanding, the resulting shadows have been adequately limited and are minimal in the context of the shadows already cast by tall buildings in the surrounding area.

Traffic Impacts

The Proposed Development represents an intensification of the Subject Site and may generate additional traffic on adjacent streets. The Proposed Development aims to minimize traffic impacts by promoting active transportation and transit ridership. The Proposed Development includes a range of transportation demand measures including high-quality, dedicated bicycle parking facilities and a reduced

parking supply. Given the Subject Site's proximity to existing and planned transit stations, it is anticipated that the vast majority of residents will travel as pedestrians, cyclists or by public transit, rather than by private vehicle.

Heritage Conservation

The Proposed Development will include a unique heritage conservation strategy, that will relocate and adaptively re-use the designated heritage former City morgue building at the eastern edge of the site. This relocation will position the former morgue building directly adjacent to the heritage fire-hall building at 110 Lombard Street, creating a cluster of high-value turn of the century heritage buildings. The design also proposes to integrate the existing south façade at 100 Lombard Street as part of the base-building facing towards the Urban Passage to further celebrate the existing assets of the site.

Public Realm Design

The Proposed Development includes a unique Urban Passage that will connect Lombard Street with Richmond Street East, helping facilitate connectivity with the existing and planned surrounding open space network. The Urban Passage will also include a new outdoor gallery, heritage hall space, and plaza fronting onto Lombard Street. In addition, the unique landscape design for the Site conceived by Claude Cormier + Associés will introduce a range of high-quality landscape finishes to further animate the adjacent streetscape and public realm. In particular, new outdoor seating, tree planting, and signature pavers are proposed that will enhance the pedestrian experience on the site.

7.0 COMMUNICATION & CONSULTATION STRATEGY

The Project Team is committed to ongoing dialogue with community members and local stakeholders in the surrounding community. Public consultation efforts will strive to provide opportunities for information sharing and dialogue with the public. The input of all interested parties in the vicinity of the Subject Site will be considered as the design of the Proposed Development evolves.

Local Residents and Businesses

Residents in the local area will be consulted primarily through the City's open community meeting events, where they will have an opportunity to provide both verbal and written feedback on the Proposed Development. These consultation sessions will allow the area residents to review the Proposed Development, speak with the Project Team and City staff, and share their ideas. A statutory meeting will also be held at Community Council.

Ward Councillor and City Staff

The Applicant is committed to working with City staff to ensure a satisfactory outcome for all parties, and the Project Team will engage with them regularly to discuss issues and review technical considerations. The Project Team will meet with the local Ward 13 Councillor throughout the development approvals process.

Residents Associations and BIA

The Applicant is committed to engaging regularly with the local Residents Associations (Garden District Residents Association and the Saint Lawrence Neighbourhood Association), and with the local St. Lawrence Market Neighbourhood BIA. Throughout the course of the project the Applicant will explore opportunities to consider these stakeholders' priorities as refinements are made to the Proposed Development and as the planning applications progress throughout the development approvals process.

Ongoing Discussions with Adjacent and Nearby Landowners

The site shares a boundary with a parking lot to the North (Green P), which is owned by CreateTO. The Applicant has engaged with CreateTO regarding the future use of that site. The Applicant will continue to engage with CreateTO and other adjacent landowners throughout the development approvals process.

8.0 EVALUATION & FEEDBACK

The Project Team intends to ensure the feedback loop is completed for all interested consultation participants. Comments and concerns captured during the engagement process will be considered with the goal of balancing planning principles, site programming requirements, operational efficiencies and functions of the Proposed Development.

All comments received by the applicant will be monitored, reviewed and tracked. Feedback provided to the Project Team will be processed with the following action steps:

- **Categorization:** Comments and questions received, whether verbal or written, will be organized according to: topic, date, stakeholder type, and whether a specific report-back has been requested.
- **Analysis:** The feedback will be reviewed to identify key themes, opportunities or gaps. Analysis will suggest the most salient issues for different stakeholder types and how the team can best address them.
- **Project Team Dissemination:** The comments will be distributed to the Project Team, with questions and comments most pertinent to specific consultants highlighted for review and response.
- **Actions:** The Project Team will develop a list of actions that should be taken in response to the feedback. In some cases, the response may be a design change, while in other cases the response may be a written explanation of why the feedback cannot be incorporated as requested.
- **Evaluation and Feedback:** This consultation strategy will be updated throughout the course of the project to track feedback and ensure that the Proposed Development responds to key issues appropriately to garner further support and contribute to consensus building.

The Applicant will continue to work with City staff to tailor this Public Consultation Strategy through the approval process. Further discussions with City staff will be required to confirm timing, logistics, roles and anticipated outcomes of all engagement activities



Figure 8. Conceptual Rendering illustrating the proposed terraces, facade treatment and architectural detailing of the residential tower (credit: OMA)

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