

**REPORT TO GDRA EXECUTIVE RE: 200 DUNDAS WORKING GROUP  
(FIRST MEETING JUNE 20 2012)**

Attendees:

Councilor Wong Tam

Developer plus architects engineers and lawyer

City Planning

Representatives of Jarvis-George, Jenny Green Co-op, 291 George and GDRA

Revised Plan:

The original plan for the development has been changed to reduce GFA by about 50,000 sq ft. to a total of 616m000 sq ft. This has been accomplished by lowering the height of the Jarvis tower to 44 storeys and the George tower to 32 storeys. In addition the space between the towers has been slightly widened to 20 metres from balcony to balcony and the centre podium separating the two towers is reduced to a stepped back building starting at 6 storeys and lowering to 2 storeys at the rear. Sidewalk widths are: 7.5 metres on Jarvis, 8.1 metres on George and 4.2 metres on Dundas. At the north will be a covered lane way (tunnel) with condo lobby and loading areas as well as parking ramp. The building will abut adjacent buildings to the north but there are graduated step backs. The first floor will contain 16,000 sq ft of retail and a museum of Inuit Art. Trees will be planted on Jarvis and George Streets. There will be 350 parking spaces plus 10 small car and 5 car share spaces allocated.

Concerns:

The councilor, city planners and the resident representatives all voiced concerned that the George Street Tower is still too high and its glazed exterior does not fit into the predominately masonry streetscape.

North George Street residents voiced concern that shadow studies show that the existing playground and garden to the immediate north will almost always be in shadow. GDRA representative noted that in spring and fall houses on Pembroke, and George Streets will be in shadow during the afternoon.

GDRA representative and George street residents were also concerned that the north tunnel was a serious safety concern and that it should be gated.

Planning staff wanted more of a setback on Dundas Street with trees.

All community representatives and city staff voiced concern about potential traffic impact on George Street and the George/Dundas intersection. (for example up to ten school busses a day could visit the museum and park on George St.)

Also of concern was the construction disruption for the neighbouring buildings and the nature of the retail usage (small stores or major retailer).

Next Meeting: July 18