

Welcome!



630 Spadina Avenue  
(Knox Church)

Development Proposal

[hello@630spadina.ca](mailto:hello@630spadina.ca)  
[www.630spadina.ca](http://www.630spadina.ca)

# 630 SPADINA

Online  
Community  
Meeting

November 20, 2023  
6:30-8:00pm

# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit.

# Agenda

Welcome & Introductions

Presentation

Q&A

**630SPADINA**

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Bousfields Cons...

Bousfields Consultation

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Question

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Meeting

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Mute



Raise Hand



Q&A



Live Transcript



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# How should we approach this meeting?



1. Treat everyone with respect
2. Listen and learn from each other's comments and questions
3. Be a part of a fair and welcoming space, where everyone gets an opportunity to share

# Project Team

## Partners



## Planning & Community Engagement



## Architecture



## Heritage



## Transportation



# Knox Church Site Renewal



## Background & Context

When and why did Knox Church embark on their site renewal?

- In 2014, Knox Church embarked on a significant initiative to renew its site and facilities
- Decades of deferred maintenance needed to be addressed and could no longer be put off

What are the primary goals of Knox Church for the site renewal?

1. Eliminate Knox Church's extensive maintenance deficit
2. Prepare Knox Church site and facilities for the next 100 years

# Knox Church Site Renewal



## Background & Context

What has happened to date with the site renewal and what still needs to be done?

- Knox Church and our members invested \$7M to restore and renew the Main Church building
- Extensive restoration and renovation still need to be completed on the Main Church building

Why is Knox Church pursuing development on its site?

- Knox Church determined the best way to fund the restoration of its main Church building was to lease portions of its site to Greenwin Corp. for 99 years
- The 99 year leases will provide the funds to restore and maintain the Main Church building, while also providing much needed affordable and market rental housing in our community
- The 99 year leases also will help to ensure that Knox Church remains a viable and effective anchor in Harbord Village for generations to come



# Greenwin Corp.

Greenwin is one of Ontario's largest privately owned, full-service property management and development firms.

Headquartered in Toronto, we are known as a leading manager and developer of multifamily housing, non-profit and affordable housing, social housing and commercial properties.

Over the years, as Greenwin has grown from a humble construction company into one of Canada's leading housing providers, managers and developers, so too has our commitment to the communities we serve. It's more than an activity here or there. It's about planting the seeds for lasting community benefits by introducing innovative ideas that facilitate participation and inclusion.

1

## Since 1948

We have earned a reputation as one of Ontario's leading providers of quality homes for all people.

2

## Family Operated

We understand family business. Greenwin is now in its fourth generation as one of Ontario's largest family owned and operated real estate companies. We treat all of our assets as though they are our own.

3

## Looking Ahead

We don't just manage for the present – we position each property to stand the test of time for generations to come using extensive preventative maintenance programs, leading-edge technology and rapid response times.

4

## One Roof

We launched Greenwin Cares in 1999 to give back to the people and families who have kept our properties thriving and to ensure that no one is left behind.

5

## Empower Our People

Our objectives are to understand and isolate problems of suburban development, socioeconomic deprivation and cultural dislocation, and to open lines of communication. We do this in order to determine and address issues that will empower our residents and surrounding neighbourhoods and achieve increased resident satisfaction.

6

## Revitalization

With a focus on nurturing the positive qualities of our communities, we implement revitalization initiatives and social programs for all ages at our properties. The result is vibrant environments and promising opportunities for our country's future leaders.



# History of Affordable Housing Developments

- We have built and developed nearly 4,000 affordable housing units
- Greenwin is one of Canada's largest private developers and managers of affordable and social housing
- This history began in the late 1950s and today we have five projects approved under the Open Door Affordable Housing Program, which are currently under development
- We have developed these projects with a myriad of social agencies and sponsor groups under numerous funding programs, most of which involve all three levels of government
- We currently manage more than 2,300 units of affordable and subsidized housing



Community Service Award of Excellence –  
Rental Housing Providers

Impact Award



Stephen Dupuis Corporate Social  
Responsibility Award



# Process (Pre-Application)

Extensive  
Engagement  
with Knox Church  
Congregation &  
Community  
Stakeholders  
(2015-Ongoing)

Pre-Application  
Meeting with  
City Staff

Community  
Open House

**We Are Here!**

Online  
Community  
Meeting

Revise Initial Development  
Proposal

Application  
Submission

Ongoing Engagement with Stakeholders and Community

# Process (Post-Application)



# Site & Surrounding Area

Located at the southwest corner of Spadina Avenue and Harbord Street

- Approx. 6-7 minute walk from Spadina Subway Station
- Adjacent to:



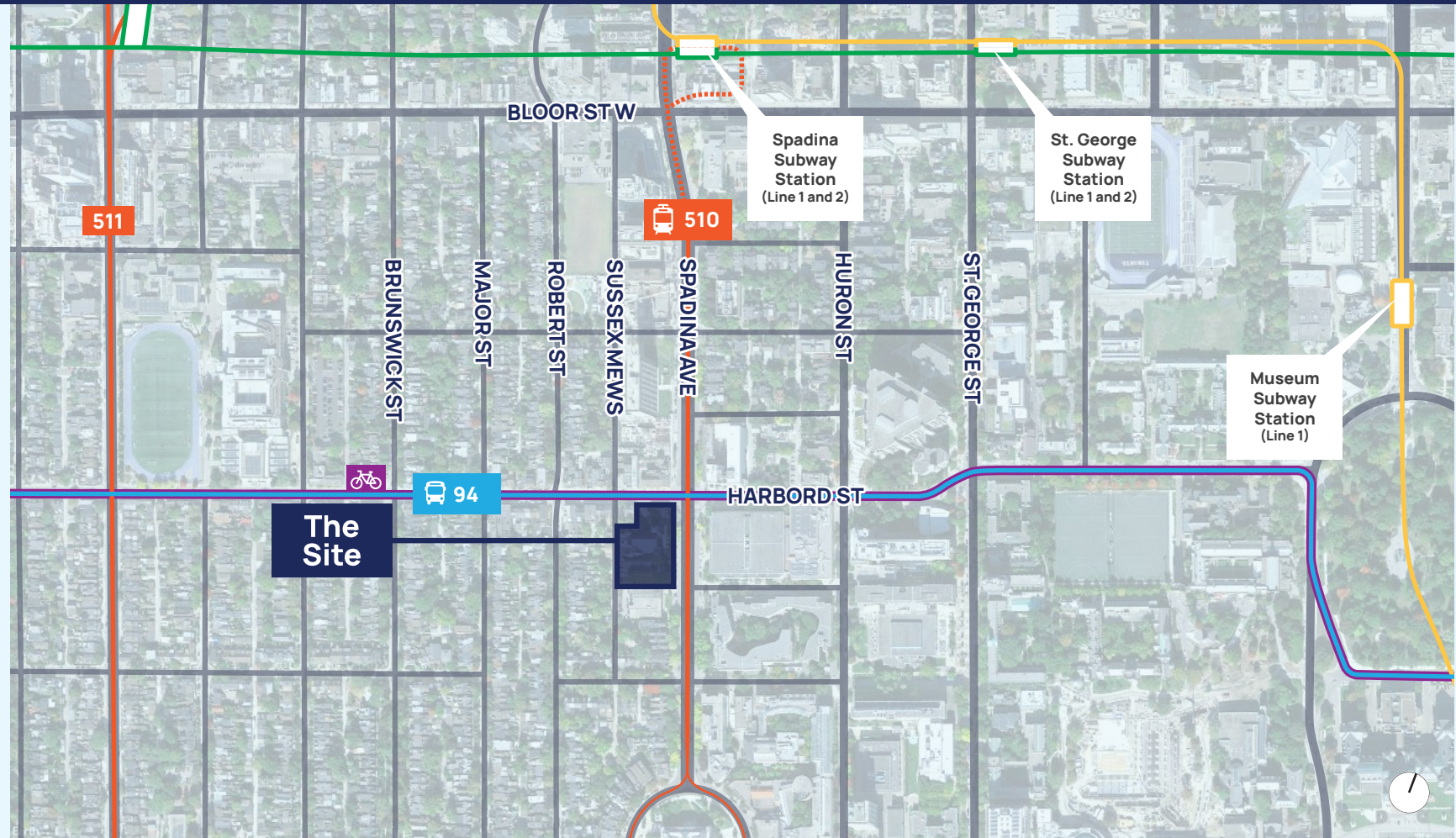
Spadina Avenue/Harbord Street Streetcar stop along the 510 Spadina Streetcar line



Harbord Street/Spadina Avenue bus stop along the 94 Wellesley to Castle Frank bus route



Harbord Street bike lanes

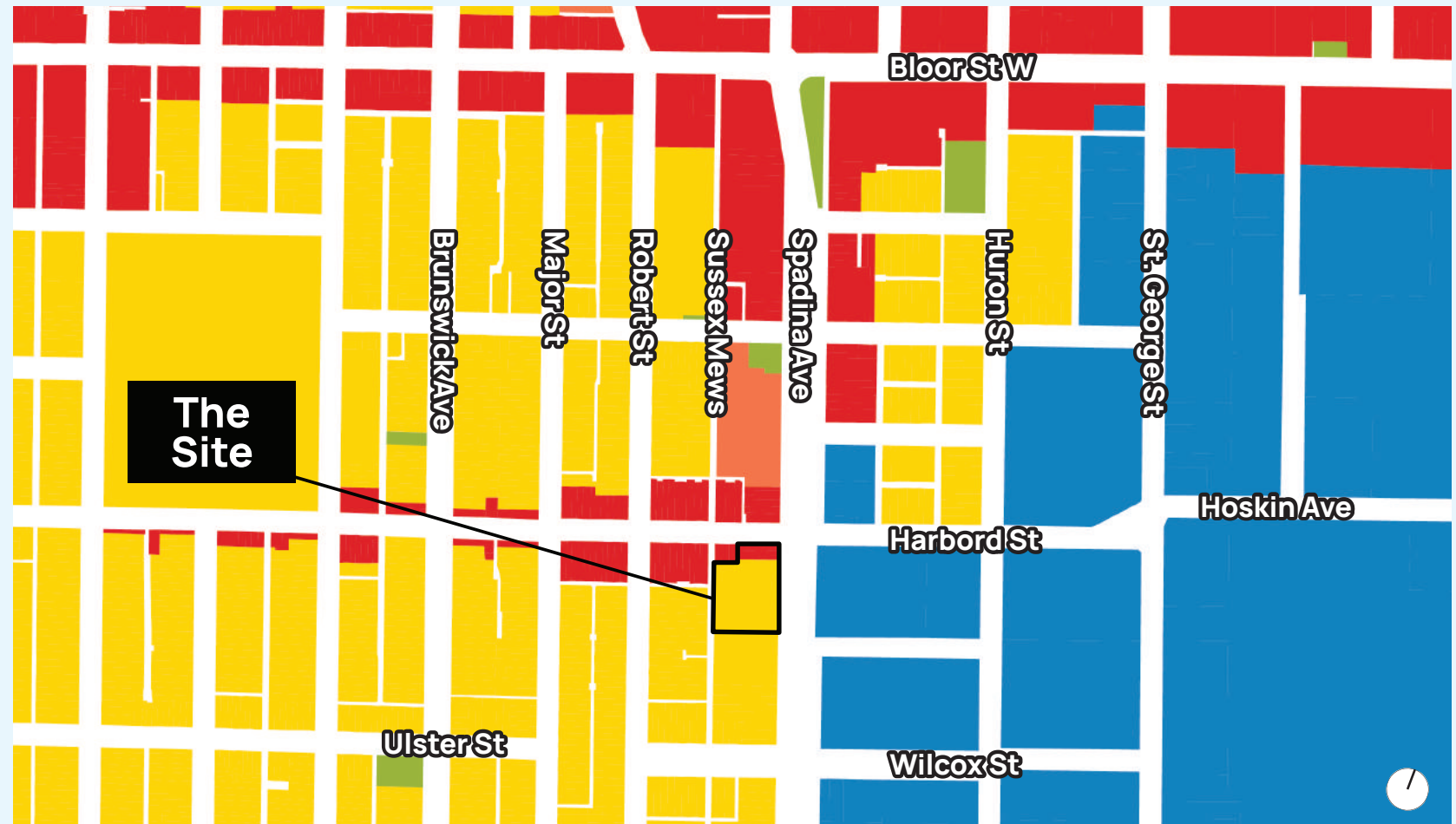


# Planning Context

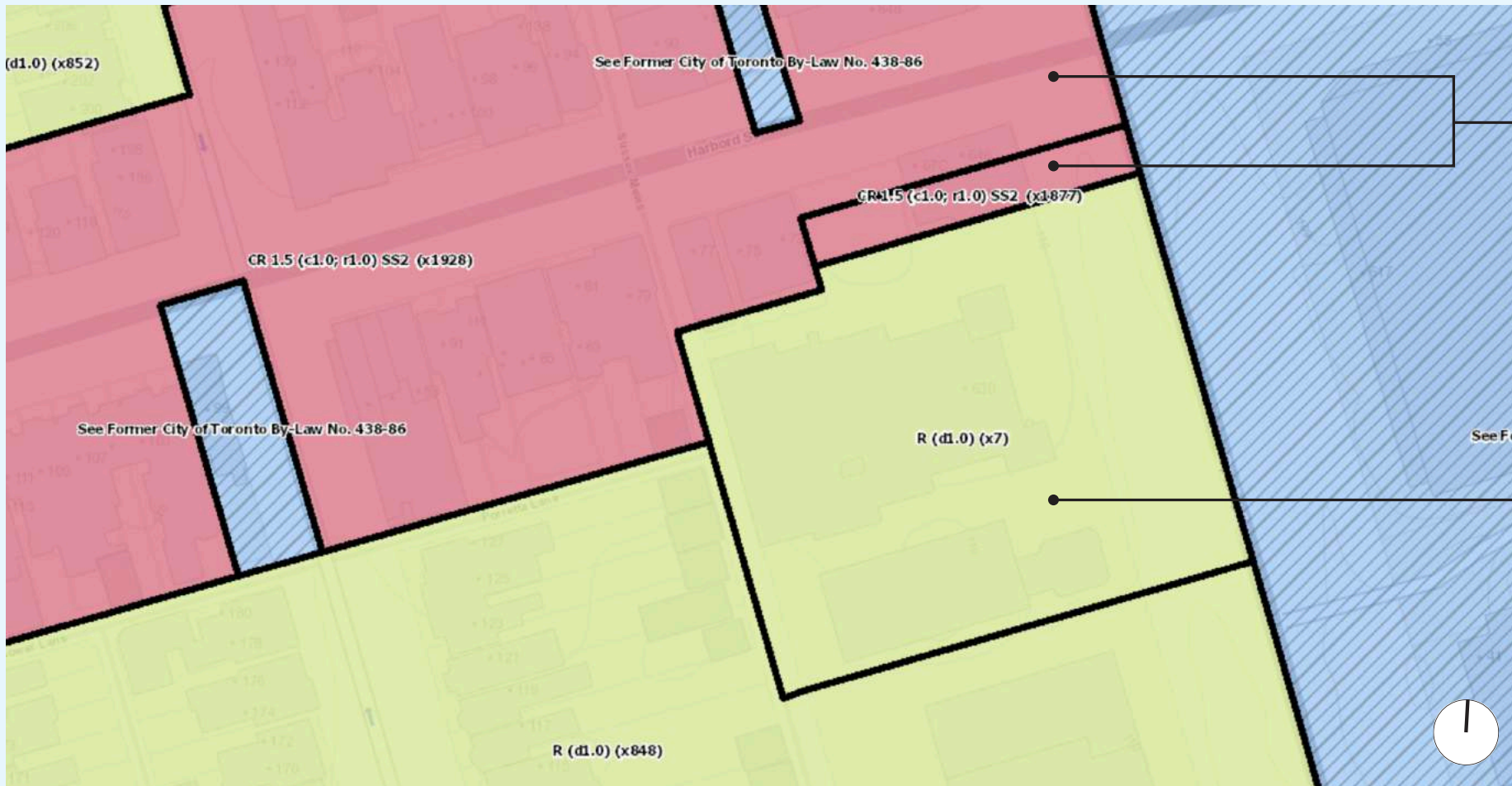
Toronto Official Plan  
Map 18 Land Use Designation

## Legend

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Institutional Areas



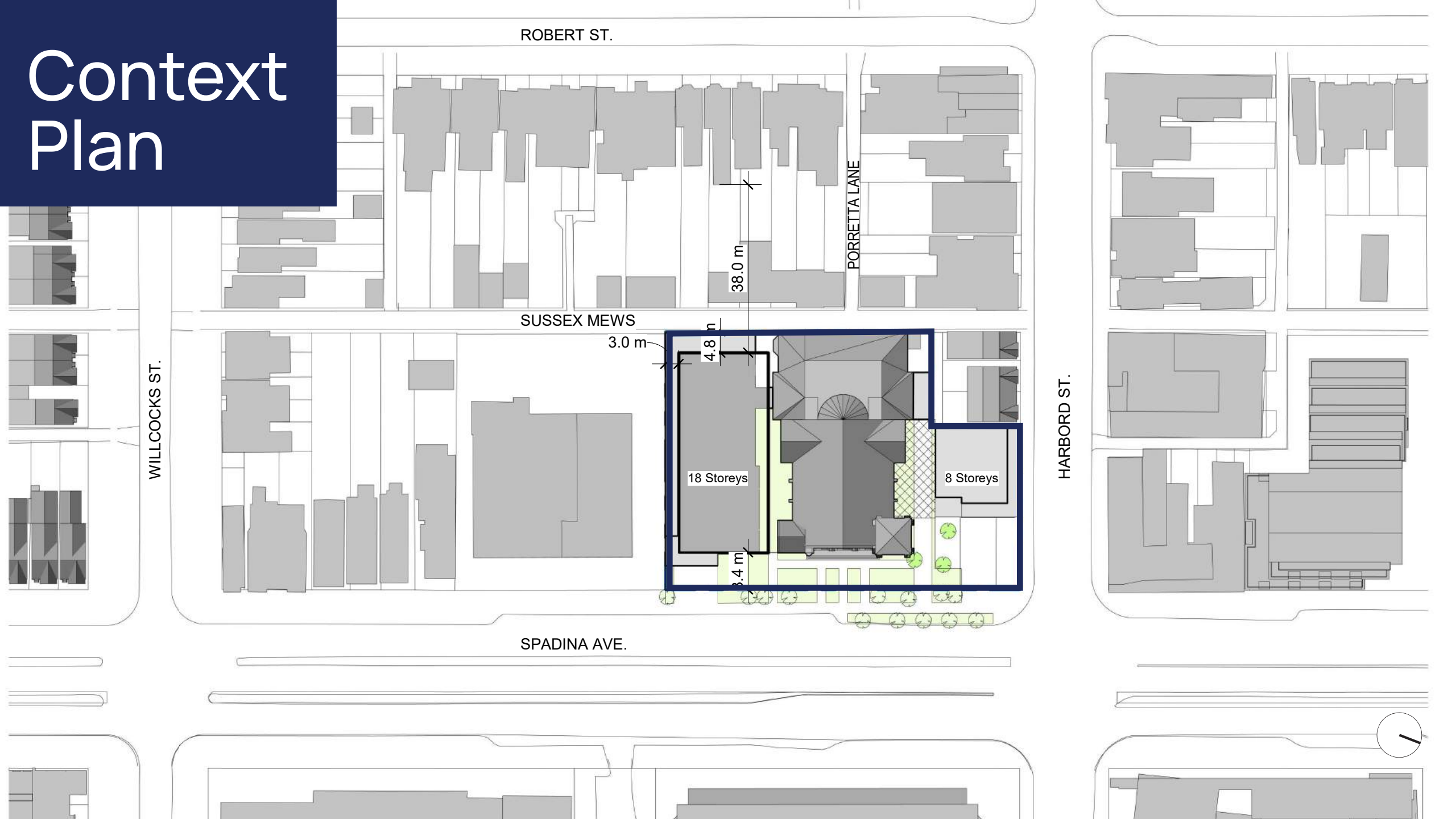
# As-of-Right (Existing) Zoning Permissions



**Uses:** Mix of commercial and residential uses  
**Height:** 12 metres

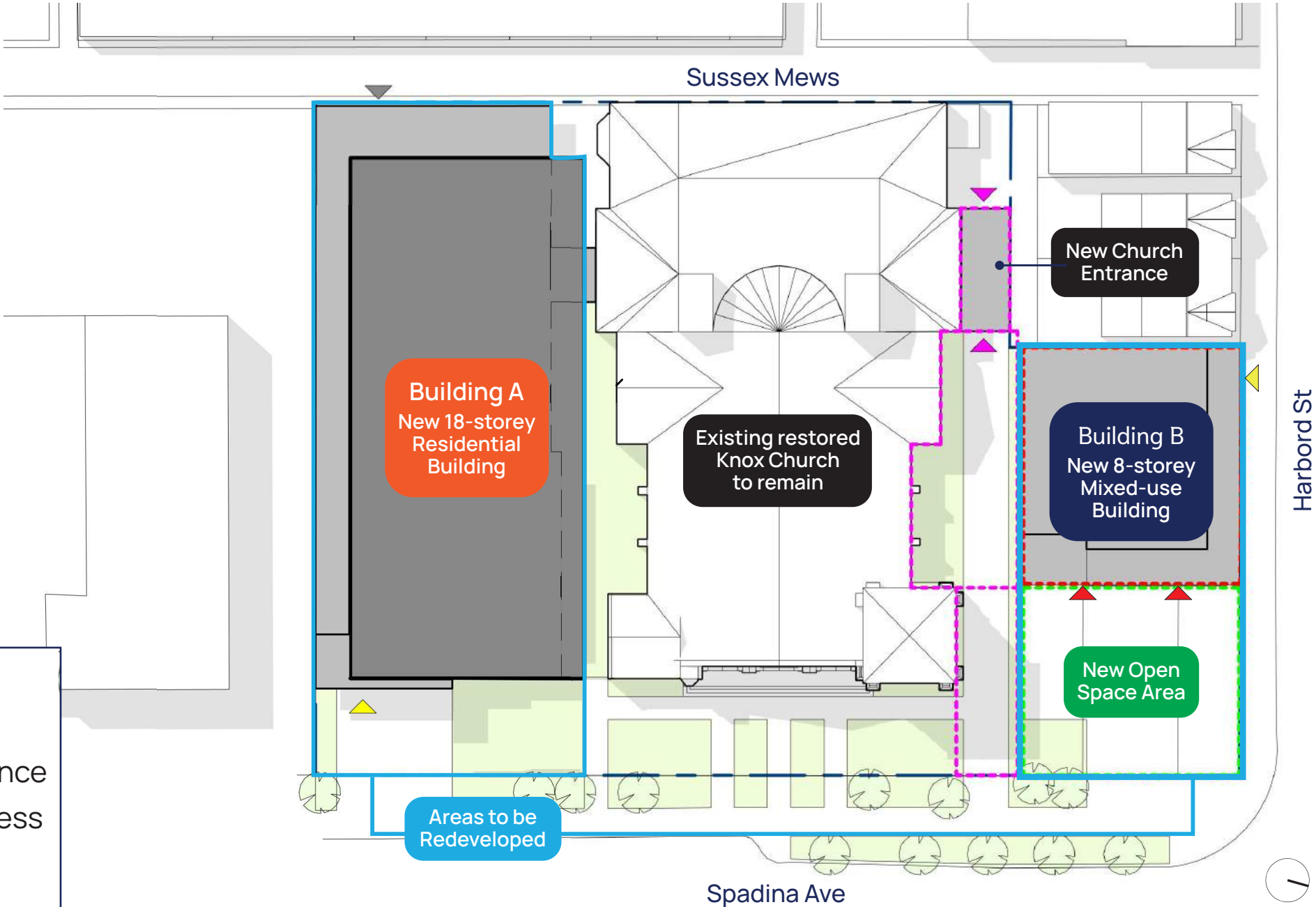
**Uses:** Residential  
**Height:** 13 metres

# Context Plan



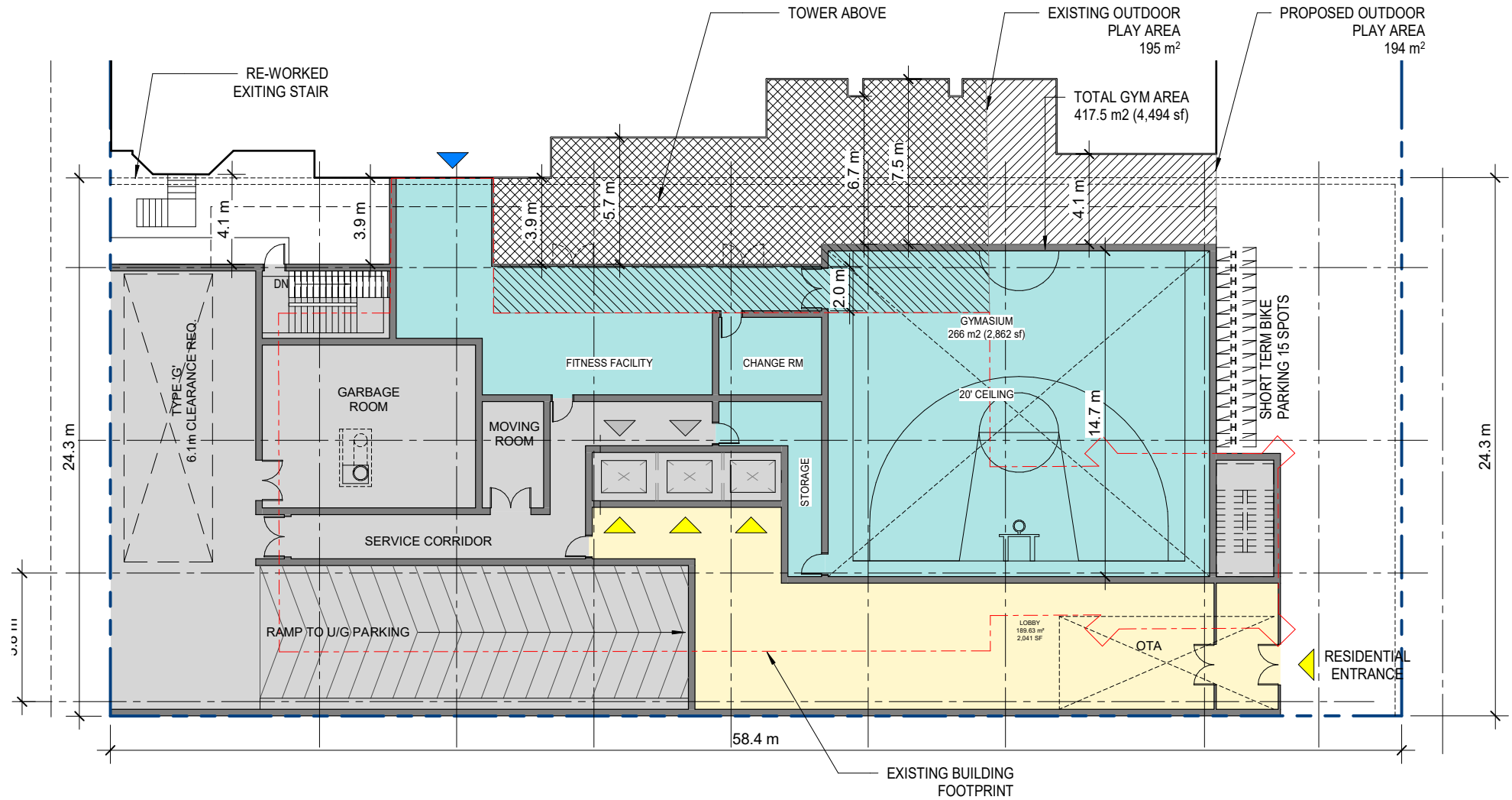


# Site Plan



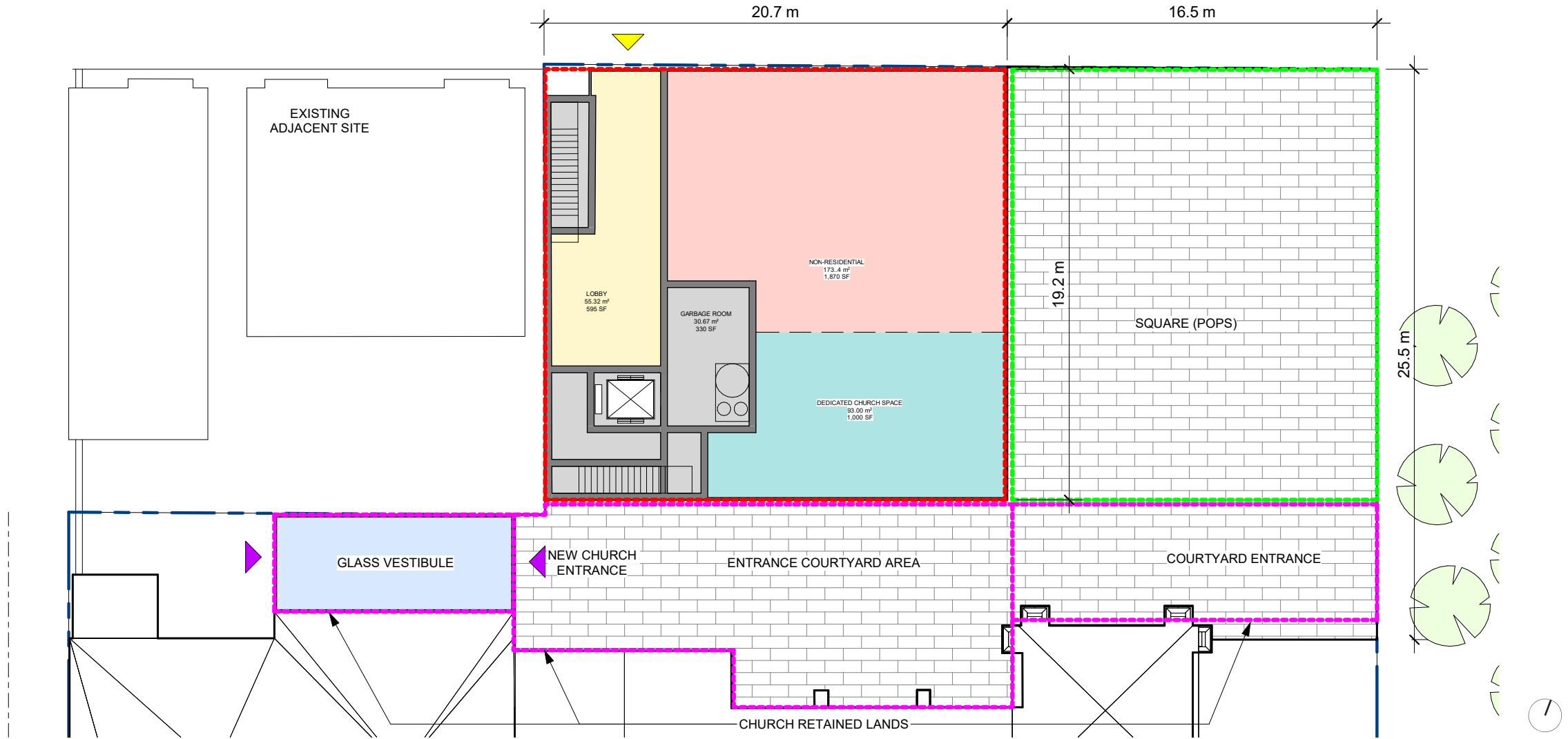
# Building A

# Ground Floor Plan



# Building B

# Ground Floor Plan



# Proposal Summary

## Building A South Building

18-storey  
Purpose-built Rental Building



209 Units



20% Affordable Units



418 m<sup>2</sup> New Fitness/Gym Facility



New Indoor and Outdoor Amenity Space

## Building B North Building

8-storey Mixed Use,  
Purpose-built Rental Building



~ 25 Units



93 m<sup>2</sup> of Dedicated Church Space



174 m<sup>2</sup> of Small-Scale Retail Space



New Indoor and Outdoor Amenity Space

## 317 m<sup>2</sup> Open Space

At the corner of Spadina Avenue  
and Harbord Street

# Rendering

View looking south at Spadina Avenue and Harbord Street



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**Thanks You!**  
Questions?

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Q&A



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