

Gerrard-Carlaw North Transit Oriented Community

Community Engagement

March 2023

Welcome

Meeting starts at 6:30 pm,
scheduled to run until 8:00 pm.

- By default, all participants are muted and cameras turned off.
- If you are having issues with audio, you can call in at

+1 647 374 4685

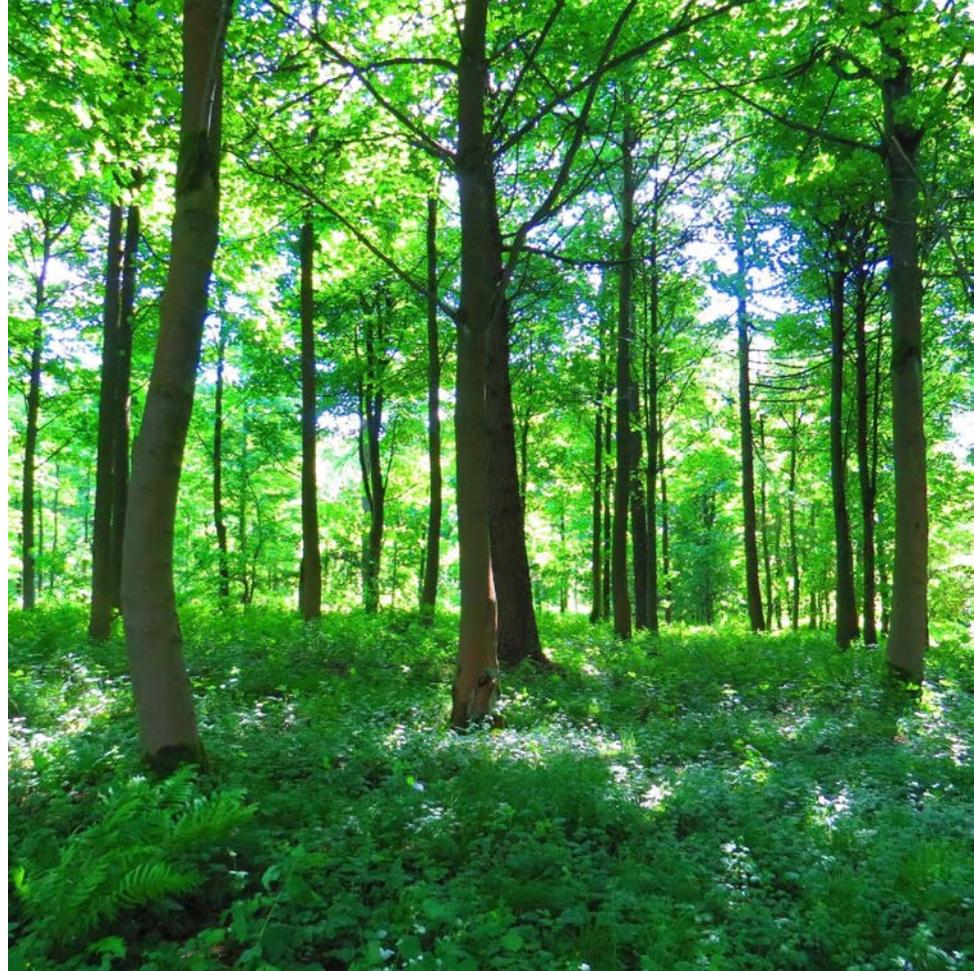
Webinar ID: 869 4322 7172



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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 with the Mississaugas of the Credit.





This meeting is being recorded

Please be aware that this meeting is being recorded and personal information, such as your opinion, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on our website. Your registration information will not be disclosed as part of the public record.

Agenda

Opening Remarks & Introductions	5 mins
Introduction to Transit Oriented Communities & the Ontario Line	5 mins
Choice Properties Development Proposal	5 mins
City of Toronto: Gerrard-Carlway North Transit Oriented Community (TOC)	10 mins
Choice Properties Engagement Summary & Feedback Discussion	15 mins
Discussion	45 mins
Next Steps & Closing Remarks	5 mins

Introductions



- Erika Sildva, Infrastructure Ontario



- Councillor Paula Fletcher, Ward 30
- Thomas Schwerdfeger, City Planning, Transit Implementation Unit
- Renita D'Souza, City Planning, Transit Implementation Unit



- Wessal Omarkhail, Choice Properties
- Benjamin Hoff, Urban Strategies Inc.

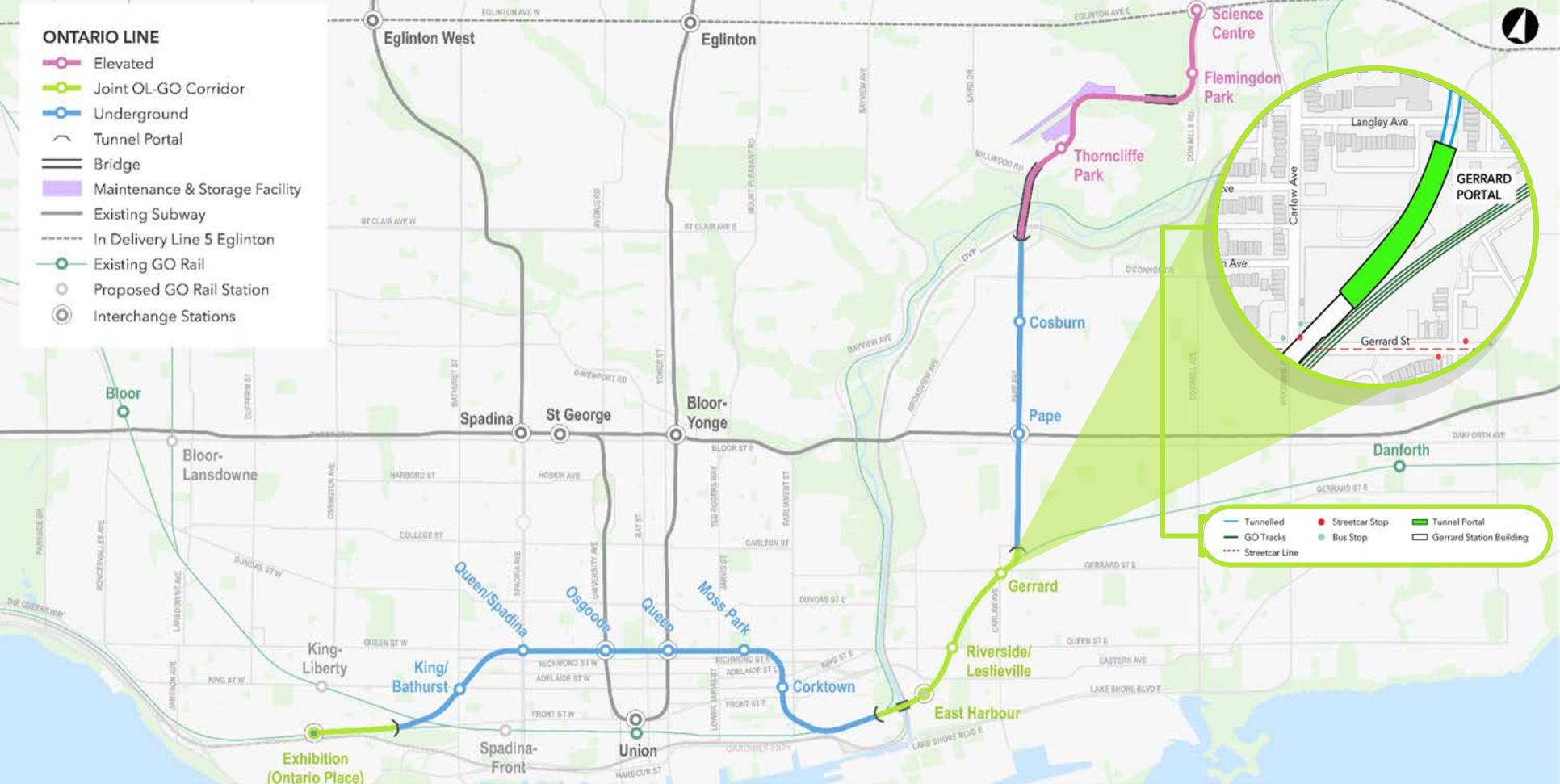
Poll!

Were you able to join us at Virtual Open House #1? Please select Yes or No.

Introduction to TOCs & the Ontario Line

ONTARIO LINE

- Elevated
- Joint OL-GO Corridor
- Underground
- Tunnel Portal
- Bridge
- Maintenance & Storage Facility
- Existing Subway
- In Delivery Line 5 Eglinton
- Existing GO Rail
- Proposed GO Rail Station
- Interchange Stations



- Tunnelled
- GO Tracks
- Streetcar Stop
- Bus Stop
- Tunnel Portal
- Gerrard Station Building

TOC Program Objectives

The Transit-oriented communities (TOC) development program is part of the government's plan to build new, sustainable transit by placing more housing and jobs at transit stations along IO's four priority subway projects. The program balances several government objectives:

1. Increasing **transit ridership** and reducing traffic congestion.
2. Increasing **housing supply** and jobs
3. Bring **retail and community amenities** within walking distance of public transit stations
4. **Offsetting the cost of station construction** by optimizing/protecting development value, which would save taxpayers' money
5. **Stimulating the economy** through major projects for years after COVID-19

Benefits of transit-oriented communities are subject to negotiations and determined on a site-by-site basis with input from the local municipality, the public and Indigenous partners.



Throughout this engagement, we are seeking comments that will improve the quality of the proposal.

Project Timeline



Engagement Summary

Feedback & Process

Nov. 2022

- **Open House #1:** First Public Engagement Session focused on securing public feedback on the vision for the site. The session concentrated on public realms such as parkland, amenities, and transit connectivity.
- **Local Advisory Committee #1:** An opportunity to introduce TOC Site to Local Advisory Committee members, outlining Development Proposal & Project Timeline and securing feedback.

Mar. 2023

- **Local Advisory Committee #2:** Design charrette surrounding key themes based on feedback received from the community survey, OH#1, LAC #1, and municipal feedback.
- **Local Advisory Committee #3:** A final wrap-up session presenting feedback received, areas of opportunity discussion, and next steps.
- **Open House #2:** Second Public Engagement Session presenting feedback received, and next steps.

Choice Properties & Project Team

Mixed-Use Transit-Oriented Community at Gerrard-Carlaw North
Development Proposal

Who is Choice Properties?

Choice has a portfolio of approximately **701 properties** across Canada diversified between Commercial, Office, Industrial, Residential and Mixed Use GFA.

In the Greater Toronto Area, Choice has approximately **1.3M SF of Residential GFA** in approximately **1,600 new units** currently **under construction**.

10 Active Major Mixed-Use Applications with the City

Approx. 12,000 Units

Approx. 10.5 M SF of Total GFA



Bathurst & Lakeshore



25 Photography - Mt. Dennis



Golden Mile

Riverdale

Pape Avenue Jr
Public School

Carlaw Ave

Langley Ave

Pape Ave

The Site

Planet Fitness

Gerrard St

Turkish Canadian Islamic
Heritage Association

Leslieville

Diamond Muay Thai
+ Boxing Toronto

Carlaw Ave

Logan Ave

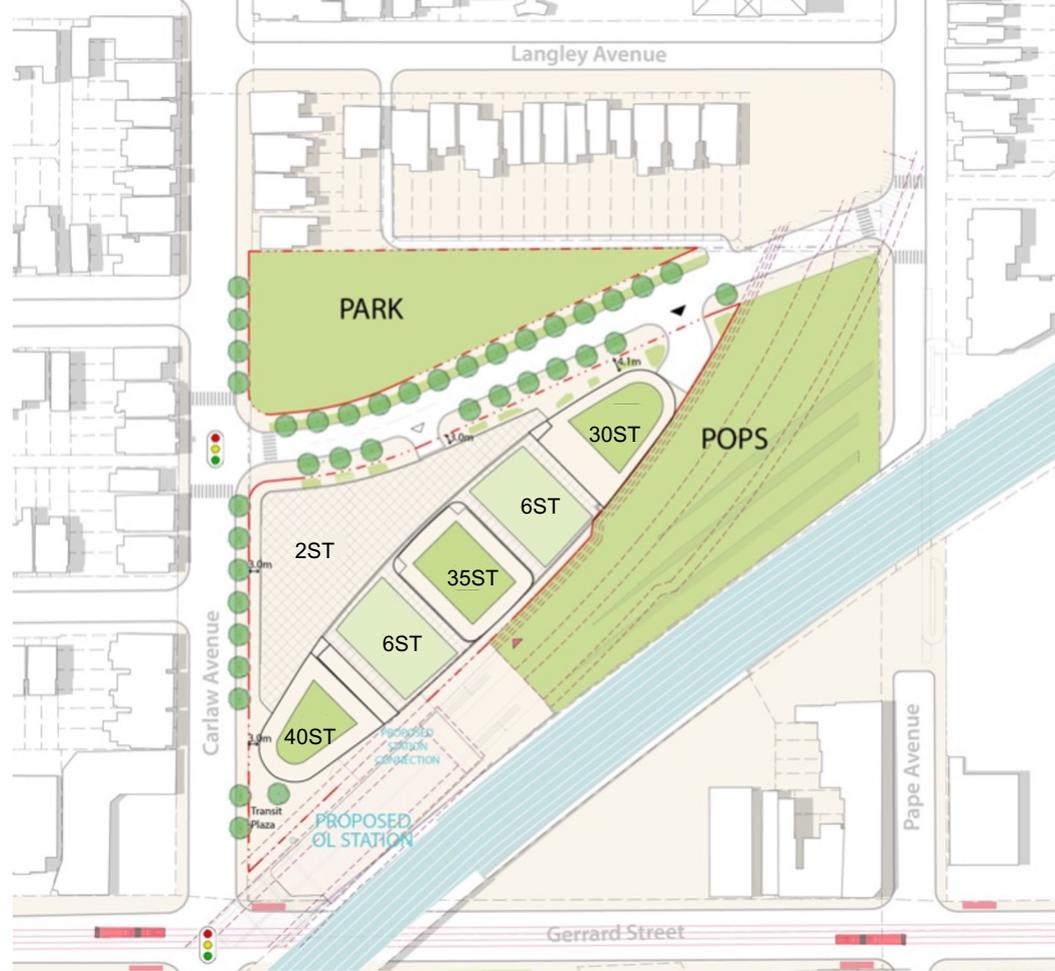
Riverside

Site Area:
22,704 sq.m

Site Plan

Total GFA	92,242 sq.m
Non-res GFA	7,810 sq.m (incl. grocery store anchor)
Residential units	1,080 (10% 3bdm; 27% 2bdm)
Public park	3,370 sq.m
POPS & open spaces	5,619 sq.m
Parking	410 below grade
Internal loading	Internal and 2 nd level

POPS = Privately Owned Publicly Accessible Spaces



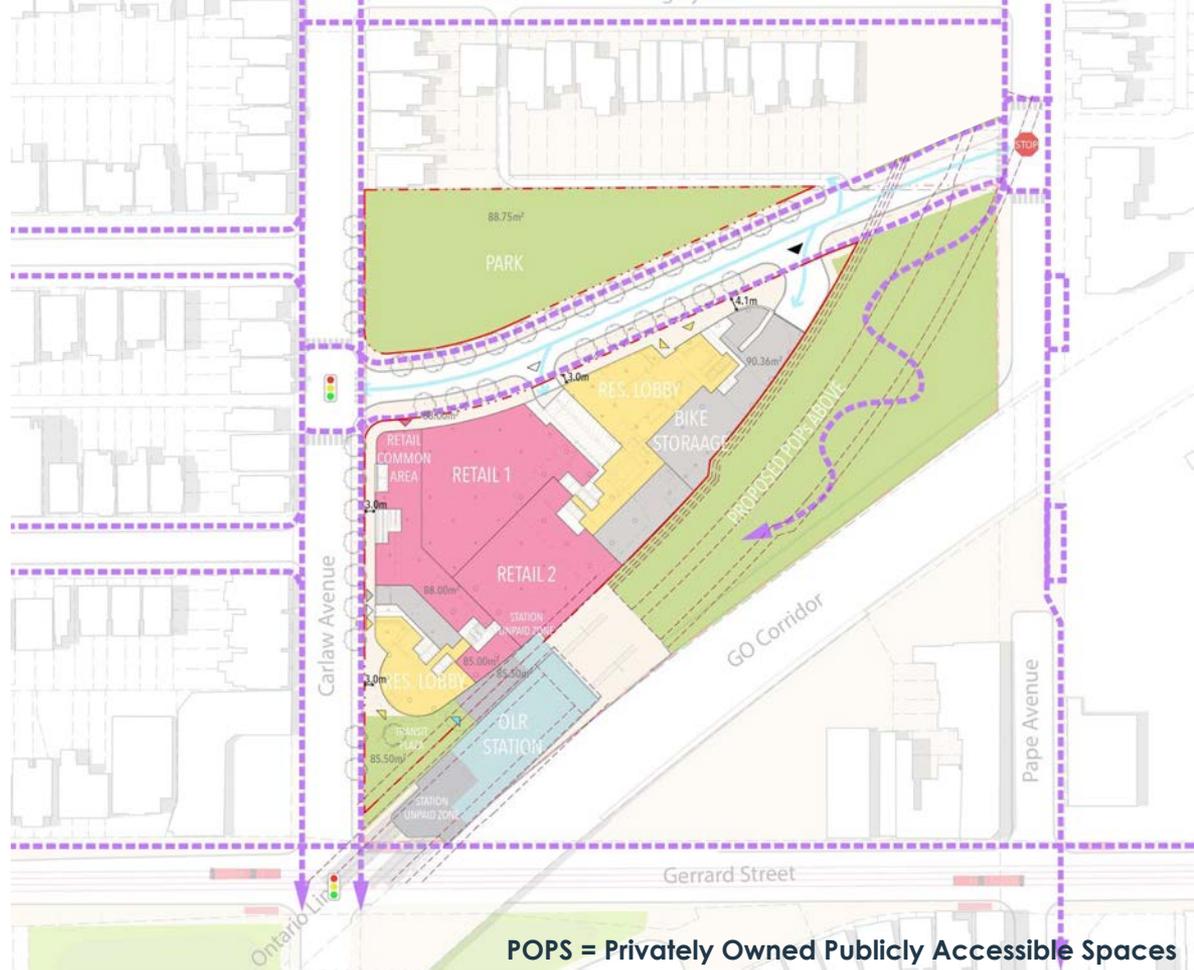
Pedestrian Focused

Ground Level Retail

New street with sidewalks and trees

A new traffic signal at Carlaw Ave. and a stop sign at Pape Ave.

Access to transit station via transit plaza



POPS = Privately Owned Publicly Accessible Spaces

Grocery Store

2nd level grocery store
Integrated Loading





Pedestrian Bridge

New street connecting
Carlaw Ave. to Pape Ave.

Proposed Park

Retail Frontage

Retail Frontage

New Transit Station

Carlaw Ave.

Artist conceptual rendering. This image is for illustrative purposes only.

Dundas St. E
& Carlaw Ave.

Open Space (POPS) over
Rail Corridor

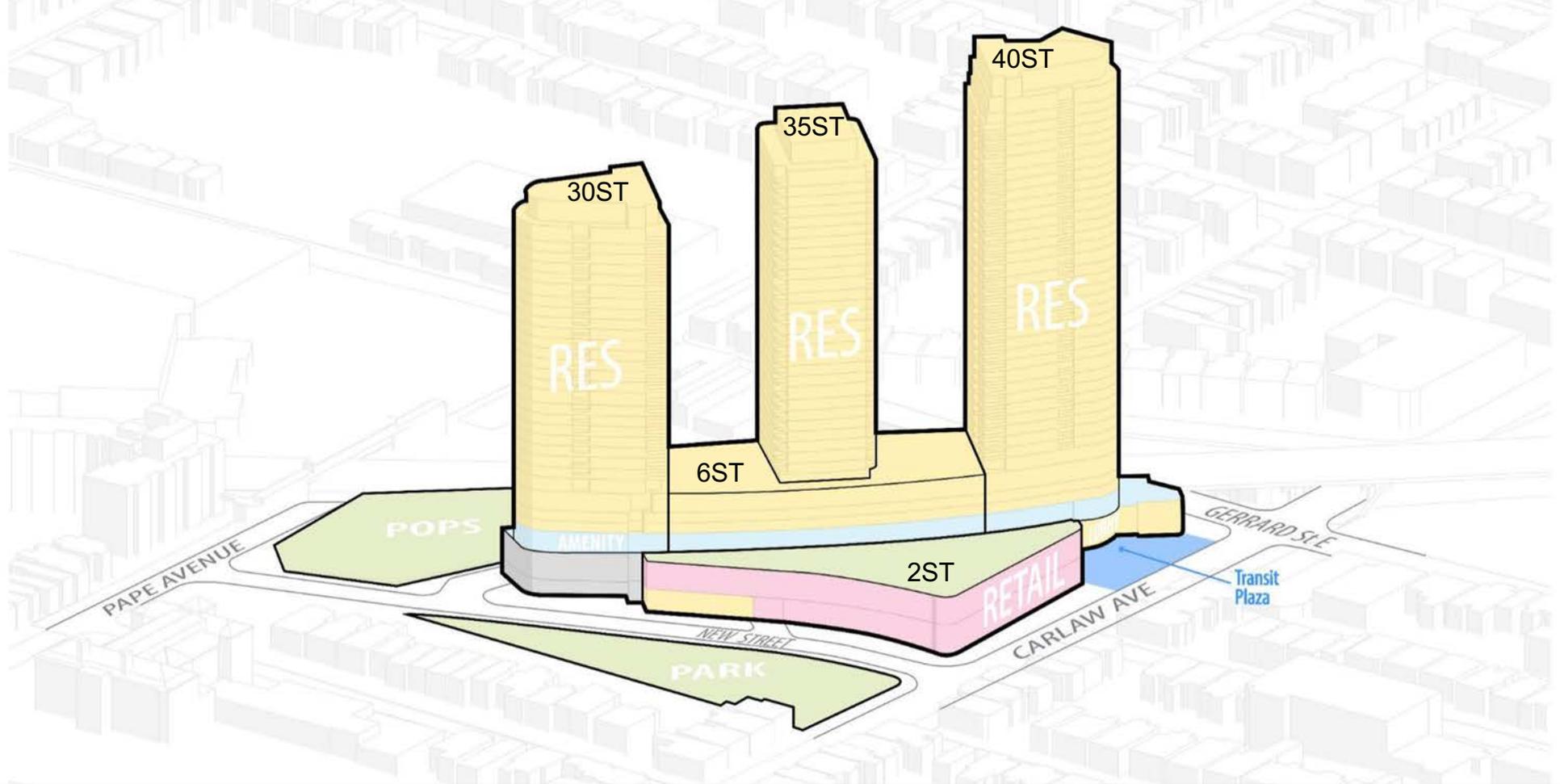
To Carlaw Ave.

New Street connecting
Carlaw Ave. to Pape Ave.

Proposed Park

Pape Ave.

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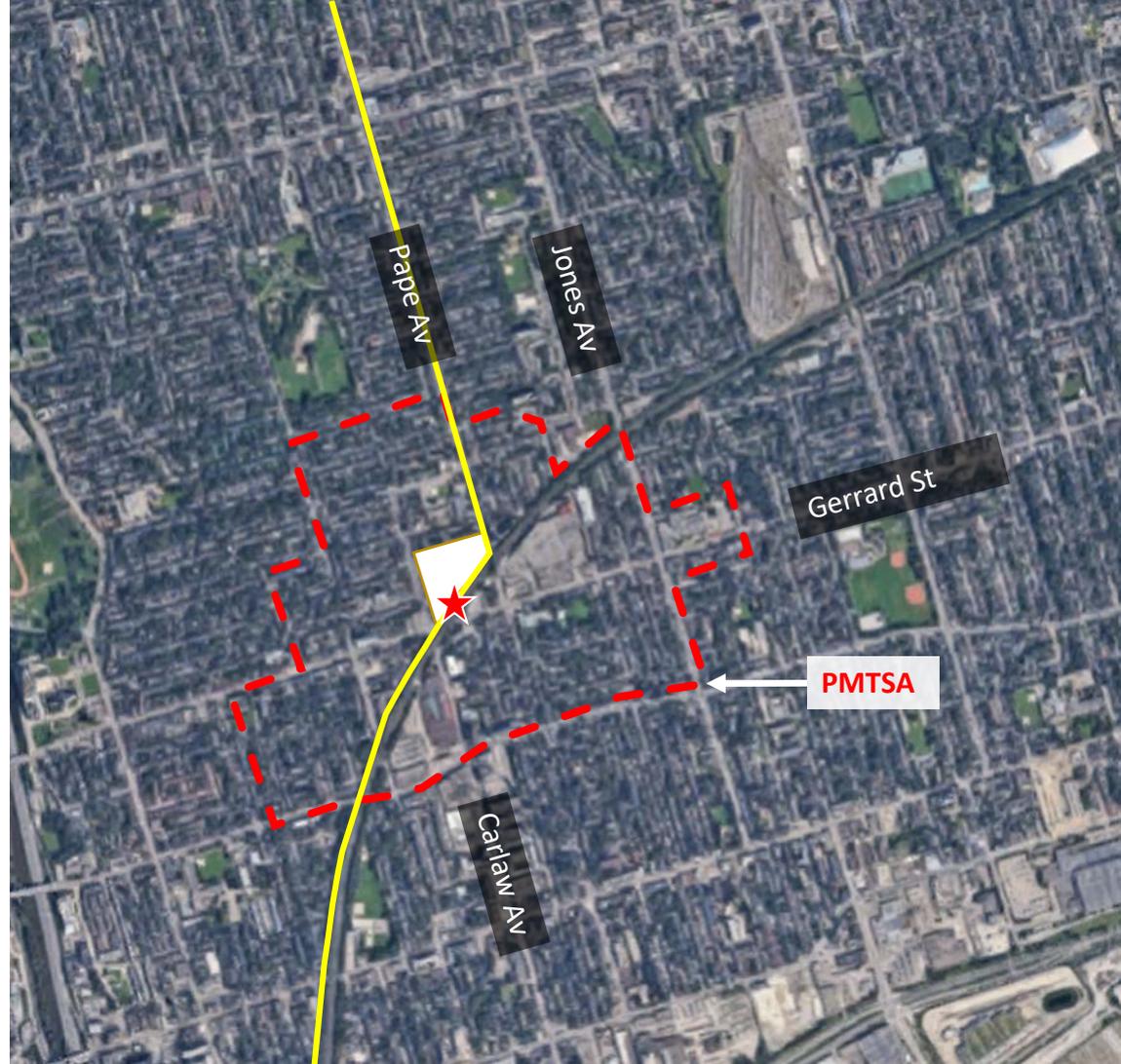
Gerrard-Carlaw North Transit Oriented Community (TOC)

Open House #2, March 30, 2023



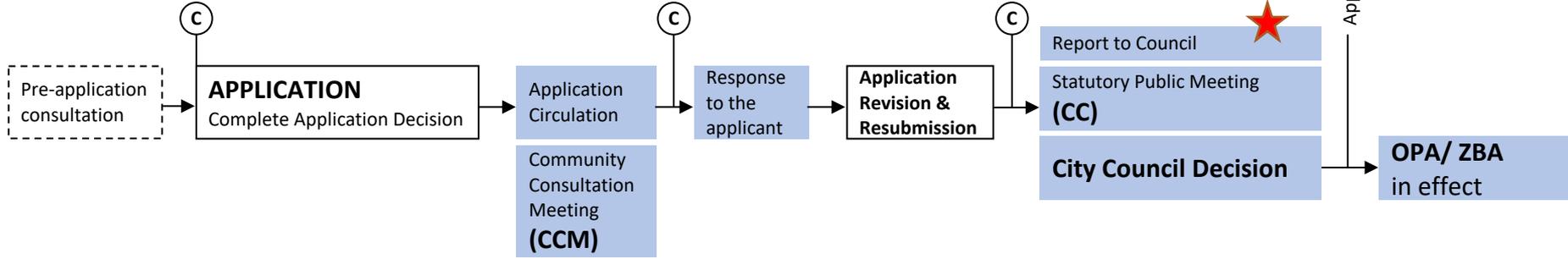
Gerrard Carlaw Planning Study Update

- 1 Boundary updated to Gerrard-Carlaw PMTSA
- 2 Focus on station/TOC community interface
- 3 PMTSA pending provincial approval

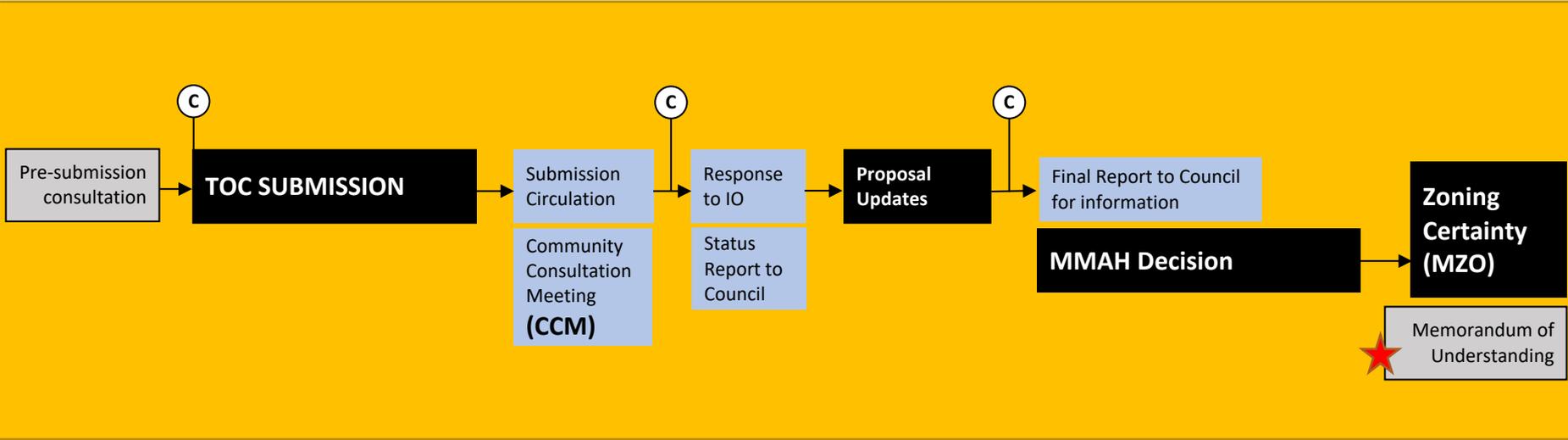


City's Role

City Zoning Process



Provincial TOC Zoning Process



Legend



City Actions



Provincial Actions



Province/ City Actions



Councillor Briefing

Council Update & Direction



On February 23, 2023 Council deferred [TE3.17 - Status Report on the Gerrard-Carlaw North Transit Oriented Community](#) to its **April 12, 2023** meeting.

The report will provide an update on the Provincial Transit Oriented Communities (TOC) program. It also includes preliminary planning comments, outstanding issues, opportunities to secure City priorities, and a summary of feedback received through the public engagement process for the Gerrard Carlaw North TOC.

Council's highest priorities for TOCs remain:

- **Affordable Housing:** Maximum possible number and tenure with the deepest levels of affordability
- **Parkland:** Prioritising on-site, and including innovative approaches to secure off-site, and
- **Rental Replacement**



1st Submission: City Review

Development Proposal

FSI 4.06

Height

30 – 40 Storeys

1,080 Dwelling Units

9% Studio

54% 1 Bedroom

27% 2 Bedroom

10% 3 Bedroom

Parkland

3,370 sqm

POPS

5,518 sqm

GFA ≈ 92K sqm

≈ 84K res ≈ 8K non res



View from Gerrard St



Site Plan

Built Form

1 Architectural massing & Tower significance

2 Tower floor plate size

3 Connection & transition to existing and planned context

4 Setbacks and tower step-back impacts on the public realm

5 Sustainability and building performance

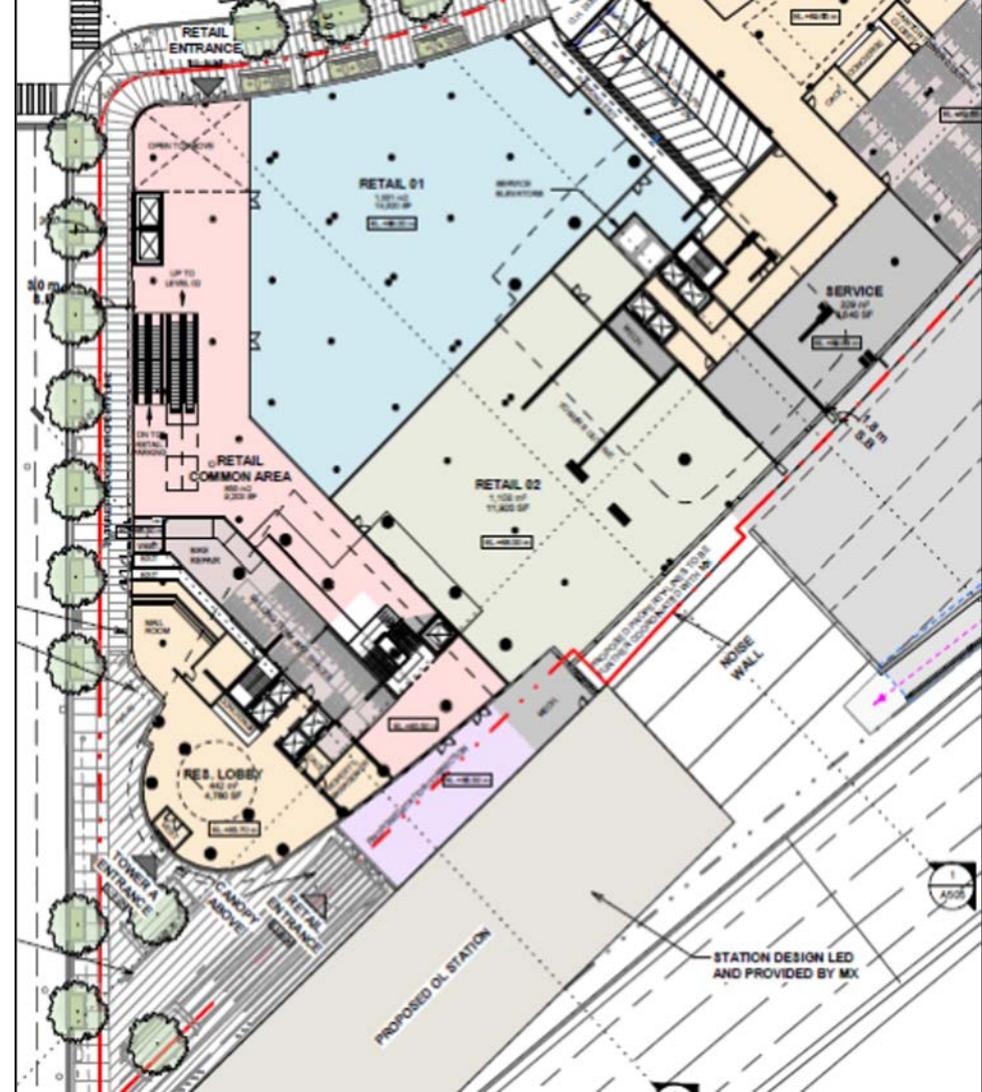


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Building Program

- 1 Active uses along Carlaw Ave
- 2 Opportunities for small scale retail
- 3 Replacing existing non-residential GFA
- 4 Rail safety adjacent to corridor

Floor Plan : Level 1



Building Program

- 5 Maximize units in the podium with priority for 3-Bedroom units
- 6 Return of the Grocery store

Floor Plan : Level 2



Parks & Public Realm

- 1 Active uses at grade & prominent corners
- 2 Stratified park, underground geothermal infrastructure
- 3 Shadow and wind impacts
- 4 POPS : Safety, accessibility, program, interface, encumbrance
- 5 Continuity of the public realm linking the POPS, park, and transit plaza





Next Steps

- Status Report deferred to TEYCC on April 12, 2023
- Preparation of MOUs for Affordable Housing, Community Benefits, Servicing, etc.
- Zoning Certainty anticipated in 2023
- Subsequent Development Approvals

Choice Properties & Project Team

Engagement Summary and Feedback Discussion

Engagement Summary

Outreach: Informing the Community



15,875 Homes and Apartments within 1km of the TOC site received a branded postcard with an invite to Virtual Open House #1



Over 38,000 people viewed GCN materials and content via Facebook & Twitter social handles



Over 7,600 visitors and over 10,000 web page views

Engagement Summary

Gathering Feedback

Virtual Open House #1: November 29, 2022

- **600+ registrations** via Zoom for OH#1
- **247 people attended** OH#1.
- **45-minute open Q&A period** with the Province, Choice Properties and the GCN Project Team.
- **250 questions and comments received** through the Zoom Webinar Q&A function.
- **44 questions submitted via email** in advance of the meeting.

Online Survey

- **564 responses received and 422 new ideas** provided through open response fields.
- Open November 29, 2022 through January 3, 2023.
- Hosted via SurveyMonkey, a third party software for gathering feedback.

Engagement Summary

Key Themes



Housing: affordability strategy for this development, unit size, mix and count, availability of family-sized units, and the inclusion of accessibility considerations to support age in place.



Transit, Transportation & Traffic: traffic impacts on local streets, transit infrastructure details, TTC ridership capacity, TOC interface / integration with Gerrard Station, density requirements for a TOC, improving road/pedestrian safety and connectivity, parking, and details about the new street proposed.



Design, Planning & Project: proposed heights and architectural details of the buildings, TOC project, transit station and construction timelines, and technical studies such as shadow, wind and noise impacts.



Parks & Public Realm: the sizes and types of parks/green space proposed for the plan, details about the pedestrian bridge, improving the pedestrian experience, and incorporating cycling and walking trails.



Amenities & Community Facilities: the addition of new facilities such as a community centre, daycares, and other services, school capacity, grocery store and existing retailer closure timeline, and if a grocery is part of the plans for the site.

What We've Heard

Housing

“We need housing for seniors”

“50% family-sized units”

“Not tiny investment-size properties”

“We need affordable housing”

Source: Comments/Questions from Open House #1, direct email inquiries, and Survey #1

What We've Heard

Housing

Your Questions:

- How will affordable housing be addressed in this development?
- Any consideration for senior support housing or assisted living?
- Are there 2 and 3-bedroom units to enable families to live here?



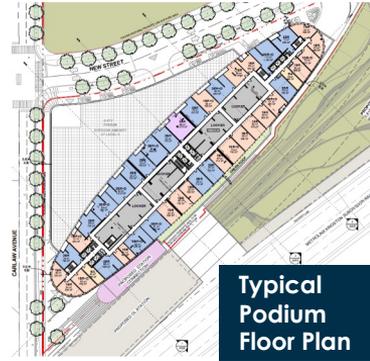
Housing by Numbers



1,080
Residential
Units

Studio	93 units	9%
1 Bedroom	587 units	54%
2 Bedroom	281 units	27%
3 Bedroom	119 units	10%

37% of units are family-sized
that generally meet the Growing Up Guidelines.



What We've Heard

Transit, Transportation & Traffic

"Don't make the existing traffic worse"

"Improve pedestrian and cycle access at Pape south"

"Better connections between Carlaw & Pape"

"What's happening with Pape Bridge"

"Reduce Riverdale & Langley traffic"

"Keep Leslieville and Riverdale walkable"

"The sidewalks are crowded and narrow"

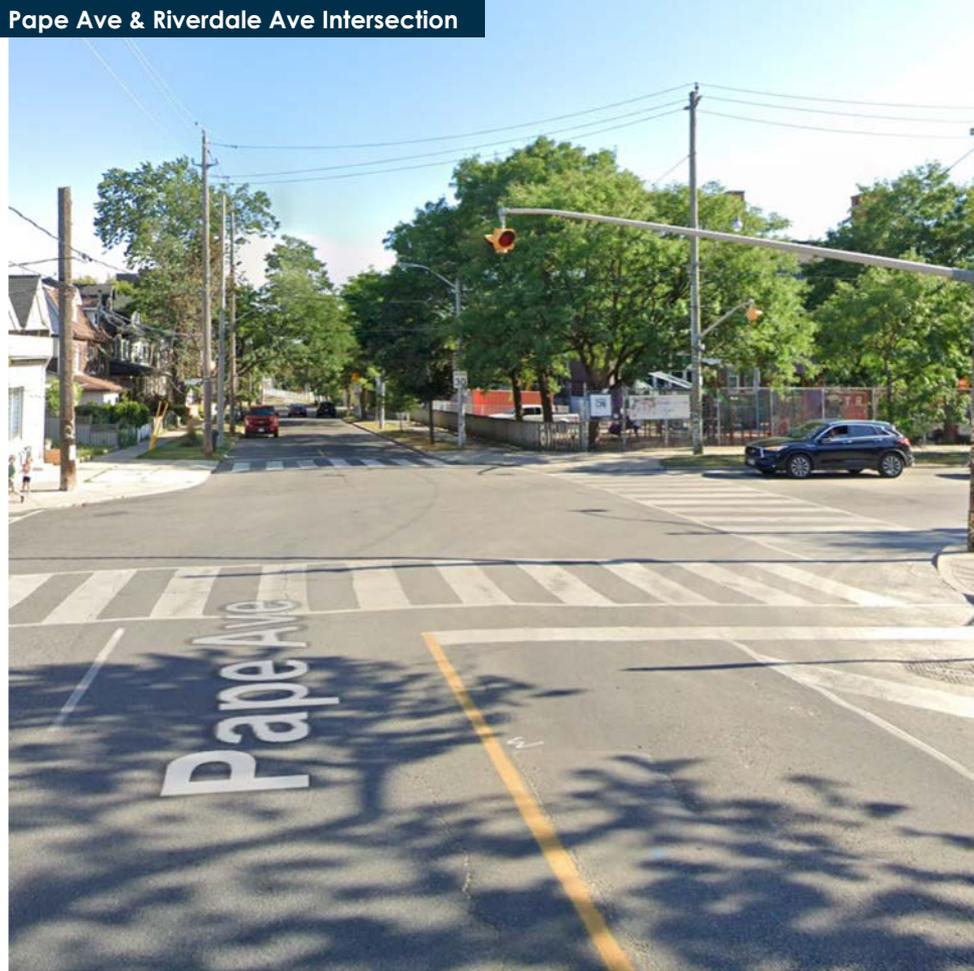
Source: Comments/Questions from Open House #1, direct email inquiries, and Survey #1

What We've Heard

Transit, Transportation & Traffic

Your Questions:

- How will the new street function and what is its purpose? Will vehicle traffic be encouraged to this new road?
- How will the plan improve pedestrian movement and safety?
- Will there be bike lanes?
- How does the development integrate with the new station? How will people access the station from other areas on the site, i.e., the parks?





What We've Heard

Design, Planning & Project Timing

“Create buildings that add attractiveness”

“Bring community benefits early”

“Bring back a grocery store”

“Ensure height and density are to neighbourhood scale”

Source: Comments/Questions from Open House #1, direct email inquiries, and Survey #1

What We've Heard

Design, Planning & Project

Your Questions:

- How tall are the proposed buildings?
- What does the approval process look like for this plan?
- Explain the timeline for this development, when the stores on site will close, and when construction will begin.



Project Timeline



What We've Heard

Parks & Public Realm

"outdoor art fairs or markets in the park"

"How will this park be designed & programmed"

"Year-round landscaping"

"plaza like experience"

"Publicly accessible bathrooms"

"Planters, welcoming entrance ways"

"Public sports facilities/rec areas"

Source: Comments/Questions from Open House #1, direct email inquiries, and Survey #1

What We've Heard

Parks & Public Realm

Your Questions:

- What's the size of this park/POPS space, relative to other local park sizes?
- How will this park be designed and programmed?
- Who maintains the open spaces (POPS and public park) over the long term?
- What could the POPS over the rail corridor look like?

Aitken Place Park



Berczy Park



Landscape Plan

Public Park - 3,370 sq.m

POPS and other open spaces - 5,619 sq.m

40% of the site is publicly accessible open space

POPS = Privately owned Publicly Accessible Space



Proposed POPS

New Street

New Park

Amenity Space

Retail Space

Gerrard Station





Pedestrian bridge to Gerrard Square

POPs over Rail Corridor

Connection to station via retail

Wide Sidewalk

New Street



What We've Heard

Amenities & Community Facilities

“Space for local community organizations”

“Smaller / independent grocers and small-scale retail”

“Population will impact access to schools, healthcare, community centres”

“Childcare centre”

Source: Comments/Questions from Open House #1, direct email inquiries, and Survey #1

What We've Heard

Amenities & Community Facilities

Your Questions:

- What types of community facilities will be included?
- What is the impact on local schools?
- Will there be a grocery store?
- Will the site have everyday amenities within walking distance?
- What is the process for securing community benefits?



Community Benefits ~ How it works ~

The development will be providing the public park, POPS, and new transit station connections.

The development will also provide additional community benefits as part of its required Community Benefit Charges (CBC) contribution.

Community Benefits Charges (CBCs) are capped at 4% of the land value. The valuation is based on the value of the land, the day before building permits are issued.



Poll!

Community Priorities

Community Priorities

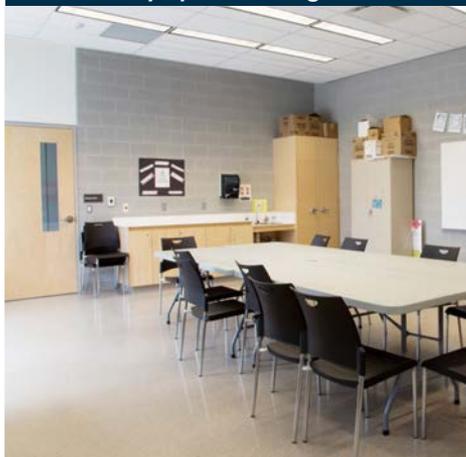
What does your community need?

In addition to the new transit station, park and POPS, what other community amenities would you want to see with this development?

The City of Toronto has identified the following additional priorities for the community. **Please rank the three most important to you. We will provide three polls for you to rank your top three choices in order, starting with your first priority.**

1. Daycare Facility
2. Affordable Housing Options
3. Library Funding
4. Community Space
5. Upgrades to the Matty Eckler Recreation Centre

Community Space in Regent Park



Pape Library



East Bayfront - new Daycare



Discussion

Q&A



Rules of Engagement

1. When asking a question either verbally or written, we ask that you be respectful of both panelists and fellow participants
2. Be considerate of other participants' time
3. It is important that we be respectful and tolerant of each other

To Ask a Question



Use the Q&A Function

to submit a written question or comment.



Raise your Hand

by clicking the Raise your Hand Icon on the Zoom App. You will be put into the queue. When your name is called, you will be unmuted to ask your question.



If on a Mobile Device

click *9 to raise your hand. You can unmute yourself by pressing *6 on your phone's keypad. Press *6 again to mute when you are done speaking.

How to get involved

Learn about the project

www.engageGCN.ca

Stay connected to our social channels

[@engageGCN](https://twitter.com/engageGCN)

Get in touch

info@engagegerrardcarlawnorth.ca

Gerrard Carlaw North - Contact Info



www.infrastructureontario.ca/Gerrard-Carlaw-North-Transit-Oriented-Community



City Planning Staff Contact
Renita D'Souza, Senior Community
Planner
437-227-2945
Renita.D'Souza@toronto.ca

Website Portal Link:
[Bit.ly/TransitOrientedCommunities-Toronto](https://bit.ly/TransitOrientedCommunities-Toronto)



info@engagegerrardcarlawnorth.ca

Ontario Line - Contact Info



Please visit [Metrolinx.com/OntarioLine](https://www.metrolinx.com/OntarioLine) for more information or contact the Ontario Line Community Engagement team at 416-202-5100 or by email at OntarioLine@metrolinx.com.

Thank You