

August 31, 2022

Chetak Shah, Vice President, Development

Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, Ontario, M5G 1Z3

Re: 425-471 Carlaw Avenue. Zoning By-Law Amendment Submission for Gerrard Station Transit Oriented Communities (TOC), Ontario Line (Gerrard Station North TOC)

Choice Properties Limited Partnership (Choice Properties) is pleased to submit this Zoning By-Law Amendment Submission through the Transit Oriented Communities (TOC) program to support the redevelopment of the site municipally known as 425-471 Carlaw Avenue (“the Site”) in the City of Toronto. The Site is bounded by Carlaw Avenue to the west, a laneway to the north, and the Metrolinx rail corridor diagonally to the southeast.

The TOC program was introduced by Province of Ontario to enable a market-driven approach to delivering transit infrastructure and integrated transit-oriented development. The Site is planned to house a secondary entrance to Gerrard Station on the planned Ontario Line - a 15.5 kilometre higher-order transit line with 15 stations extending from Exhibition Place to Don Mills and Eglinton.

This TOC application will support the redevelopment of the Site with a mixed-use development, public park, public street, and a series of open spaces, including a POPS over the rail corridor. The Proposed Development features a mixed-use building with three towers at 30, 35 and 40 storeys in height that rests on a two to six-storey base. The proposed development delivers a total of 1,080 residential units and 7,810 m² of non-residential GFA.

The Proposed Development presents a significant opportunity to transform the Site into a fully utilized transit-oriented and mixed-use community. The Ontario Line is planned to maximize opportunities to provide direct and convenient multi-modal transit connections to Downtown and the surrounding areas. The transformation of the Site will advance municipal, regional, and provincial planning policy objectives and enhance opportunities for residents to live, work, learn and play within the mixed-use development.

THE SITE TODAY

The Site (425-471 Carlaw Avenue) is located at the northeast corner of Carlaw Avenue and Gerrard Avenue, in the east end of Toronto, in the Riverdale Neighbourhood. The Site is approximately 2.27 hectares (22,700 m²) in size. The Site is currently known as the Riverdale Shopping Centre, a commercial centre with a gross leasable area of approximately 126,000 square feet. A No Frills grocery store anchors the shopping centre and the tenant mix includes the Riverdale Medical Centre, a Carpet Mill, the Dollarama store, ITEL Wireless, an automotive shop, and a gas station (located at the northwest corner of the Site). Most of the buildings are oriented along the south and southeastern edges of the Site toward the rail corridor and the surface parking lot that covers the remaining areas of the Site. Around the Site, Carlaw Avenue slopes down from north to south with the street sloping down under the elevated Metrolinx rail corridor and bridge at Gerrard Street. Due to this grade change, the Site is elevated from Carlaw Avenue and relatively disconnected from the surrounding street network and urban fabric. The Site and uses are primarily accessible from Carlaw Avenue at the northwest corner of the Site. There is a secondary access point at the east end of the Site, where Pape Avenue meets the Metrolinx rail corridor and pedestrian bridge.

Carlaw Avenue is a neighbourhood street that runs north south. To the north of the Site, Carlaw Avenue is a one-way street which extends south through several residential neighbourhoods. As Carlaw Avenue reaches Gerrard Street, it becomes an active mixed-use main street. The southern portion of Carlaw Avenue takes on more of a light industrial character, with a commercial mix that includes retail and employment uses as well as high-density residential uses.

Gerrard Street is an important east-west corridor which connects many of Toronto's east-end neighbourhoods, linking from Downtown through Regent Park and into Riverdale. To the west of the Site, Gerrard Street is primarily residential in character. The portion of Gerrard Street between Jones Avenue and the Don River is designated as an Avenue, and it features active retail frontages at grade.

THE PROPOSED DEVELOPMENT

The Proposed Development will transform the Site into a mixed-use, transit-oriented community with a contemplated connection into the new elevated Gerrard Station while achieving a range of city building and urban design objectives.

At the North end of the Site, a new 3,370 m² public park will provide much needed open space in the Riverdale neighbourhood. South of the park is the New Street which will have an 18.5m right of way and will provide a direct connection from Pape Avenue to Carlaw Avenue. Across from the park and on the south side of the New Street will be the development site

located between the new street and the elevated rail corridor and station to the south. On top of the rail corridor will be a 5,619 m² publicly accessible open space (POPS) that will provide connection from the station into the building at the mezzanine level. The new public park and POPS provide a significantly enhanced public realm with safe and welcoming pedestrian connections throughout the Site for both current and future residents of the Riverdale neighbourhood to enjoy.

The Site will include three residential towers on top of a two to six storey podium. The redevelopment proposes a total gross floor area of 92,242 m² comprised of 84,432 m² of residential gross floor area and 7,810 m² of non-residential gross floor area. The Proposed Development includes 1,080 residential units in a range of unit sizes to provide a diversity of housing options on the Site. Retail will be provided at grade to active the ground level of the development. A large 3,444 m² grocery store occupies the majority of the second level along retail space located on the mezzanine level (2a), where there will be direct access to the rail corridor POPS.

Parking for the Site will be provided below grade with ramp access from the New Street. Loading will occur enclosed at the second level with a dedicated ramp from the New Street.

The elements of the site will work harmoniously together to create a connected and well-functioning development. More detailed information on the Site organization and its components can be found in the supporting materials.

The purpose of the rezoning is to secure a future food store, avoiding a food desert, which will continue to serve the community along with housing, parkland and other development-specific permissions, of the Gerrard Station North TOC proposal at 425-471 Carlaw Avenue.

CONTENTS OF THIS SUBMISSION

The following is a list of the materials submitted in support of the rezoning for the Gerrard Station North TOC at 425-471 Carlaw Avenue. All materials are submitted through digital file transfer. The following digital materials are enclosed:

LIST OF REPORTS:

- One (1) digital copy of the computer-generated building mass model prepared by Hariri Pontarini Architects;
- One (1) copy of the Architectural Drawings (including Renderings, Site Statistics, Survey, Context Plan, Site/Roof Plan, Floor Plans, Underground Plans, Elevations and

Sections, prepared by Hariri Pontarini Architects (dated August 24, 2022);

- One (1) Planning Rationale and Urban Design Analysis, prepared by Urban Strategies Inc. (dated August 2022);
- One (1) Shadow Study, prepared by Urban Strategies Inc. (dated July 2022);
- One (1) Landscape Package prepared by Land Art Design Landscape Architects Inc., (dated August 31, 2022);
- One (1) Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering (dated July 19, 2022);
- One (1) Public Utility Plan prepared by Counterpoint Engineering (dated July 19, 2022);
- Two (2) Drainage Plans, prepared by Counterpoint Engineering (dated July 19, 2022);
- One (1) Urban Transportation Considerations Report, prepared by BA Group (dated August 2022);

Choice Properties is pleased to submit these reports and plans on behalf of Choice Properties Limited Partnership and looks forward to working with the City to process the TOC application. The Project Team are coordinating with the Ontario Line Technical Advisory Team on an on-going basis as they design the Ontario Line, particularly in areas where the Station design is integrated with the proposed development. This process will continue post-submission to ensure that the respective designs are compatible and aligned as the design of each evolve.

Please do not hesitate to get in touch with me directly should you have any questions regarding this application. Choice Properties and their consultant team have appreciated the ongoing and constructive dialogue with the City regarding this project to date and look forward to moving this important city-building project forward.

If there are any questions, please feel free to contact me at wessal.omarkhail@choicereit.ca.

Regards,



Wessal Omarkhail, Senior Manager, Development and Planning, Choice Properties