

# Gerrard-Carlaw North Transit Oriented Community

Virtual Open House

November 2022

# 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

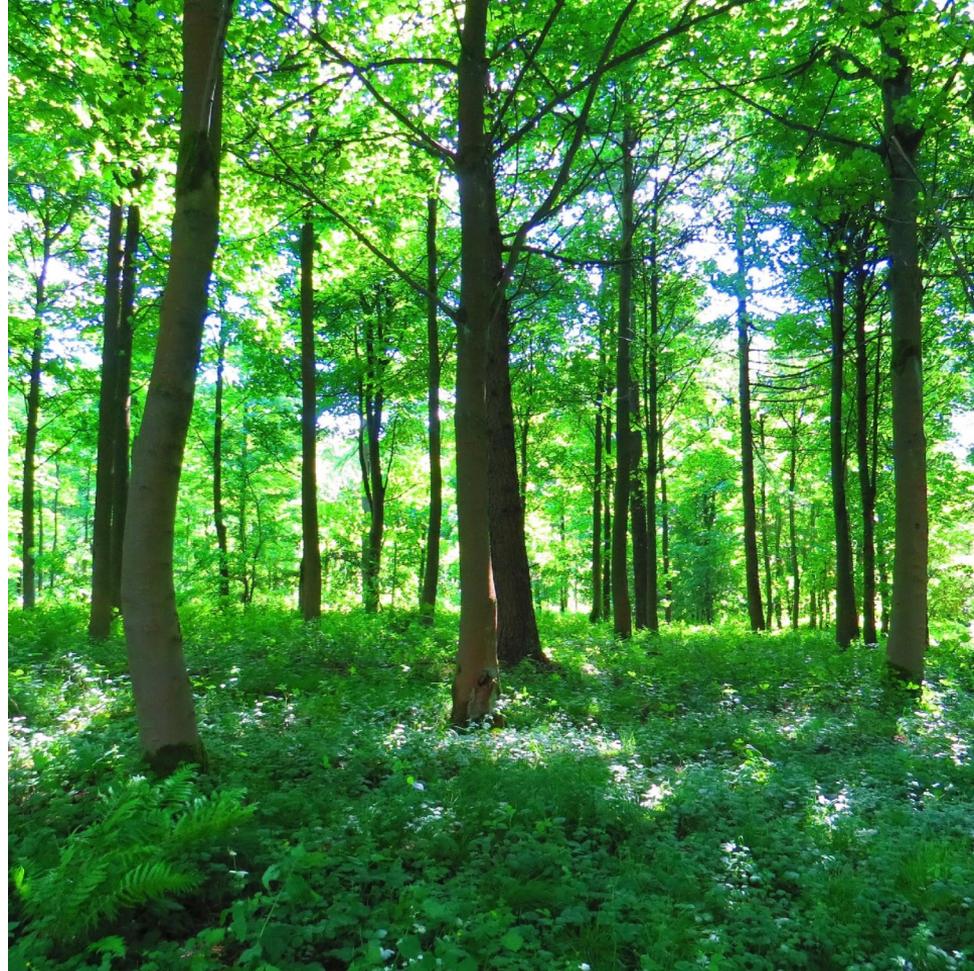
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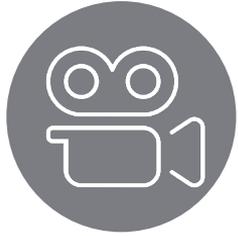


*Artist conceptual rendering. This image is for illustrative purposes only.*

# 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 public residents' 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	5 mins
Introductions	5 mins
Introduction to Transit Oriented Communities & the Ontario Line	10 mins
City of Toronto Gerrard Carlaw Planning Study	10 mins
Choice Properties Development Proposal	20 mins
Discussion	30 mins
Next Steps & Closing Remarks	10 mins

# Introductions



- Chetak Shah, Infrastructure Ontario



- Thomas Schwerdfeger, City Planning, Transit Implementation Unit
- Renita D'Souza, City Planning, Transit Implementation Unit

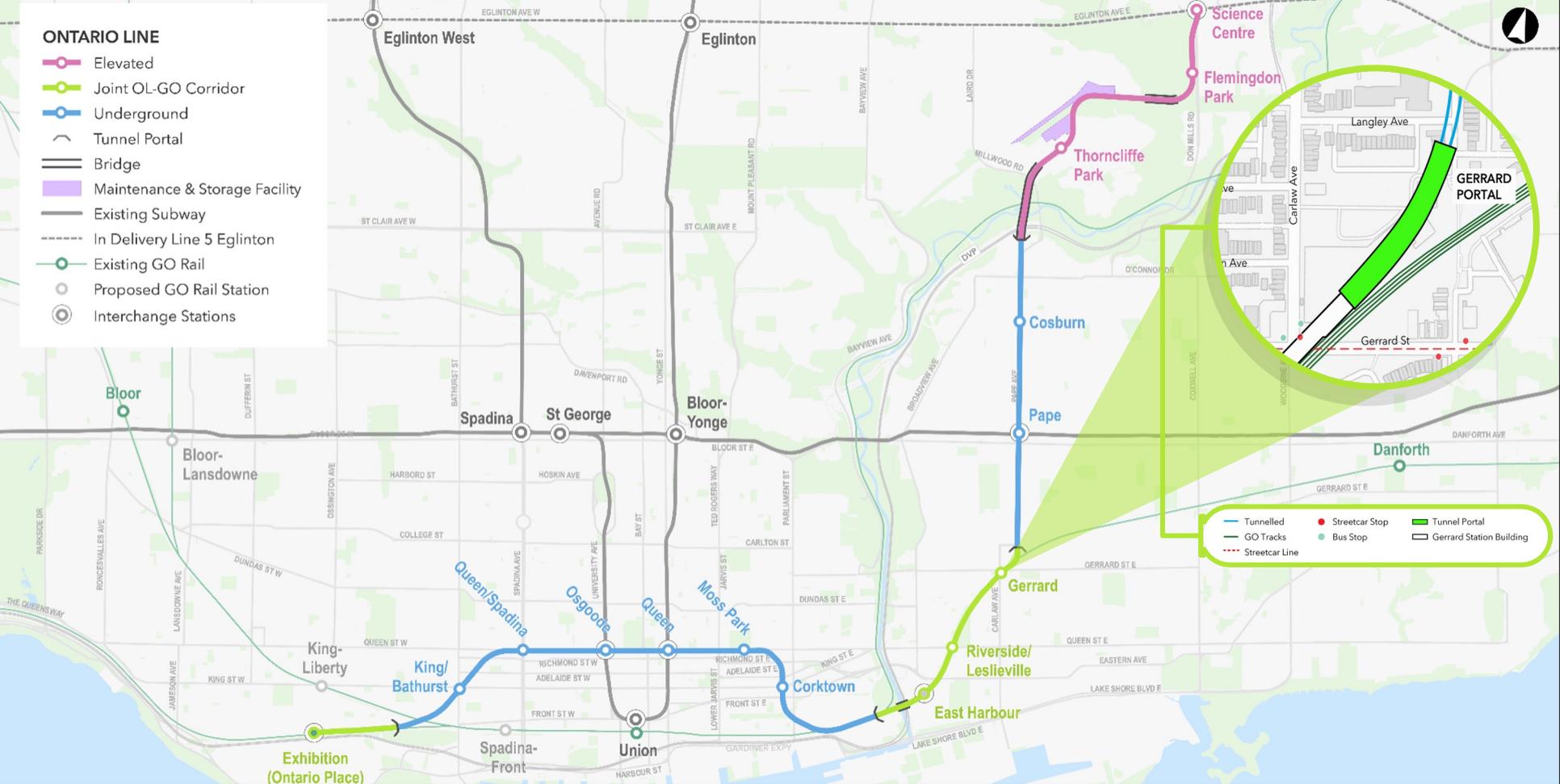


- Wessal Omarkhail, Choice Properties
- Benjamin Hoff, Urban Strategies Inc.

# 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



# Public Engagement Session

## 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, connectivity, and integration with the OL station.
- **Local Advisory Committee #1:** An opportunity to introduce TOC Site to Local Advisory Committee members, outlining Development Proposal & Project Timeline and securing feedback.

## Early 2023

- **Open House #2:** Second Public Engagement Session presenting detailed revised design including OH#1 and municipal feedback. The proposal will be more developed and detailed architectural / landscape drawings will be made public ahead of the meeting.
- **Local Advisory Committee #2:** Presenting revised proposal incorporating LAC#1 and municipal feedback.

## Feb/March 2023

- **Local Advisory Committee #3:** A final wrap-up session, including final designs submitted to the City as Part of the Step 2 Municipal Stakeholder Engagement process and addressal to the feedback received at Public Engagement Session 2

# Gerrard Carlaw Planning Study

November 29, 2022



# Council Directions

- To conduct a **planning study** in the area to achieve transit-supportive development:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.222>

- Reframe study to consider the introduction of the **Ontario Line**:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE8.84>

- Requiring that study terms of reference include provisions for **affordable housing** as part of new development:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE11.23>

# Gerrard-Carlaw Study Area



**Study Area** comprised of a variety of land uses that front onto **Avenues or Major Streets**, or include areas that may be impacted/influenced by the addition of transit infrastructure.

**Context Area** surrounding the Study Area to assess transportation systems to **ensure connectivity, and community services and facilities** to support a complete community.

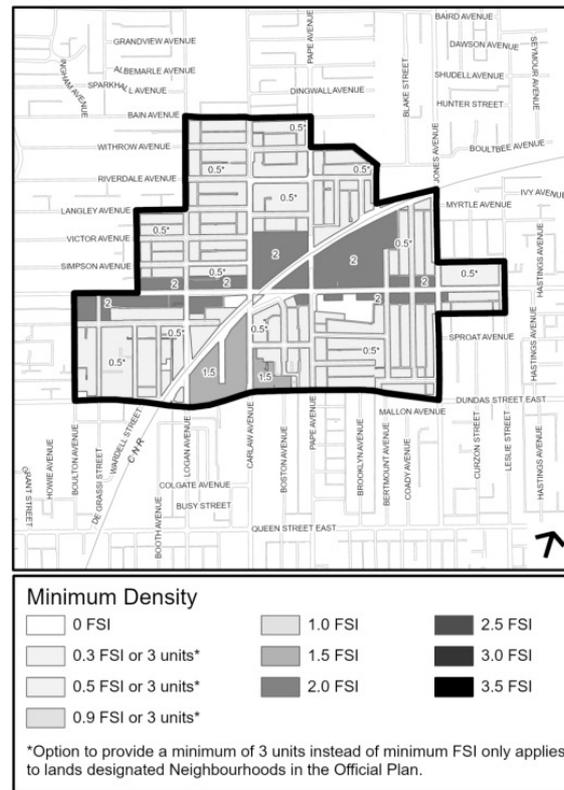
Study Areas Context Area



# Protected Major Transit Station Area (PMTSA)

- Gerrard-Carlaw PMTSA was approved by Council on July 19, 2022 (OPA 570)
- Exceeds the Growth Plan's requirements & identifies a *minimum* planned density of 300 residents & jobs per hectare
- Once approved by the Minister, Inclusionary Zoning by-law can be applied to applicable development

Map 2 – Minimum Densities, Gerrard-Carlaw Protected Major Transit Station Area



# Study Status

- The City has retained **Perkins+Will** as our consultants on this study
- With the new Provincially-led Transit-Oriented Community proposed at Gerrard and Carlaw, and the concentration of Ontario Line stations in Ward 14, **the study focus will evolve**
- Provincial directions in implementing zoning in **PMTSAs**, once approved, may also influence the next steps from the City's perspective

# Provincial Transit-Oriented Communities (ToC) Program



# Council Direction

**City's support** will be premised on robust and timely consultations with the local community and Councillor, partnership with the City to determine an approach that is consistent with the City's planning framework.

Objectives include high quality Design standards for buildings and streetscapes, and appropriate consideration for heritage and the provision of a complete core submission package for each site early enough to facilitate consideration and comment.

Ensure the following issues are the **HIGHEST PRIORITIES** for Transit Oriented Communities:

- maximum possible number and tenure of **affordable housing** with the deepest levels of affordability (i.e. All the new housing in Transit Oriented Communities in Toronto align with Inclusionary Zoning targets with a **goal of reaching thirty percent of all units affordable**)
- provision of **parkland**, prioritising on-site, and including innovative approaches to secure off-site
- address the Transit-Oriented Communities **rental replacement** policies

# Council Direction

## City-led Public Engagement Process

1. An **initial Community Consultation Meeting** on new proposals (co-led with IO)
2. A **Web Portal** that provides links to the IO proposals, additional information on the projects and their context in the City, and opportunities for community input.
3. **Reporting to Council** on the results of the IO-led process and City-led consultation process on the assessment of the proposals.

# 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

Riverside

Logan Ave

Carlaw Ave

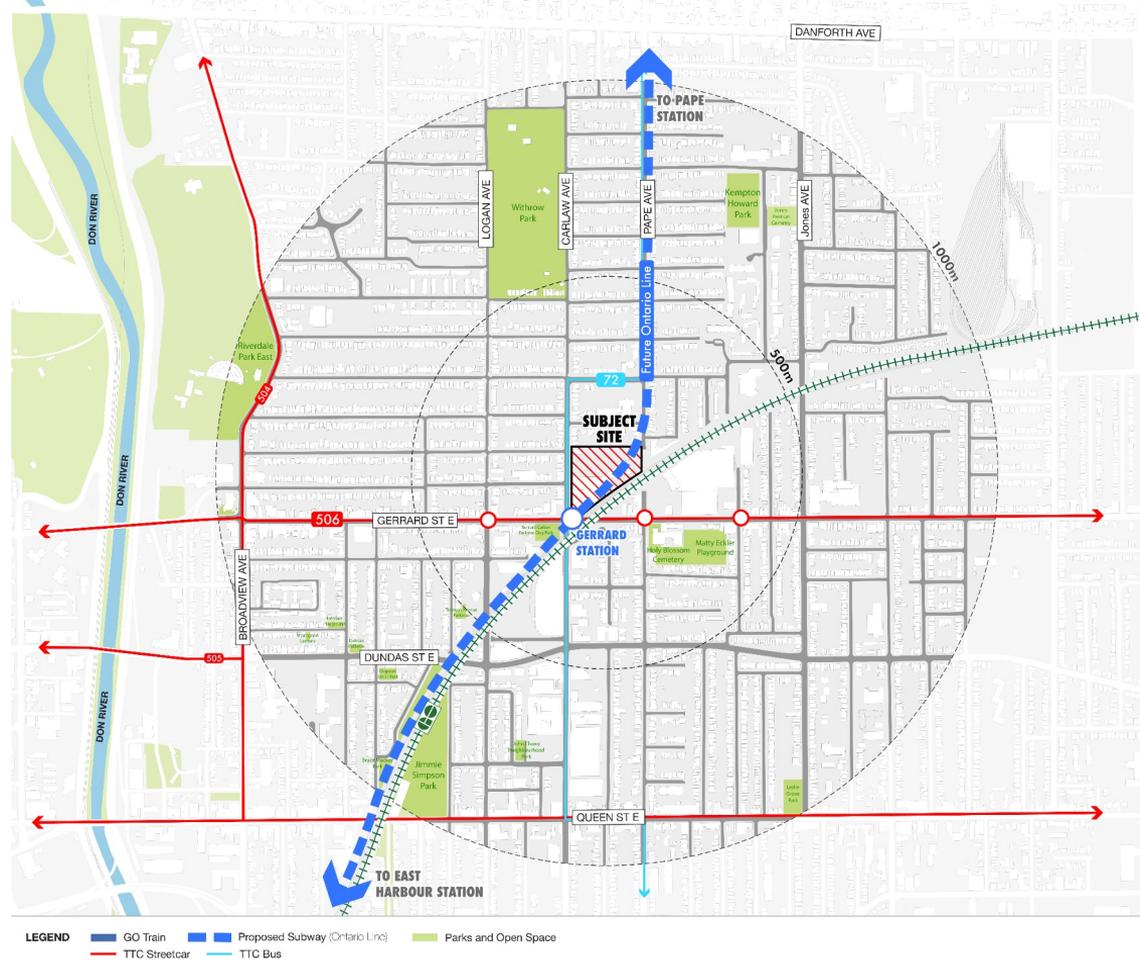
Site Area:  
22,704 sq.m





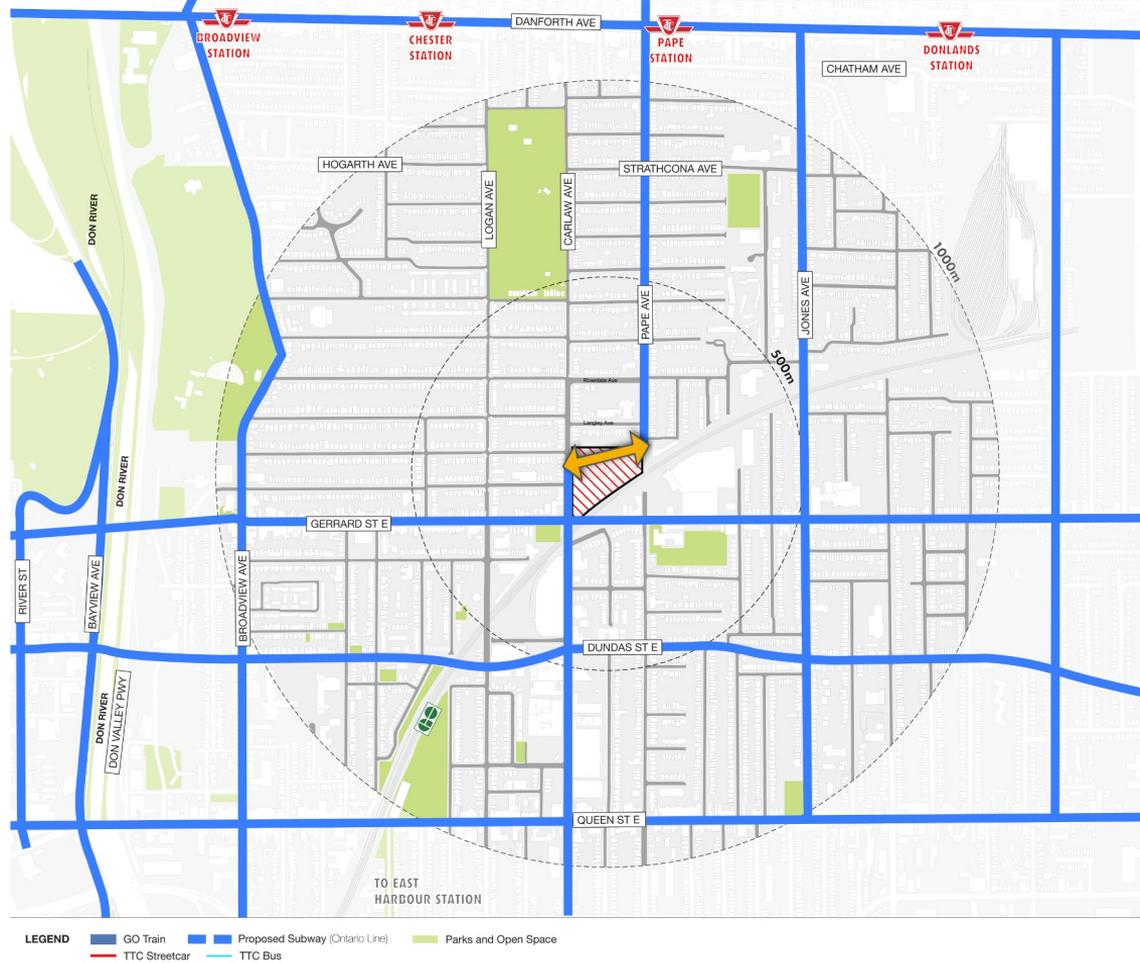
# An Opportunity

to build a mixed use community on existing and new transit per TOC Program Objectives



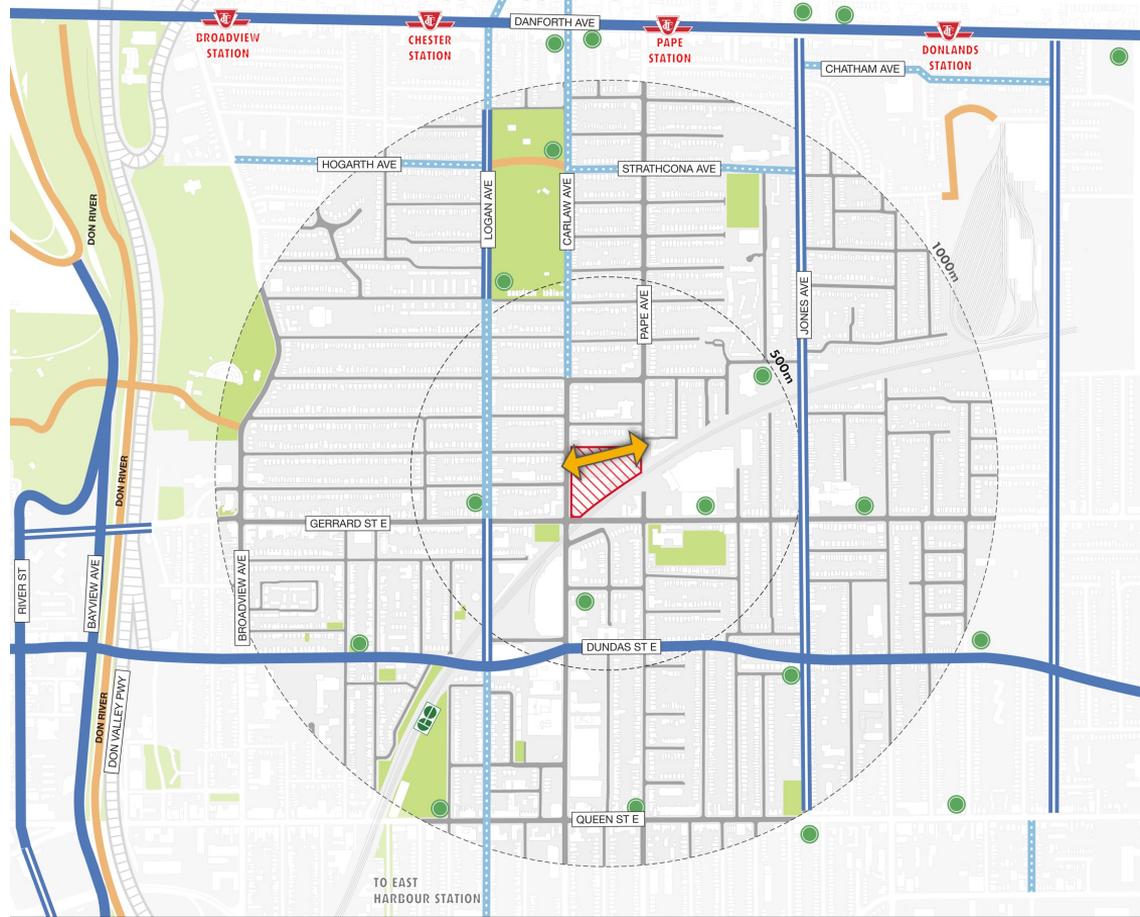
# To Connect

Carlaw and Pape –  
fixing a gap in the  
local street network



# To Connect

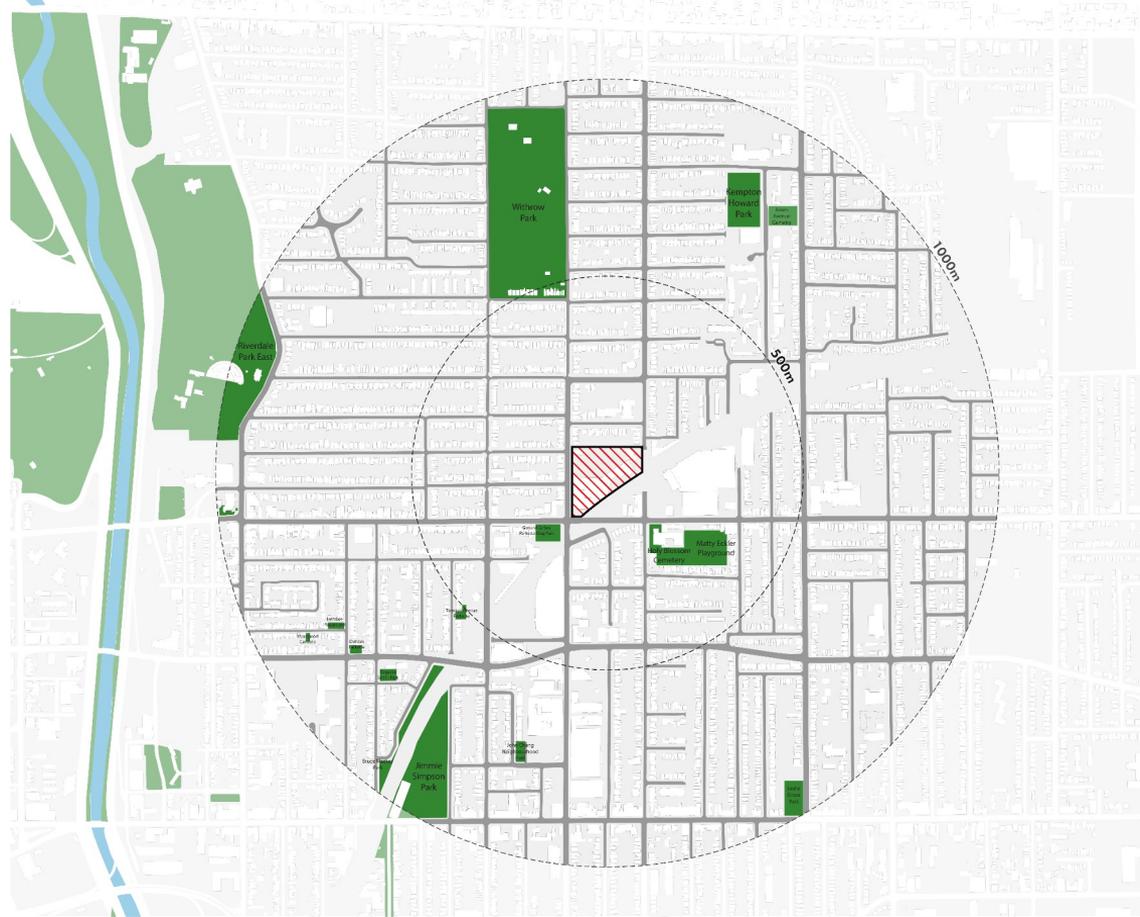
and improve the local pedestrian and bicycle network



**LEGEND**  
GO Train  
Proposed Subway (Ontario Line)  
TTC Streetcar  
TTC Bus  
Parks and Open Space

# To Green

with a new park and open spaces for the Riverdale community to be provided within the development

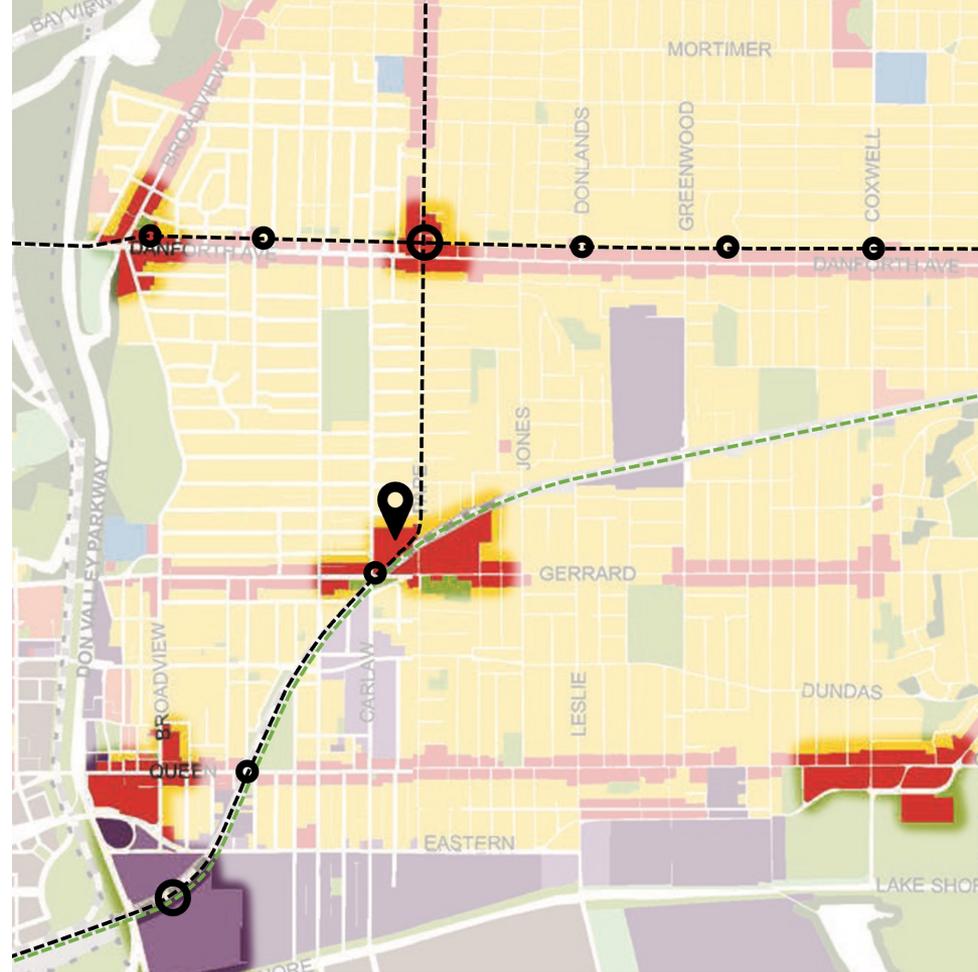


LEGEND ■ Parks and Open Space

# A Large Mixed-Use Site

to absorb transit-oriented housing

- Growth directed to Mixed Use Areas (red) and transit stations
- Gerrard/Carlaw mixed use node allows for focused intensification



# Site Organization

## 6 Key Ingredients



### **Transit Station**

Create great interface and explore integration with new transit station and transit plaza



### **New Street**

Repair the street network, enable improvements to local streets, and create appropriately scaled blocks & active street frontages



### **Community Park**

Accessible to community, high profile, and frontage on Carlaw Ave



### **Food Store**

Large floorplate retail with internal services, high profile frontage on Carlaw Ave



### **Mixed-Use Development**

Quality scaled development adjacent to transit, maximize density, and transition to neighbourhood



### **Open Space**

Explore open space over the OL, and potential pedestrian links to OL Station

CONFIDENTIAL – WITHOUT PREJUDICE

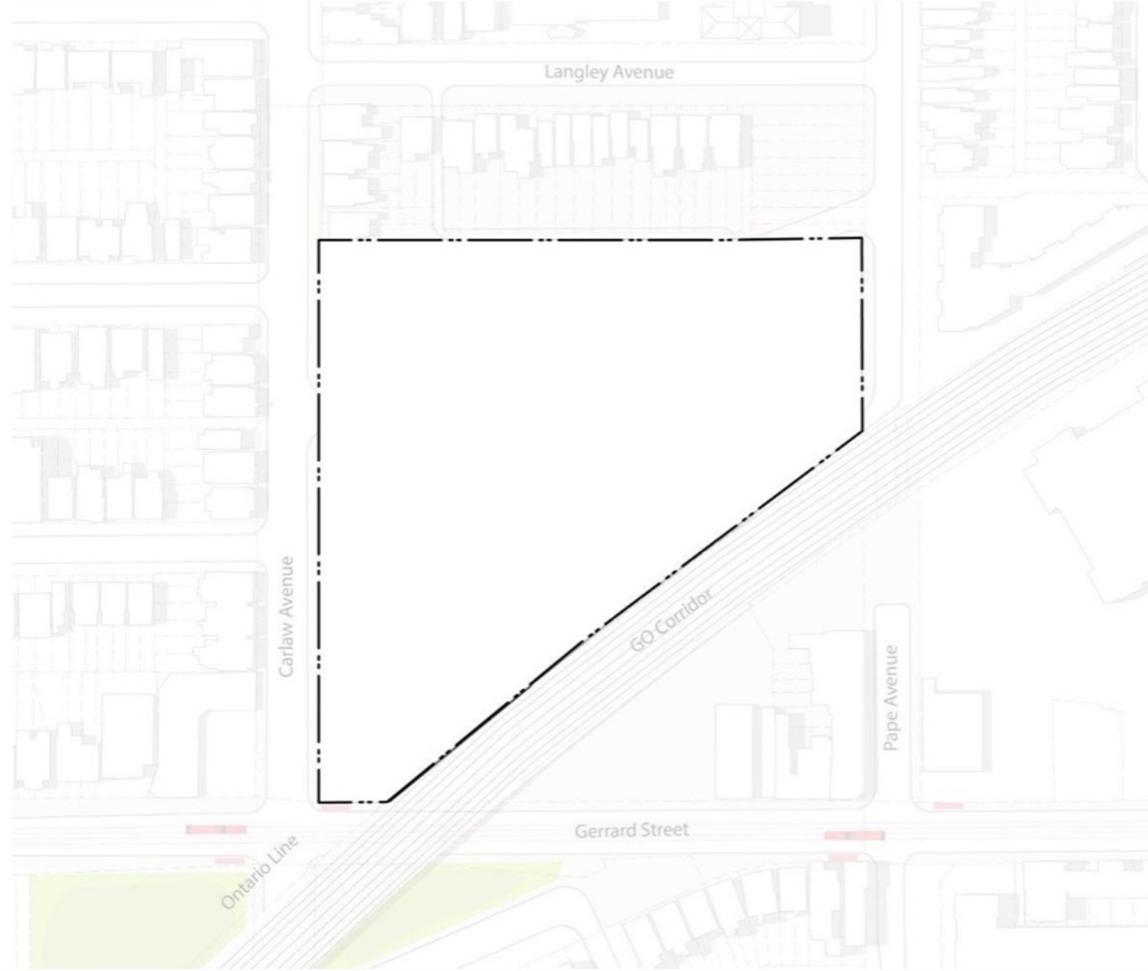
# The Site

Site Area: 22,704 sq.m



# The Site

Site Area: 22,704 sq.m



# Ontario Line

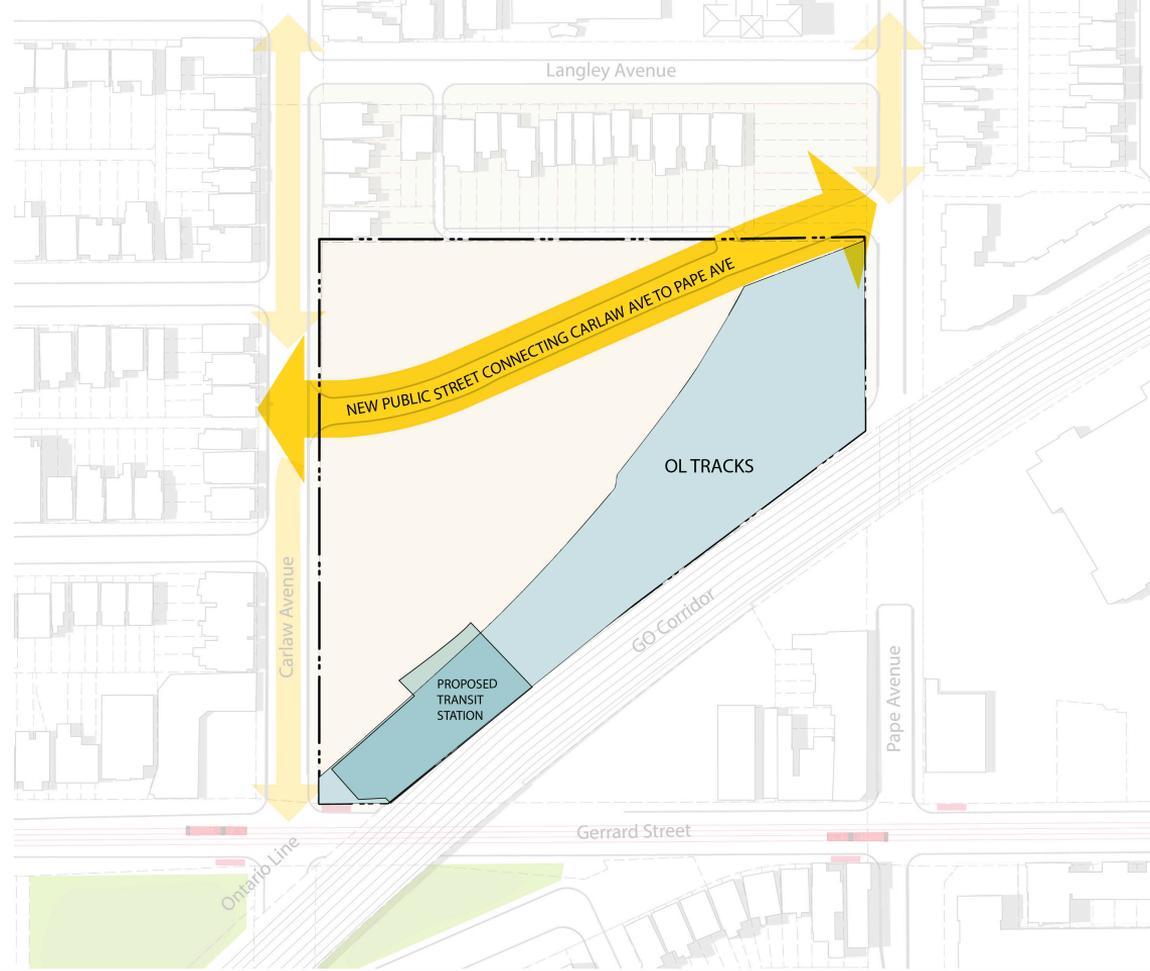
34% of land to Province  
for OL Infrastructure



# A New Public Street

34% of land to Province for OL infrastructure

13% New City Street

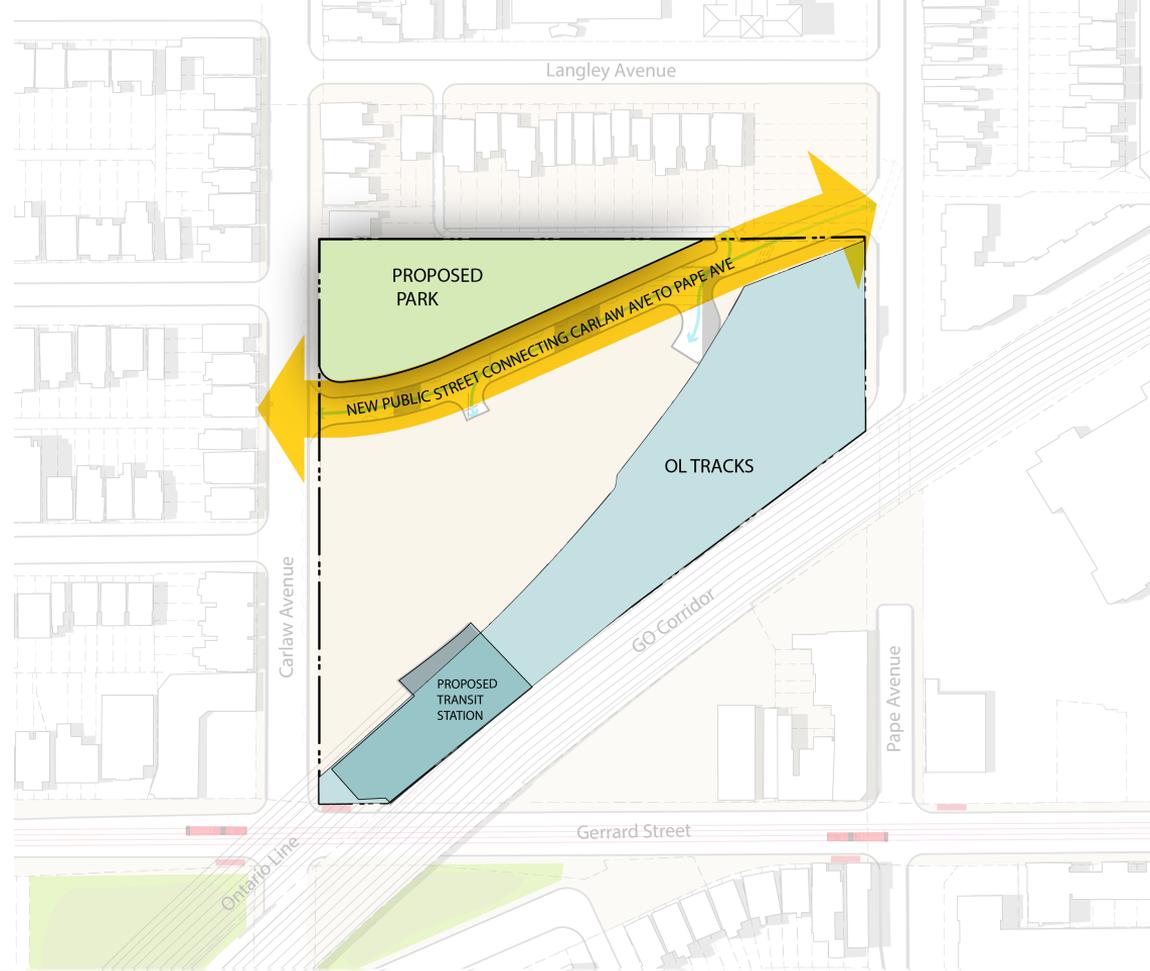


# A New Park

34% Province for OL infrastructure

13% New City Street

15% for a new Public Park



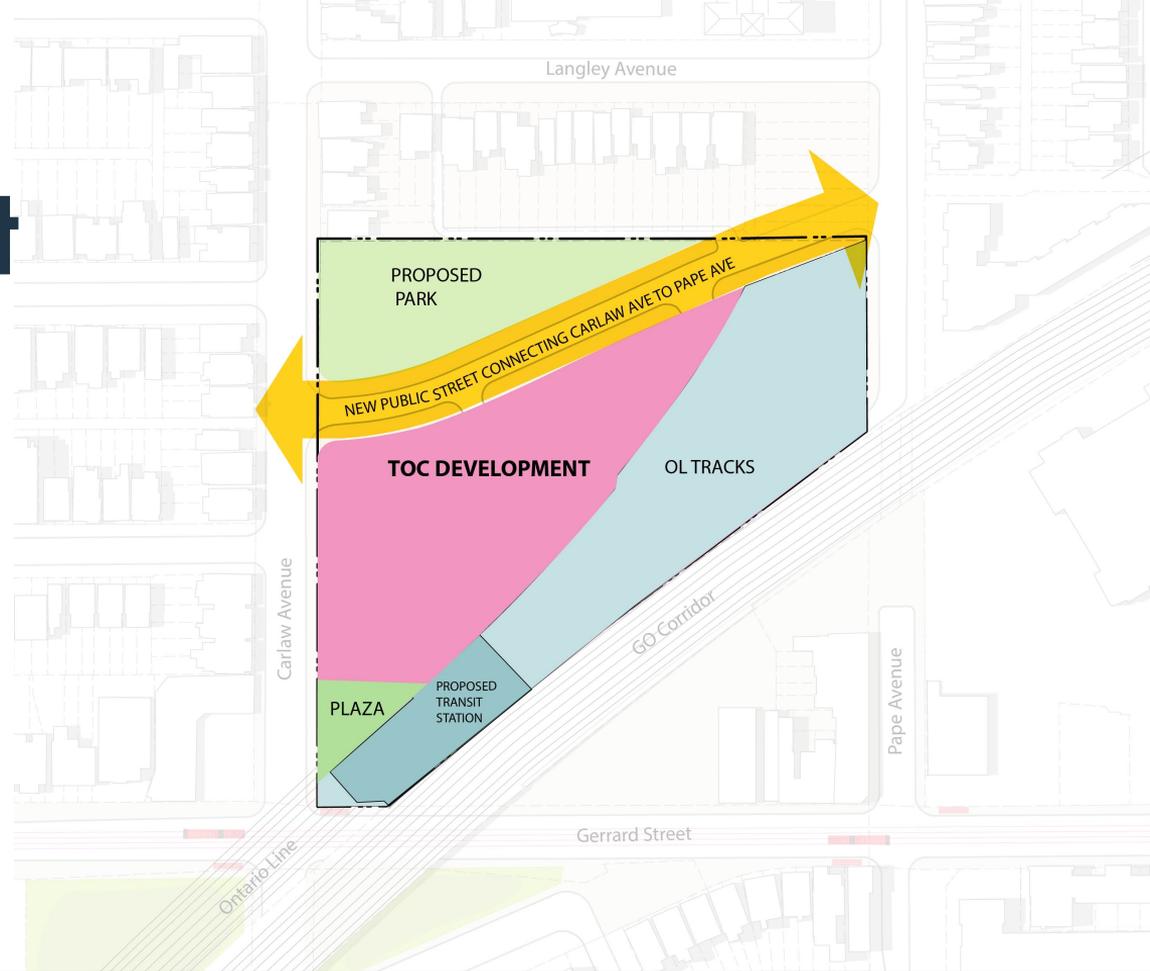
# TOC Development Site

34% Province for OL  
infrastructure

13% New City Street

15% New Public Park

37% of Site for TOC  
development + transit  
plaza



# Open Space Network

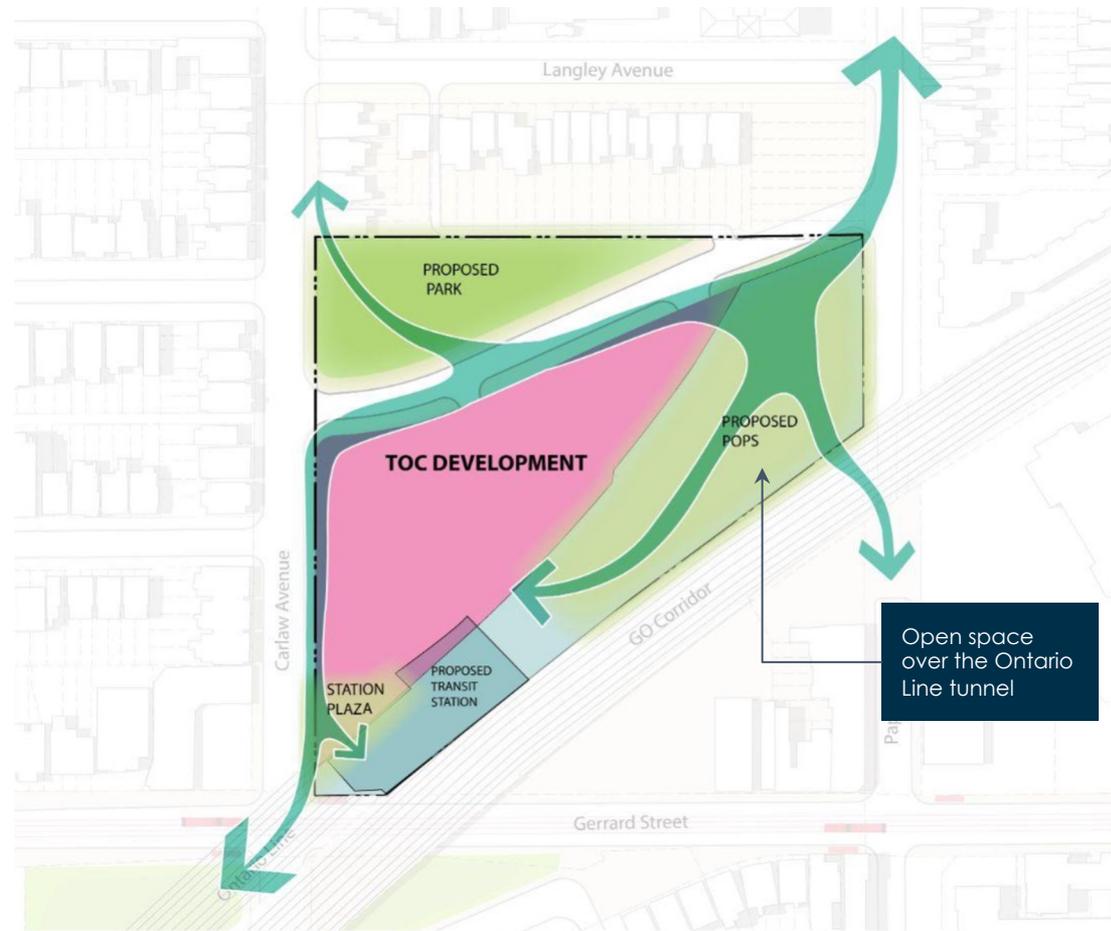
34% Province for OL infrastructure

13% New City Street

15% New Public Park

37% TOC development + transit plaza

40% Open Space (park, POPS and plaza)



NOTE: numbers do not add up to 100, because the POPS is over the rail corridor

POPS = Privately Owned Publicly Accessible Spaces

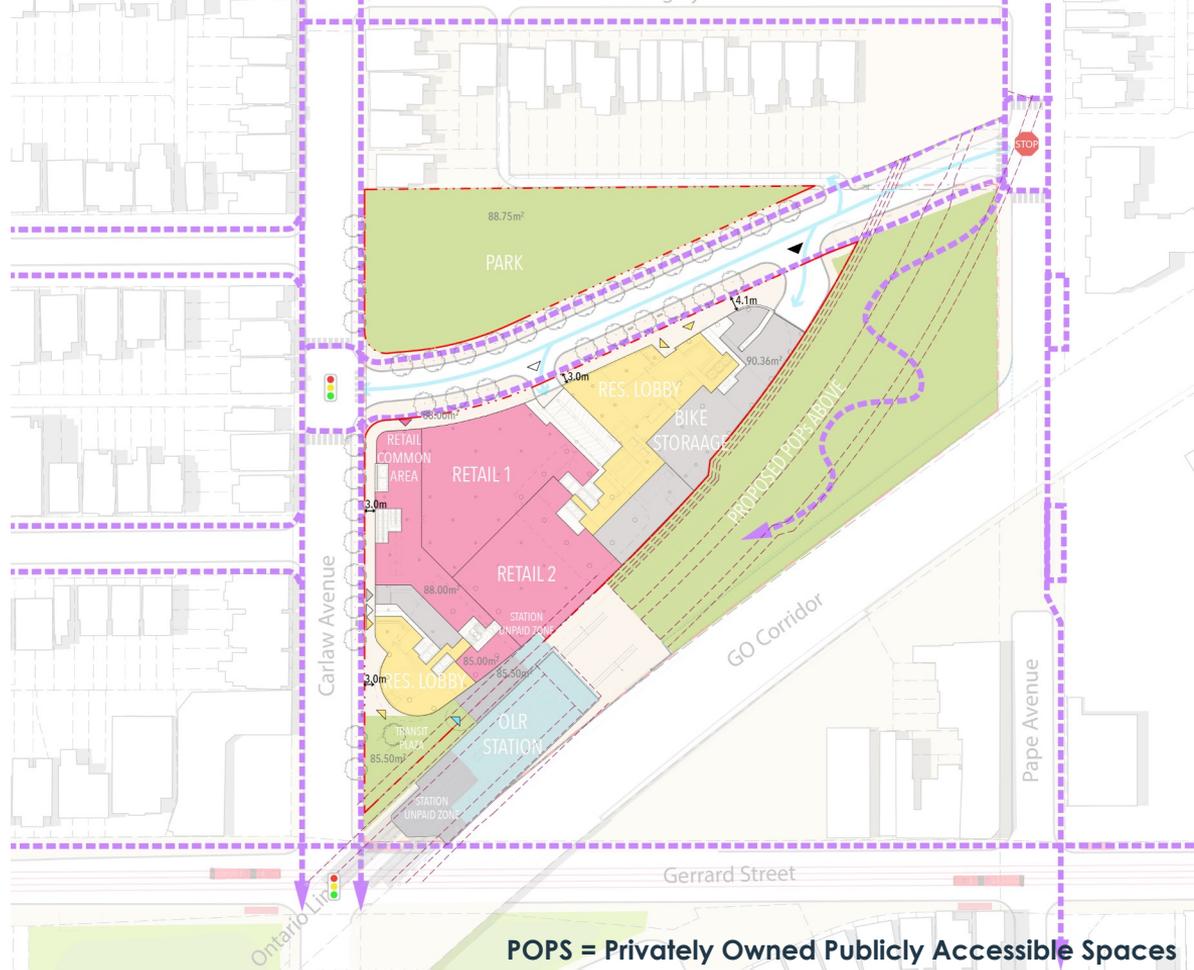
# Pedestrian Focused

Ground Level Retail

New street with sidewalks and trees

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

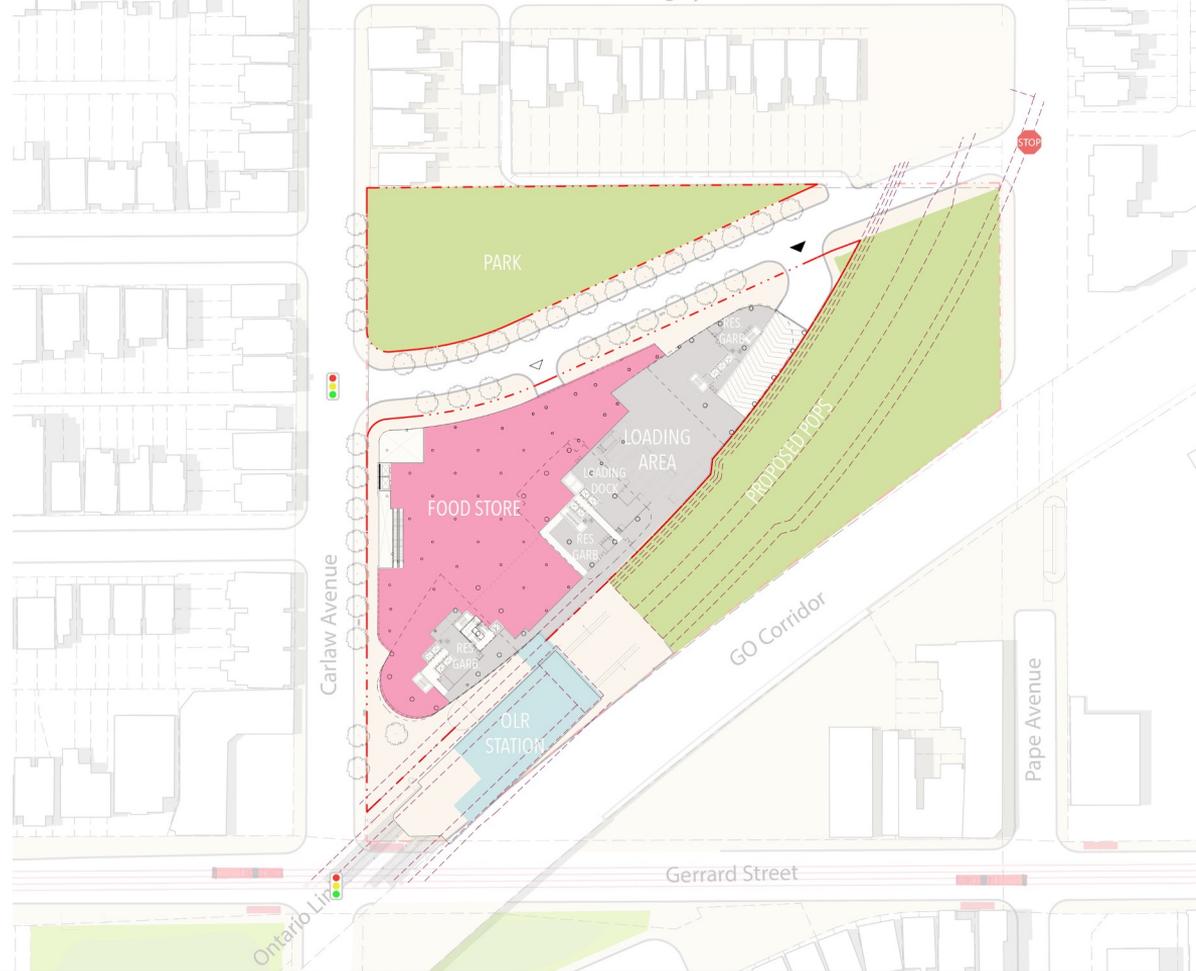
Access to transit station via transit plaza



POPS = Privately Owned Publicly Accessible Spaces

# Grocery Store

2nd level grocery store  
Integrated Loading



# Studying Sustainability in the Design

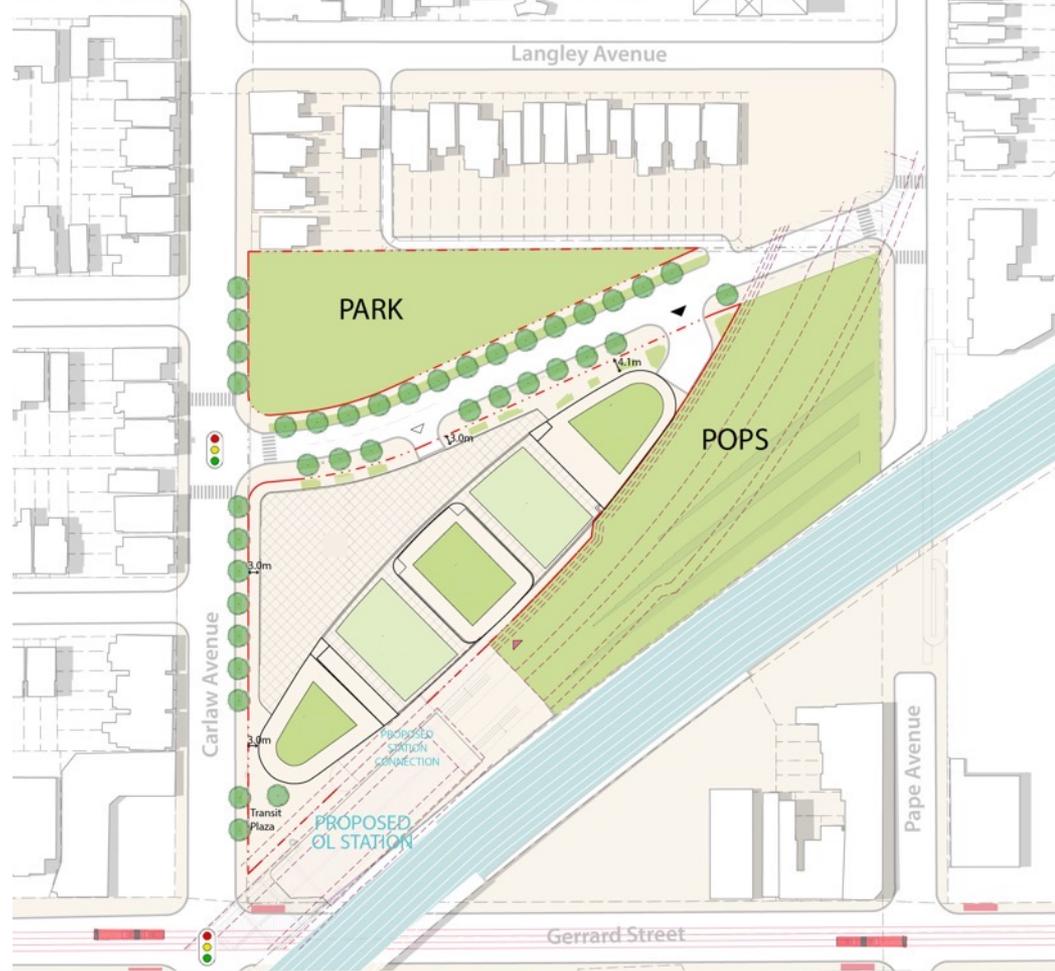
The Development aims to exceed applicable sustainability standards with respect to...

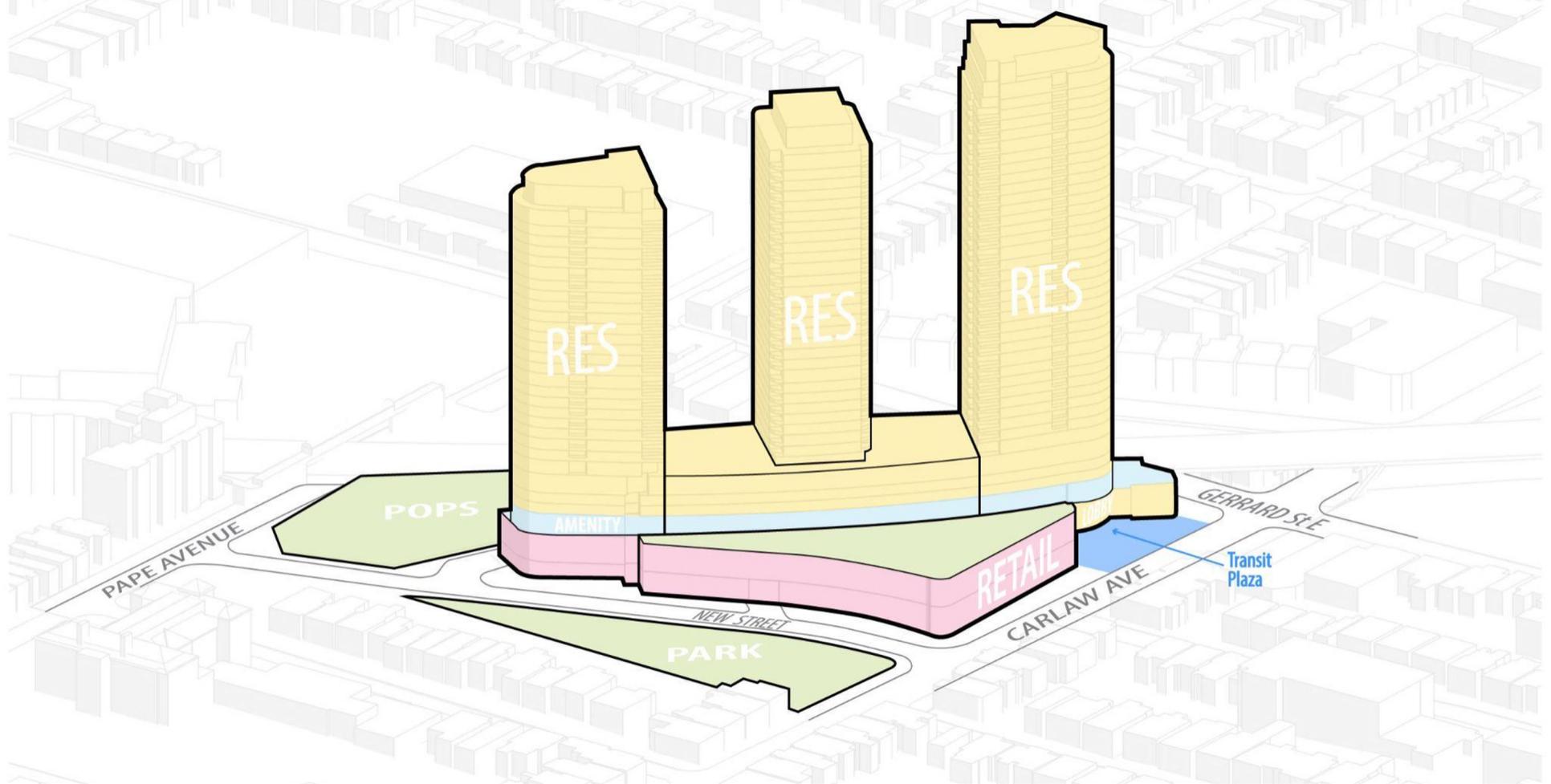
- The Toronto Green Standards
- Prioritizing energy efficiency by reducing Window-to-Wall ratio
- Exploring geothermal systems
- Implementing TDM measures
- Exploring enhanced cycling infrastructure
- Prioritizing green spaces and permeable surfaces

# Site Plan

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

POPS = Privately Owned Publicly Accessible Spaces





Dundas St. E  
& Carlaw Ave.

Open Space (POPS) over  
Rail Corridor

To Carlaw Ave.

New Street connecting  
Carlaw Ave. to Pape Ave.

Pape Ave.

Proposed Park

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



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.

# Project by Numbers



**92,242 sq.m**  
of TOTAL GFA



**410 below grade  
Parking spaces** with  
internal loading



**1,080  
Residential Units**  
(10% 3-bedroom;  
or 37% 2 & 3 bedroom)



**7,810 sq.m of  
Non-Res GFA**  
(incl. a grocery store  
anchor)



**3,370 sq.m  
Public Park**  
With 5,619 sq.m of POPS  
and open spaces  
(40% of the site is publicly  
accessible open space)

# Discussion

Q&A

# Comments on the Development Proposal

Throughout this engagement, IO and Choice Properties are seeking comments in areas that will help inform the proposal. Example of themes that we are seeking input on:



## Built Form and Uses

Function, configuration and physical form of the TOC, and its relationship to the surrounding environment.

1. Design and Form
2. Mix of uses



## Housing & Public Realm

Housing with direct connection to transit and open space for residents and community members.

1. Housing Needs
2. Public Parks, POPs and Public Realm



## Community Connections

Ways the proposed development can improve mobility or access within the Site and the surrounding context.

1. New public street
2. Bike connections
3. Pedestrian connections



# 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.

# Project Timeline



# How to get involved

**Take the Survey**

Share your feedback on [engageGCN.ca](https://engageGCN.ca) until Jan 3., 2023

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**Learn about the project**

[www.engageGCN.ca](https://www.engageGCN.ca)

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**Stay connected to our social channels**

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

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**Get in touch**

[info@engagegerrardcarlawnorth.ca](mailto:info@engagegerrardcarlawnorth.ca)

# Gerrard Carlaw N - Contact Info



[engageio.ca](http://engageio.ca)



**City Planning Staff Contact**  
Renita D'Souza, Senior Community  
Planner  
437-227-2945  
[Renita.D'Souza@toronto.ca](mailto:Renita.D'Souza@toronto.ca)

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



**ChoiceProperties**

[info@engagegerrardcarlawnorth.ca](mailto: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](mailto:OntarioLine@metrolinx.com).

# Thank You