Zoom Webinar Controls – Live Captions

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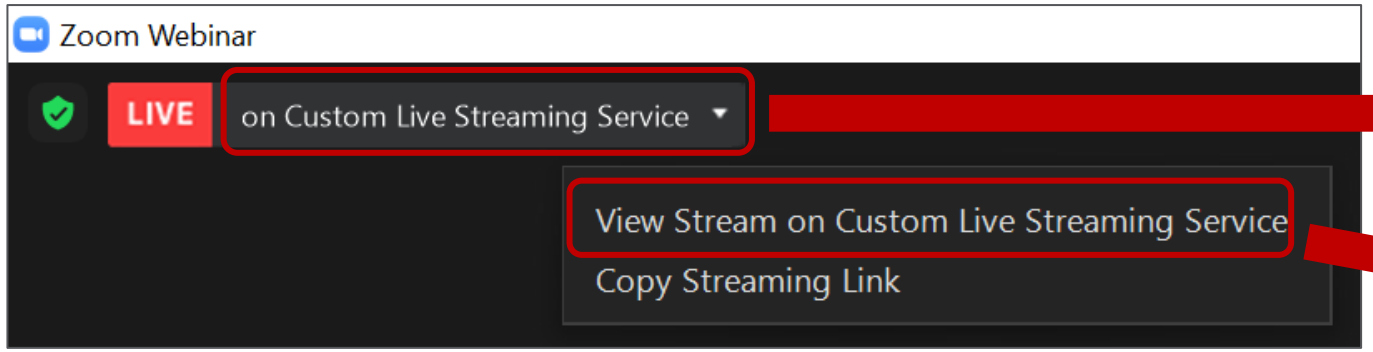

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EXHIBITION

TRANSIT-ORIENTED COMMUNITIES (TOC)

Open House #2

November 30, 2021

Infrastructure ONTARIO | Ontario

METROLINX

Land Acknowledgement

- We will begin this session by acknowledging that I am connecting from Toronto, which is the sacred gathering place for many Indigenous Peoples of Turtle Island.
- Today we are participating in this meeting from many different locations and we would like to take this moment to show respect to the long history and the many contributions of First Nations and the Métis in Ontario. For those who are participating that are not in Toronto, we encourage you to reflect on and acknowledge the Indigenous territory and unique history where you are located.
- Long before today, the land I am on has been home to many different Indigenous groups since time immemorial and forms part of the Dish with One Spoon Wampum between the Haudenosaunee (Hoe-den-oh-'show-nee) and the Anishinaabeg (Ah-nish-nah-beg), a treaty between the Indigenous people before settlers arrived here.
- This territory is covered by the Upper Canada Treaties and Toronto is specifically recognized as the traditional territory of the Mississaugas of the Credit First Nation.
- We recognize and deeply appreciate Indigenous peoples' historic connection to these lands and Ontario values its relationship with Indigenous peoples and communities.

1 Introduction and Agenda

Why Are We Here Tonight?

- Provide an overview of the Transit-Oriented Communities (“TOC”) program and the development concept for **Exhibition TOC** presented at Open House #1.
- Report back on **what we heard** from community and stakeholder groups on the development concept presented at Open House #1.
- Facilitate ‘**Virtual Site Tour**’ to discuss and explore items of interest; seek further feedback.
- Answer outstanding questions regarding the TOC.

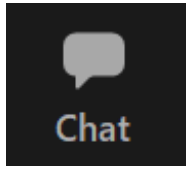
Agenda

1. Introduction & Webinar Controls
2. Background and Context
3. Open House #1 Review/What We Heard
4. Virtual Tour and Refined Concept
5. Discussion

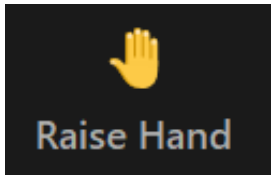
Rules of Engagement

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

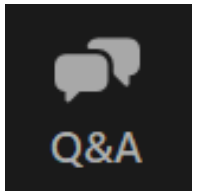
Zoom Webinar Controls — Main Controls



The Chat button has been deactivated. Use the Raise Hand or Q&A button instead to ask a question or make a comment.



Click or tap the Raise Hand button to enter the queue to ask a question or make a comment out loud. The button will be shaded yellow while your hand is raised, and you are in the queue.



Click or tap the Q&A button to open the Q&A window and submit a written question or comment.

When using the phone:

***6 Unmute/Mute**

***9 Raise/Lower Hand**

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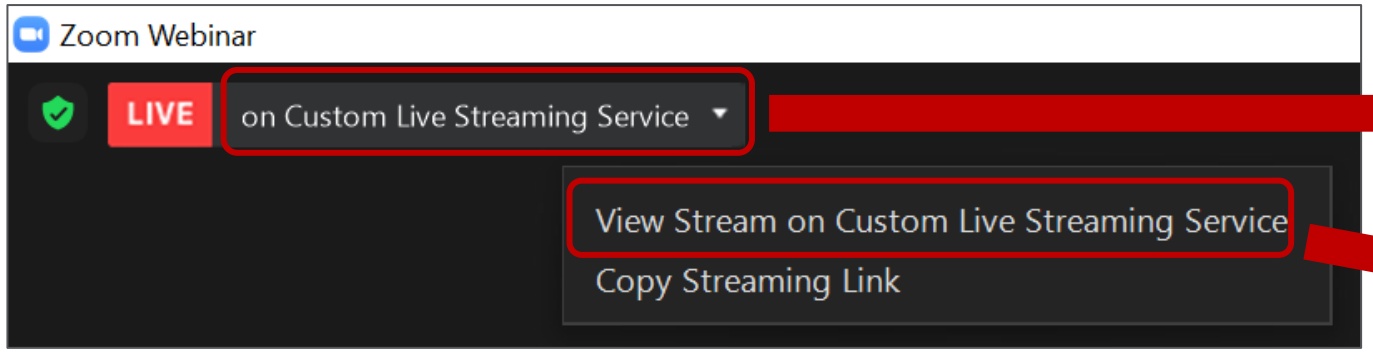

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2 Background and Context

What is the Transit-Oriented Communities Program?

- The Province announced the TOC initiative in July 2020.
- The focus of the TOC program is to create vibrant communities at transit stations along priority transit lines (including the Ontario Line).
- Exhibition was identified by the Province as one of the first TOCs.
- The Exhibition TOC will create a mixed-use transit-oriented community, with new commercial and residential buildings oriented around the transit station.

Engagement to Date

City of Toronto

IO shared a suite of planning materials in May related to the Exhibition development, and has been meeting regularly with City staff including Transit Expansion Office, Transportation Services, and City Planning to gather feedback.

Local Advisory Committee

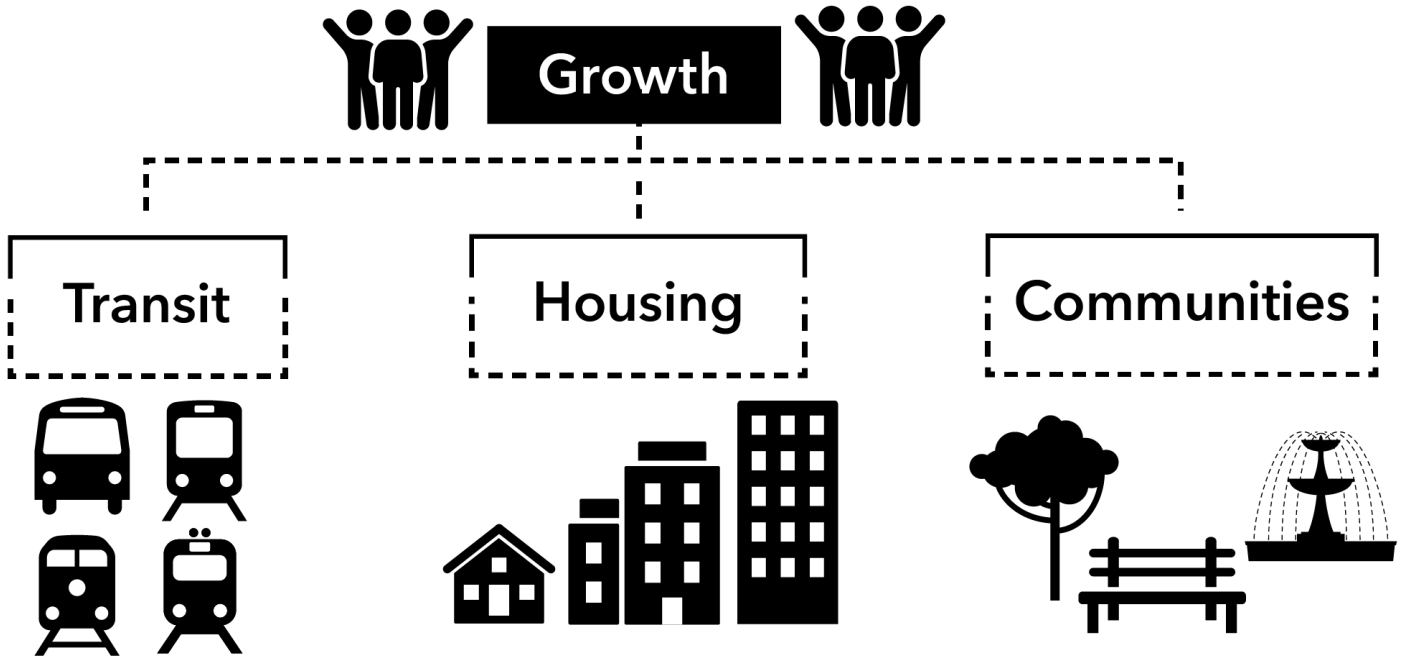
IO has been engaging with community organization and stakeholder representatives to receive early feedback on the priorities for the community.

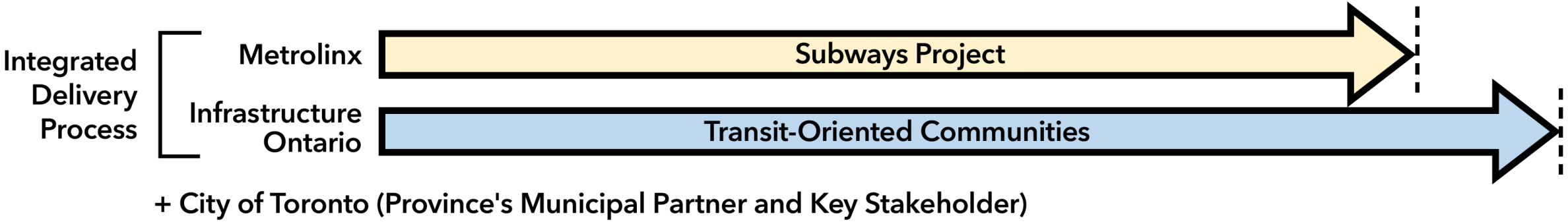
The Public

IO has been engaging with the wider public and collecting valuable input on the proposed development through a series of Open House events and online engagement platforms.

For more information, visit **EngageIO.ca/en/Exhibition**

TOCs: Integration with Subways Project





+ City of Toronto (Province's Municipal Partner and Key Stakeholder)

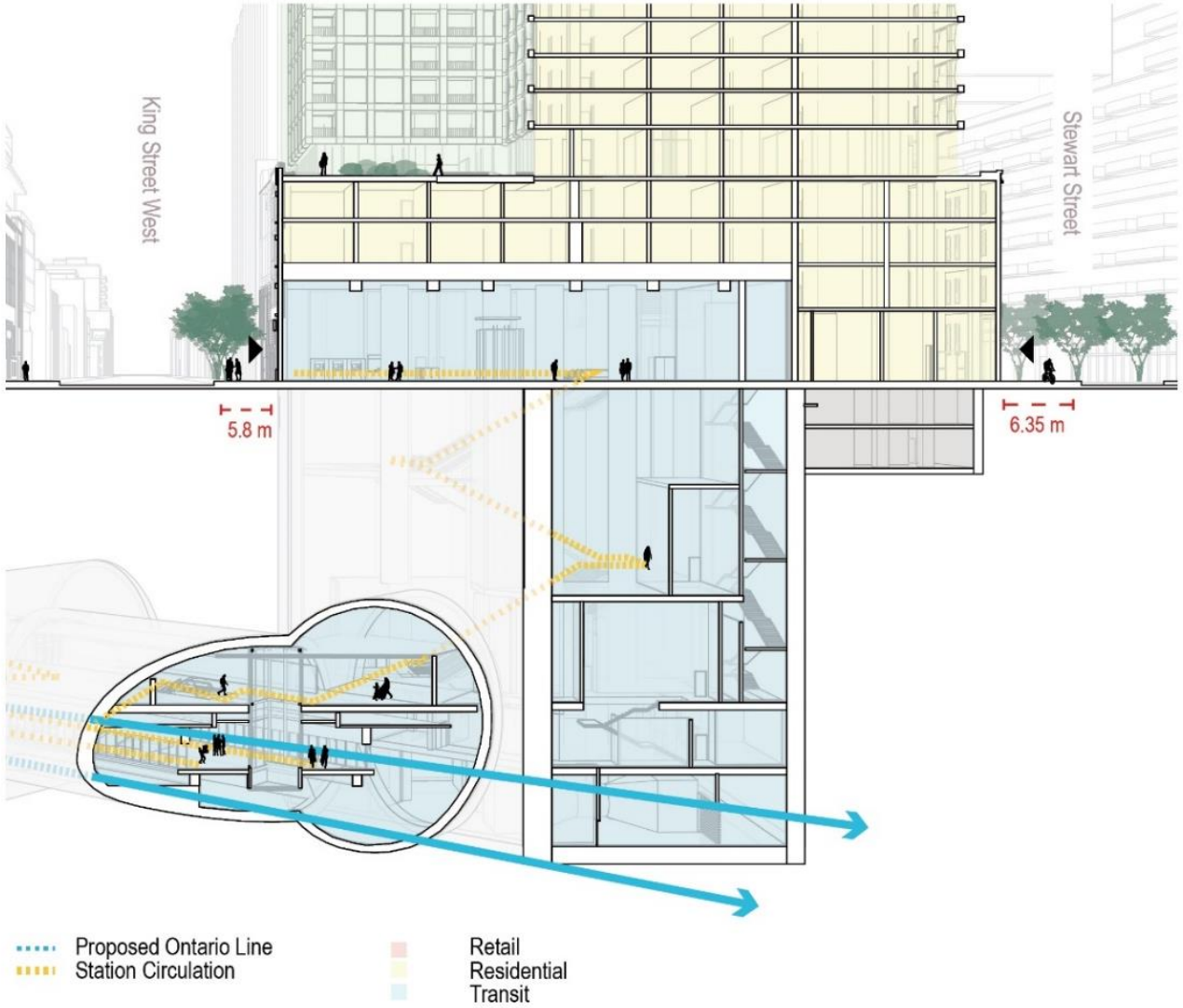
Subways & TOC: Who Delivers What?

Subways Project (Metrolinx)

- Subway & Tunneling
- Station Design & Related Public Realm
- Construction Timing & Impacts

For more information please visit:

https://www.metrolinxengage.com/en/engagement-initiatives/ontario-line



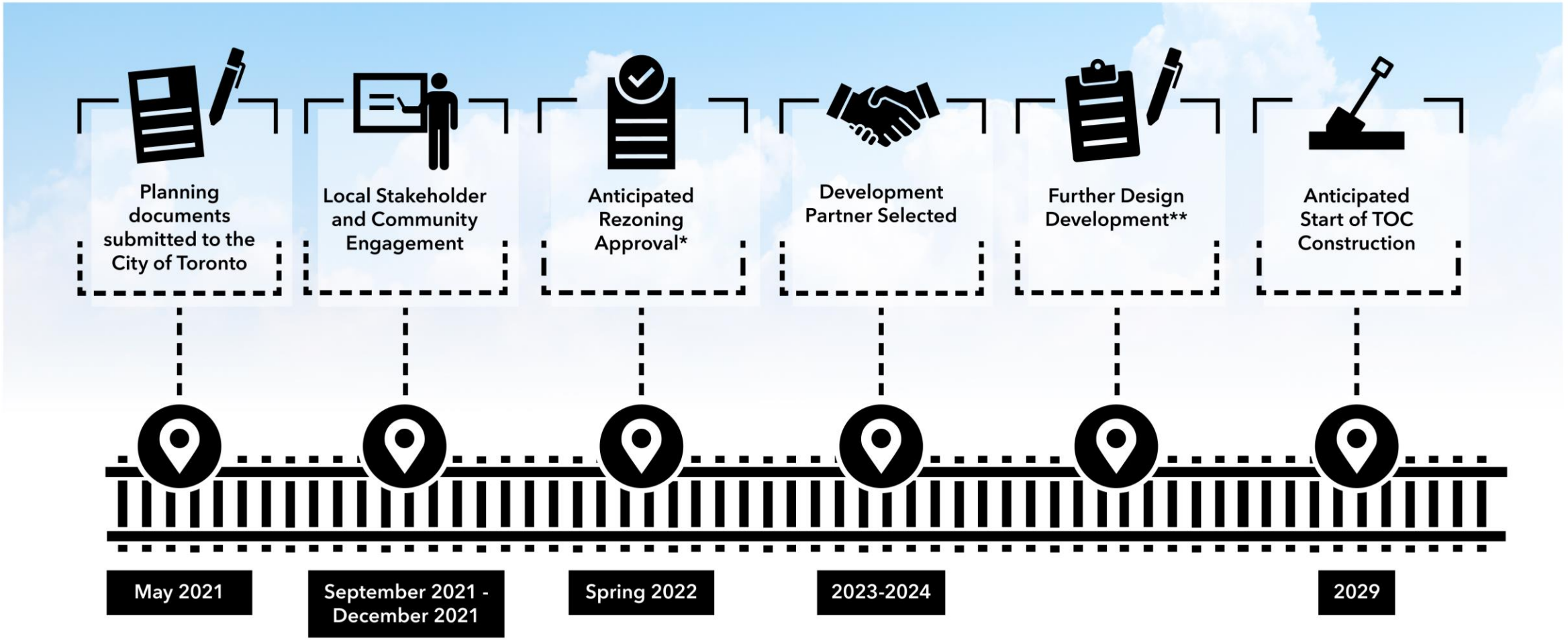
Transit-Oriented Communities (IO)

- Development Concepts
- TOC Buildings & Related Public Realm
- Uses & Programming
- Community Benefits

For more information please visit:

https://engageio.ca

Anticipated Approval and Rezoning Timeline



***** Secures conditions for future development, including building heights, densities, uses, open spaces, land conveyance obligations (including parkland, if required) parking requirements, etc.

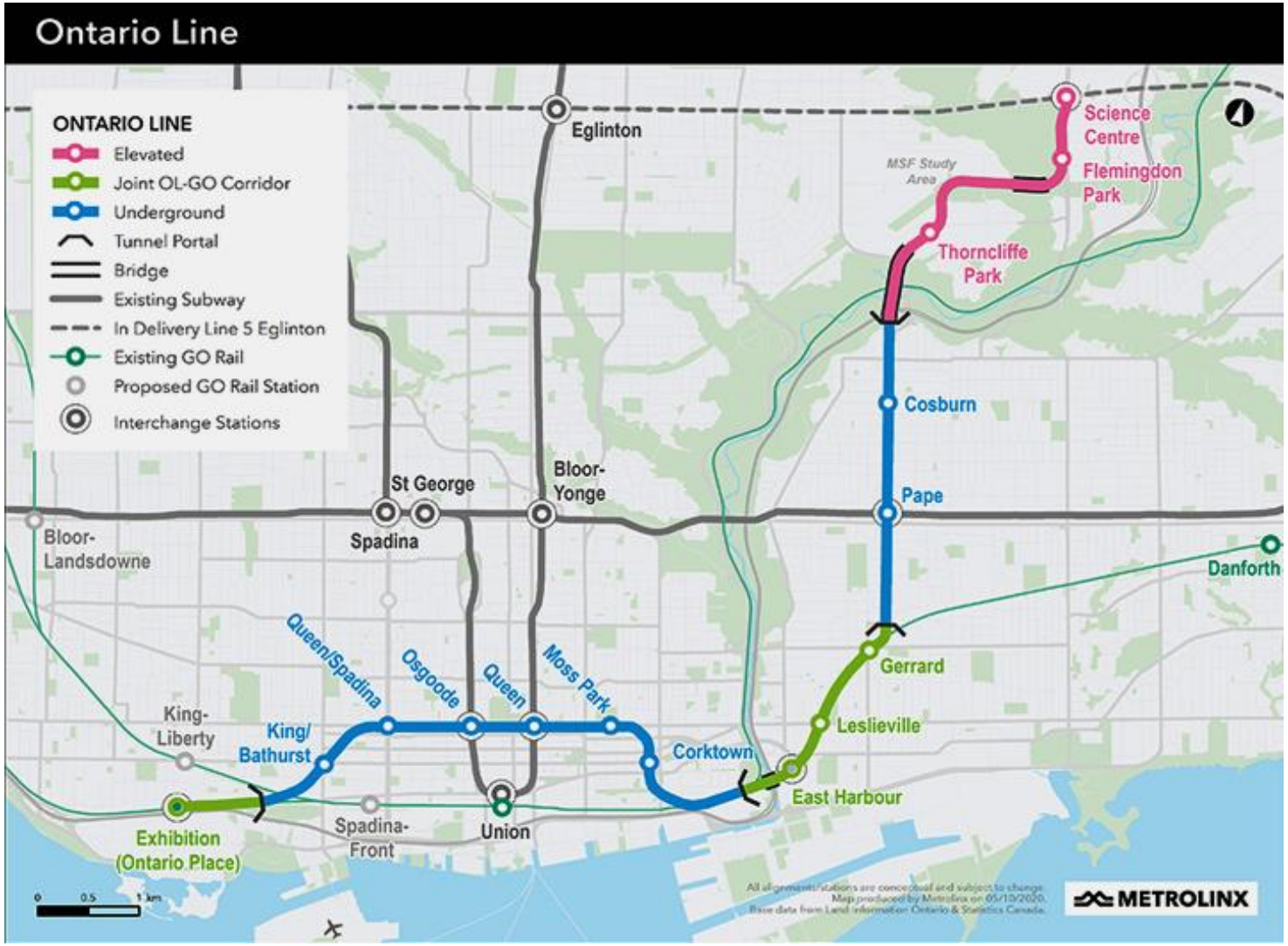
****** Further design development including, architectural treatment, detailed open space and landscape design. Park designs (if any) planned and approved through City process.

3 Open House #1 Review

Feedback/What We Heard

City Context

Ontario Line (Alignment)



Site Context: Jefferson & Atlantic Sites

Jefferson Site

1 Jefferson Avenue
2-20 Atlantic Avenue

Site Area	7,941 sq.m
Conveyance*	3,199 sq.m
Developable Area*	4,742 sq.m
Current Use	Commercial

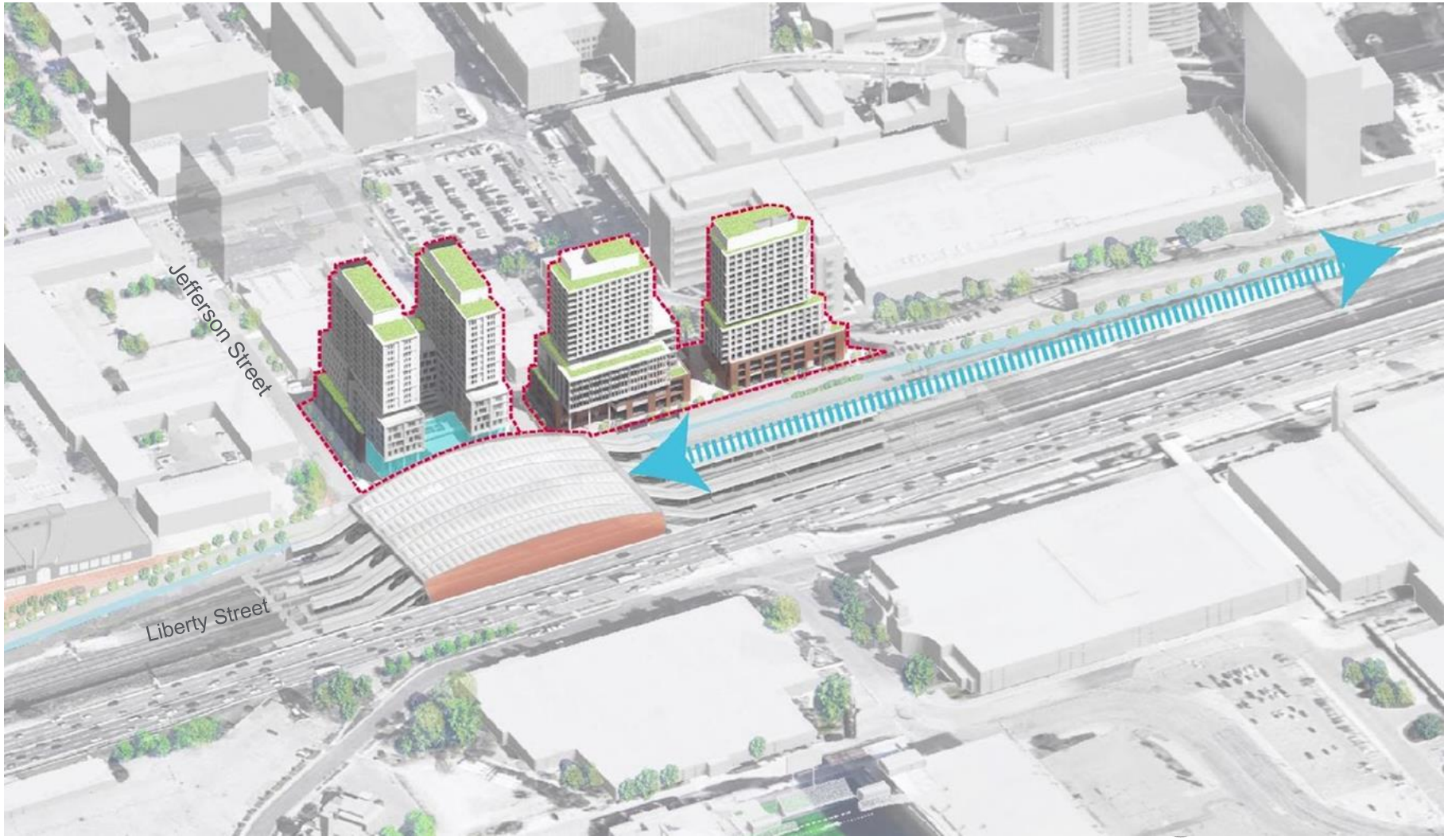
Atlantic Site

1 Atlantic Avenue
1A Atlantic Avenue

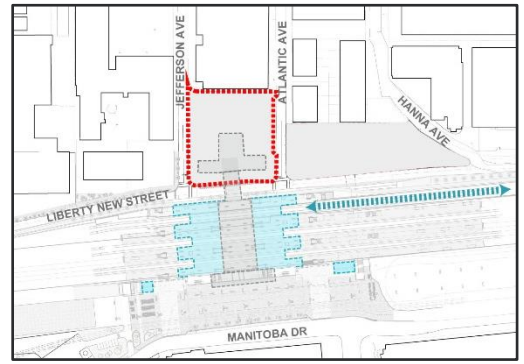
Site Area	7,188 sq.m
Conveyance*	2,411 sq.m
Developable Area*	4,777 sq.m
Current Use	Commercial

* Conveyance and developable area subject to final Liberty New Street right-of-way.

Exhibition TOC Initial Concept

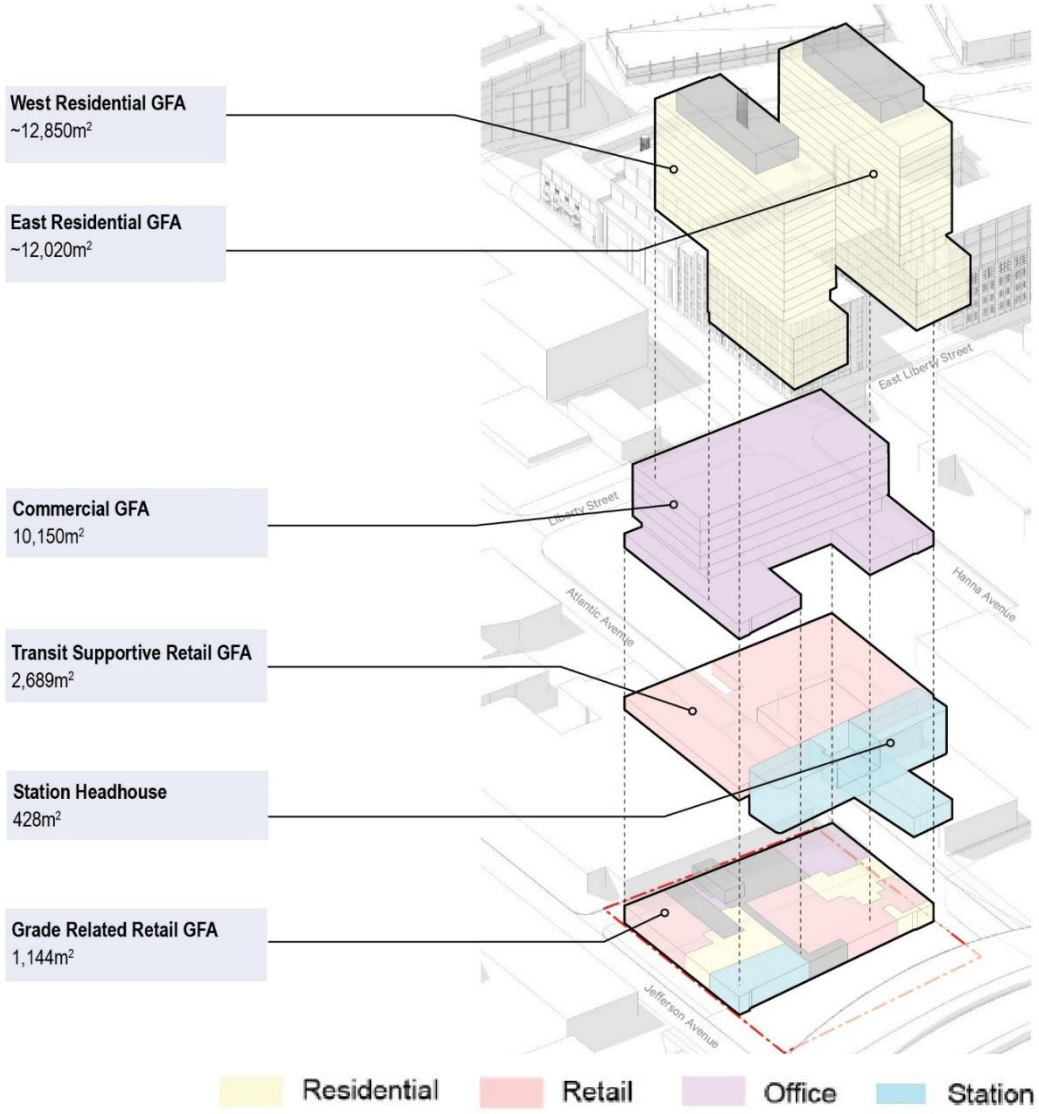


Initial Concept: Jefferson Site



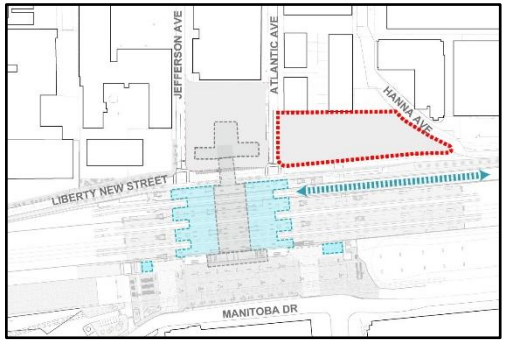
Illustrative Rendering, Eastern view of the Jefferson Site along the Liberty New Street multi-use path

Jefferson Site: Mix of Uses



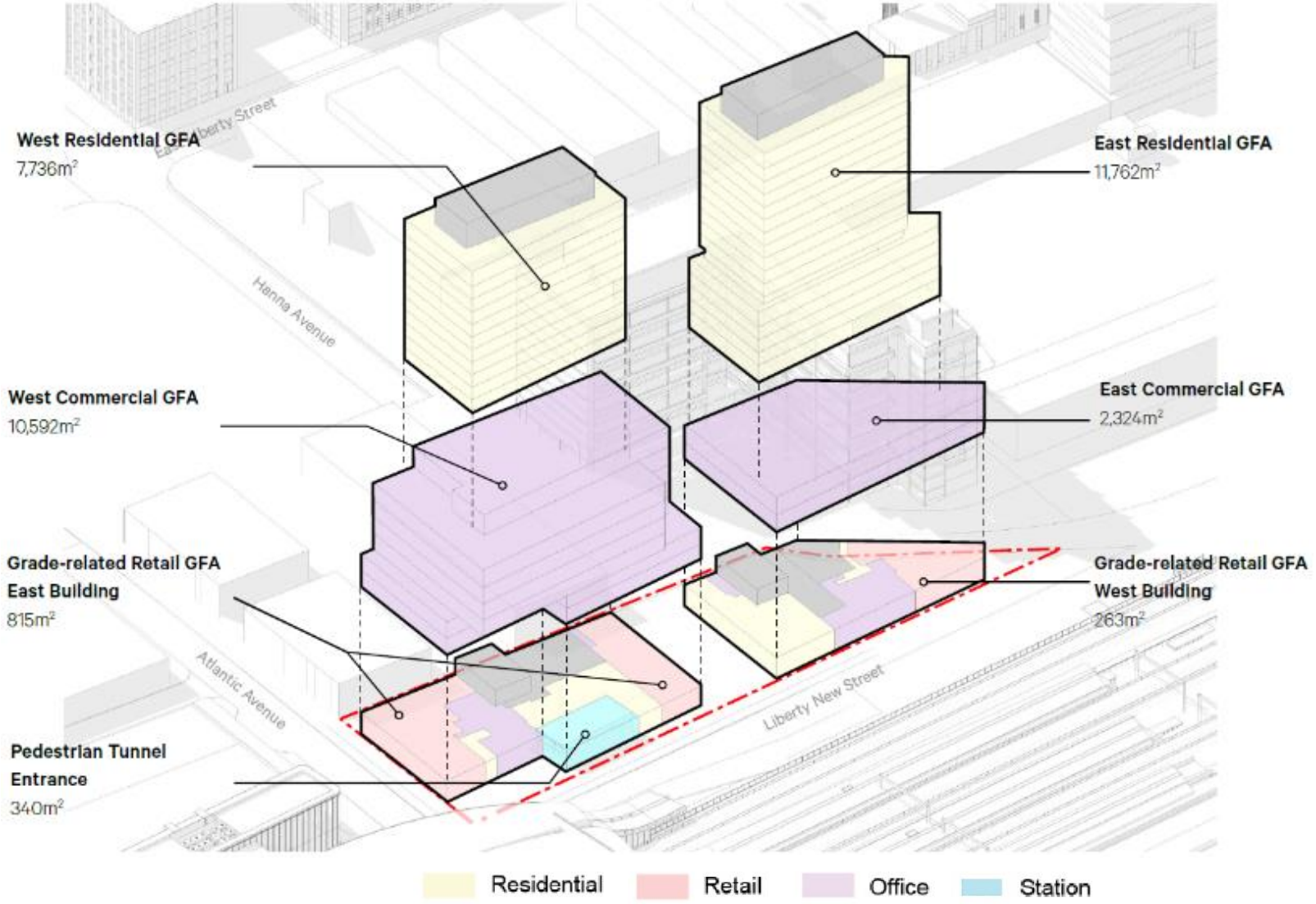
Jefferson Site	
Max. Building Height (exclusive of 6 m MPH)	66 m (19 storeys)
Site Use Split	61% Residential 39% Non-Residential
Density (FSI)	8.0
Parking Spaces	112
Bicycle Spaces	482
Total GFA	38,008 sq.m
Residential GFA	23,354 sq.m
Residential Unit Mix	Studio: 7% 1-Bedroom: 57% 2-Bedroom: 17% 3-Bedroom: 19%
Non-Residential GFA	14,654 sq.m Office: 10,428 sq.m Retail: 4,226 sq.m Transit: 428 sq.m.

Initial Concept: Atlantic Site



Illustrative rendering, North-east view of the proposed TOC with the Atlantic Site in the foreground.

Atlantic Site: Mix of Uses



	West Building	East Building
Max. Building Height (exclusive of 6m MPH)	66 m (19 storeys)	66 m (20 storeys)
Site Use Split	59% Residential 41% Non-Residential	
Density (FSI)	7.3	
Parking Spaces	102	
Bicycle Spaces	409	
Total GFA	34,846 sq.m	
Residential GFA	20,581 sq.m	
Residential Unit Mix	Studio: 2% 1-Bedroom: 56% 2-Bedroom: 27% 3-Bedroom: 13%	
Non-Residential GFA	14,265 sq.m Office: 13,187 sq.m Retail: 1,078 sq.m Transit: 340 sq.m.	

What We Heard: General

Areas of Support:

- Potential for **affordable housing and rental housing**
- Providing **space for businesses**
- Greater **sustainability** measures
- Improving **safety of neighbourhood** through increased residential activity
- Continued coordination with subways program and City initiatives

Areas of Concern:

- Applying pressure on **existing amenities and services**
- Retaining the industrial **character** and look and feel of the neighbourhood

What We Heard: Density / Heights

Areas of Support:

- Overall **concept design**
- Increasing **housing supply including affordable and rental**
- Providing **density** close to the new subway

Areas of Concern:

- Establishing **new height precedent**
- **Obstructing views** south toward Lake Ontario

What We Heard: Public Space and Facilities

Areas of Support:

- Introducing **publicly accessible spaces like parks, laneways, and plazas**
- Integrating **greenery and good-quality landscaping**
- Coordination with the City's **Liberty Village Public Realm and Community Services Study**

Areas of Concern:

- General **lack of green and open space** in the neighbourhood
- Increase in population needs to be met with **adequate community services and facilities**

What We Heard: Circulation

Areas of Support:

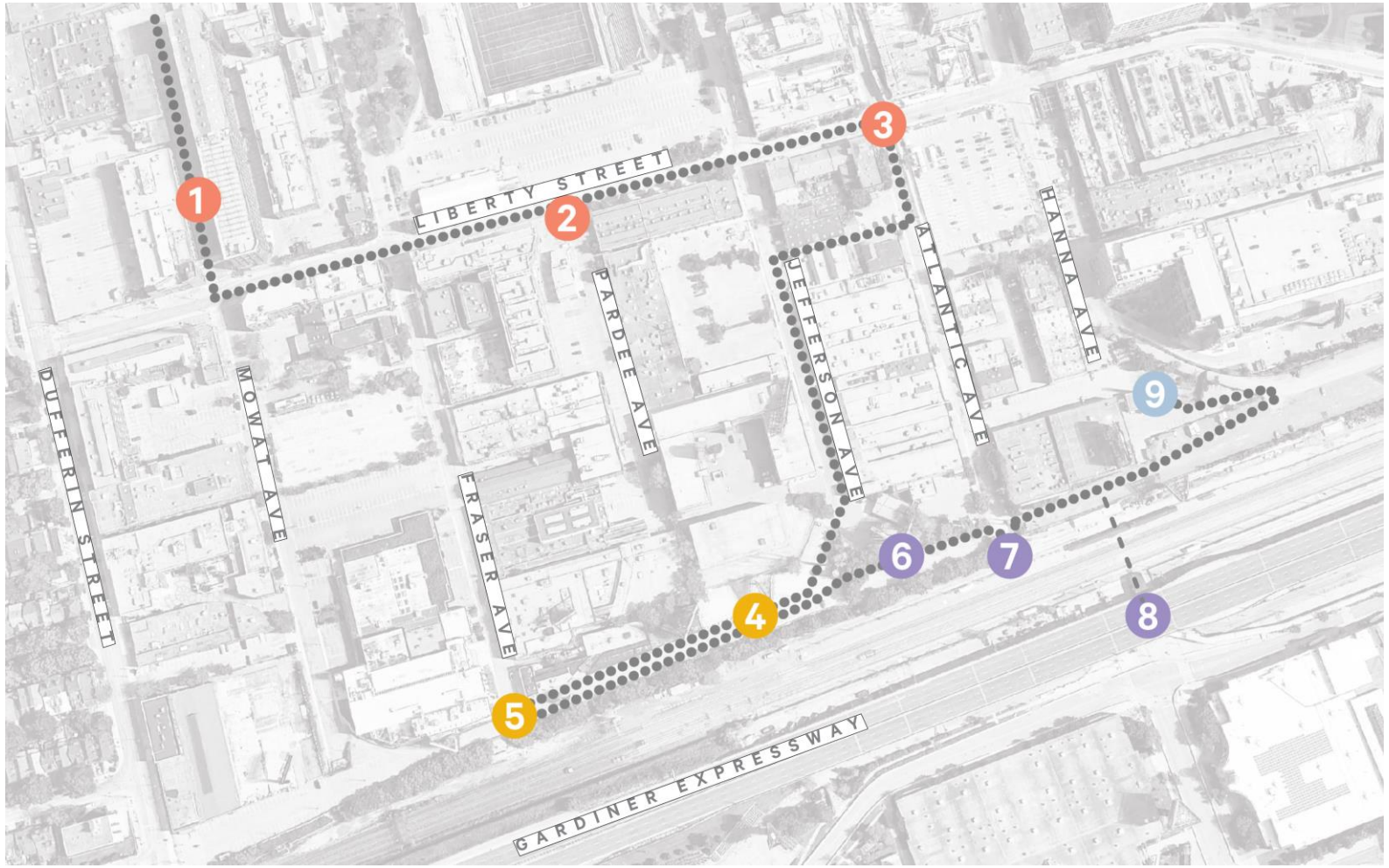
- Building **Liberty New Street** to relieve congestion
- **Pick-up/Drop-off areas** around TOC
- Additional **active transportation infrastructure** including **mid-block connections**
- Incorporating a **Vision Zero approach**

Areas of Concern:

- **Delays to construction** of Liberty New Street
- **Pedestrian and cyclist safety** around roads and intersections
- Additional **congestion in Liberty Village**

4 Virtual Tour + Refined Concept

Virtual Tour Map



Existing and emerging urban form

1 Carpet Factory

2 Mid-block and alley

3 Emerging urban form

Circulation and public realm

4 Liberty New Street

5 7 Fraser Avenue

Proposed TOCs + Transit Integration

6 Jefferson TOC Site

7 Exhibition Station

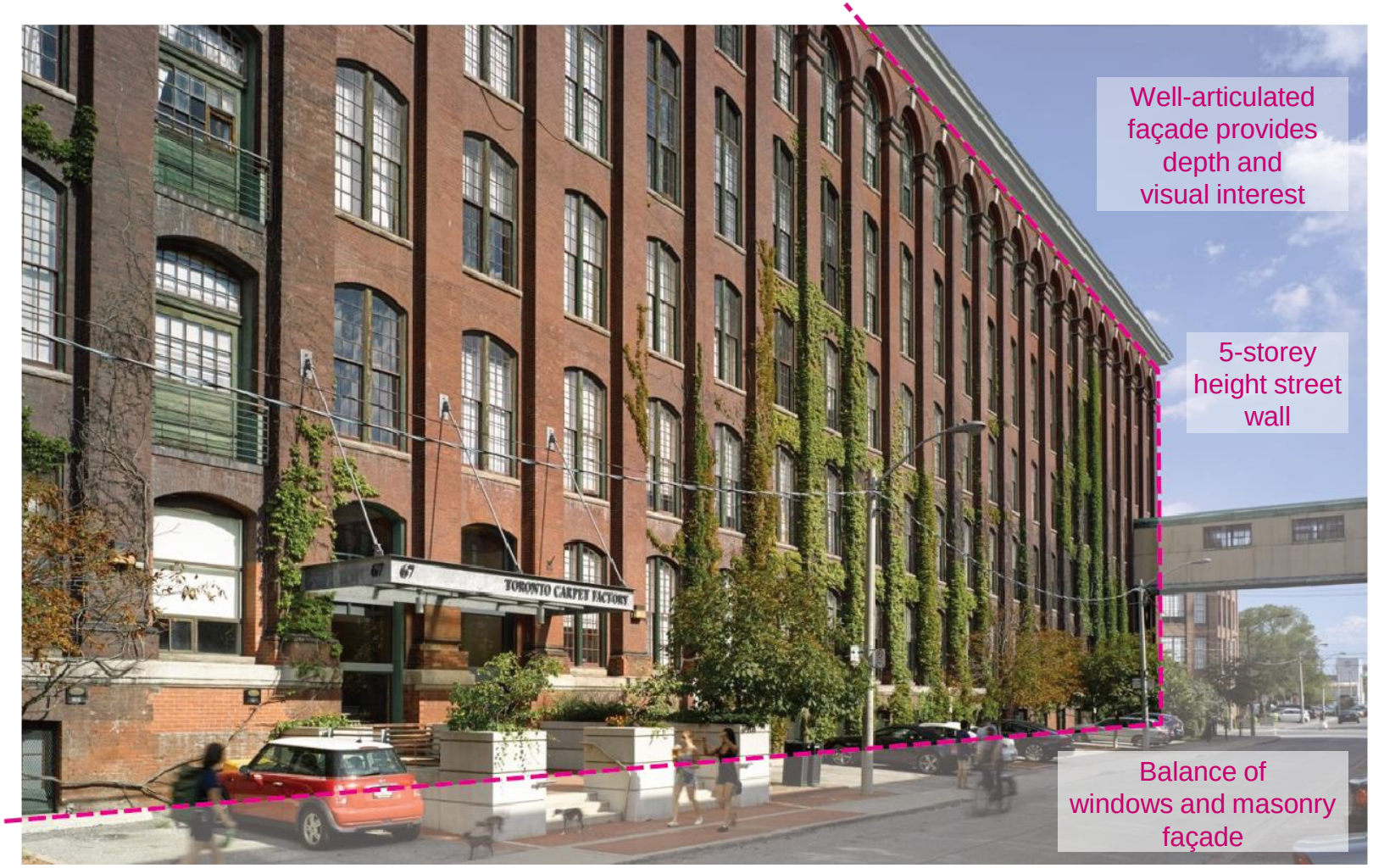
8 Station Tunnel

Heritage and public realm

9 Chimney stack and public spaces

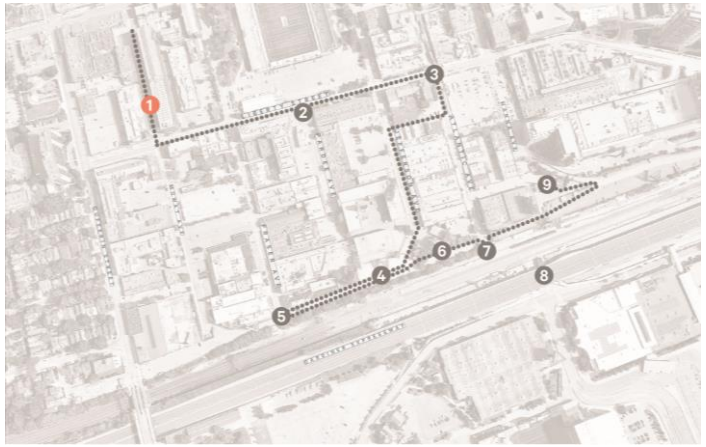
Stop 1: Carpet Factory

Existing Urban Form



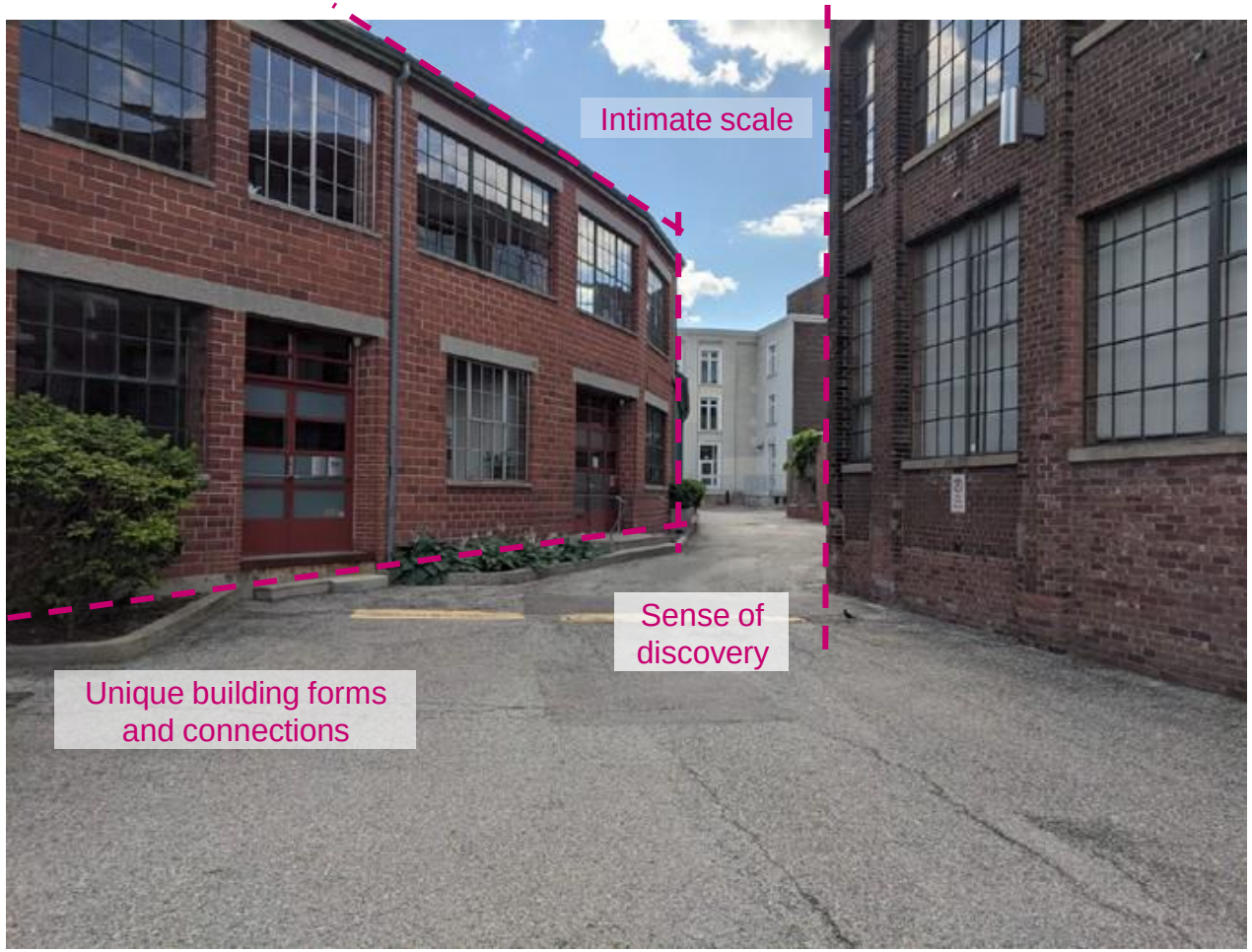
View of The Carpet Factory building looking south from Mowat Ave.

Carpet Factory façade pattern

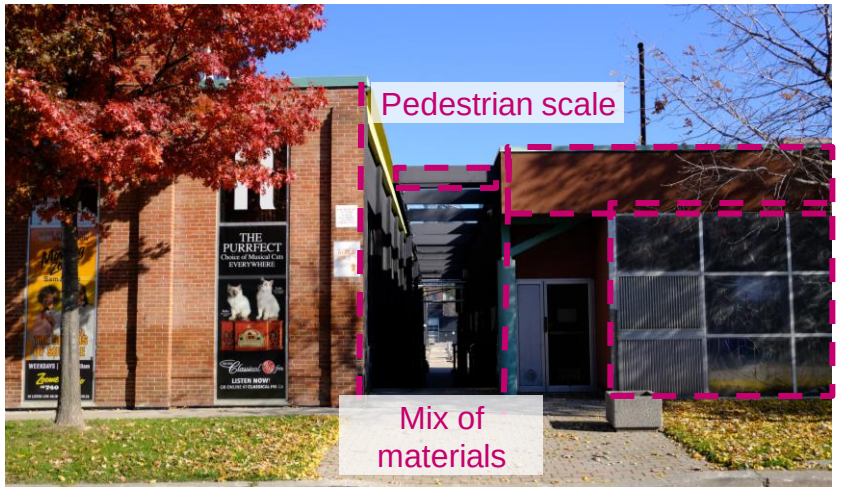


Stop 2: Mid-block and Alleyway

Existing Urban Form



Mid-block at 11 Mowat Avenue



Mid-block connection at 39 Pardee Avenue

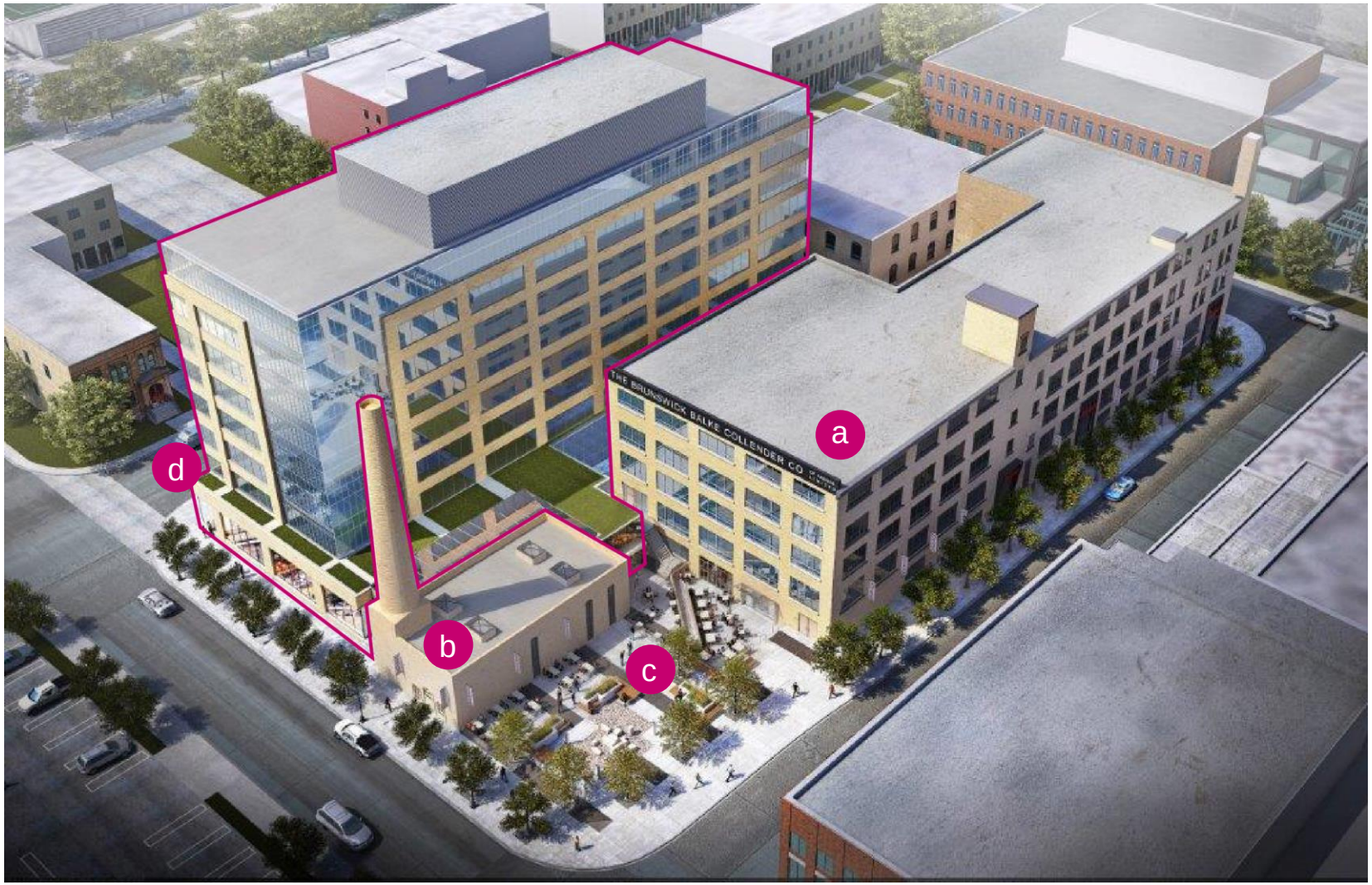
Stop 3: Atlantic Avenue and Liberty Street

Existing and Emerging Urban Form

Looking west from Liberty Street and Atlantic Ave.

Stop 3: Emerging Fabric – 99 Atlantic Application

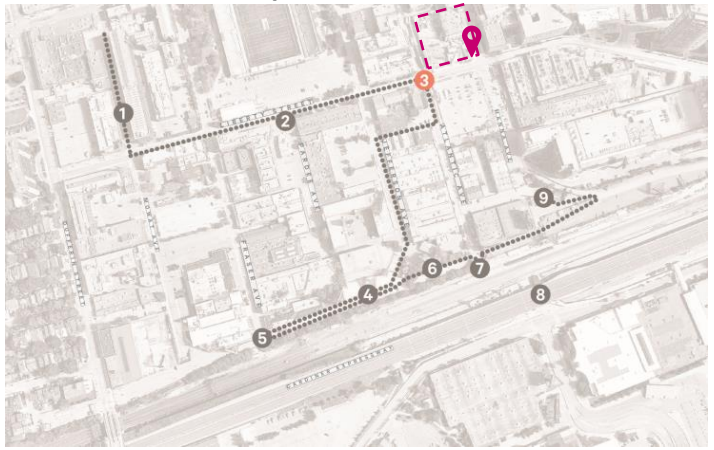
Emerging Urban Form



Rendering of 99 Atlantic Avenue

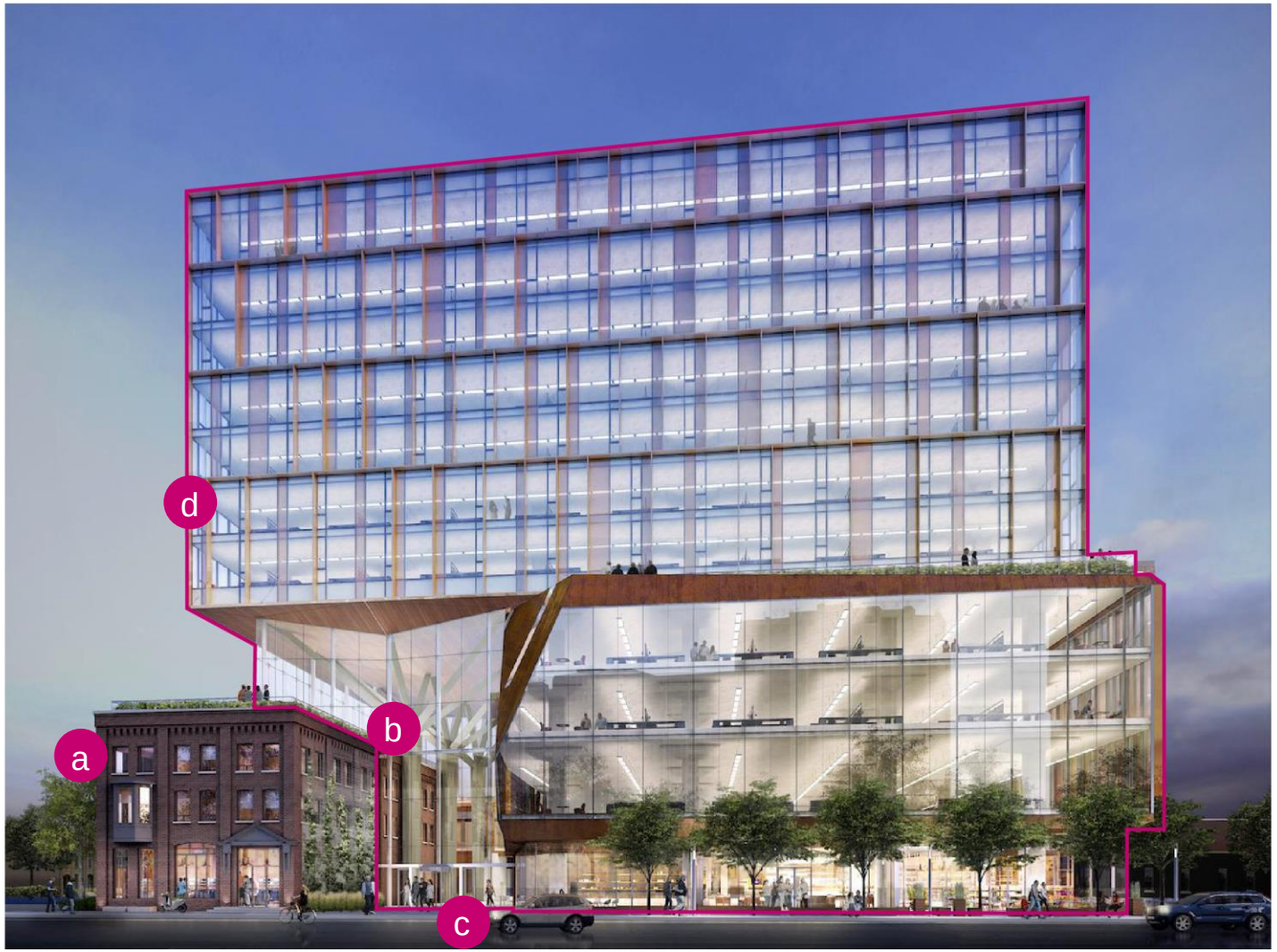
Key Design Influences

- a Conservation of heritage building
- b Integration of heritage landmark
- c Courtyard & passageway typology reproduced
- d Façade - Uses of industrial architectural in pattern of fenestration (arrangement of windows and doors) and materials



Stop 3: Emerging Fabric – 58 Atlantic Proposal

Emerging Urban Form



Rendering of 58 Atlantic Avenue

Key Design Influences

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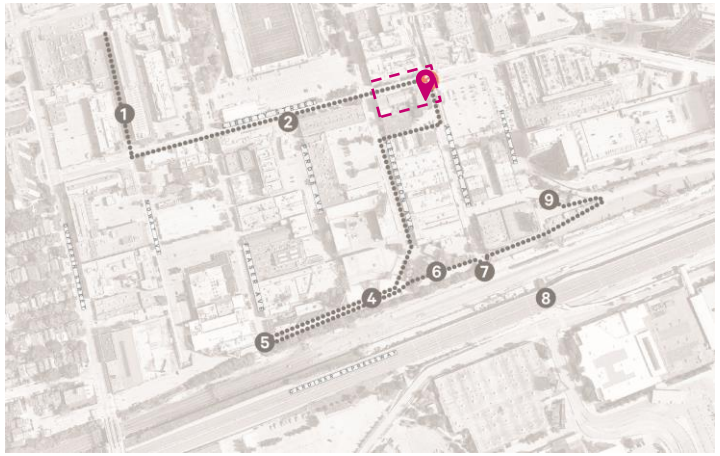
- c Courtyard & passageway typology reproduced
- d Façade - Uses of industrial architectural in pattern of fenestration (arrangement of windows and doors) and materials



Atlantic Avenue (Between stops 3 and 4)

Existing and Emerging Urban Form

East side

North

South

Atlantic TOC

West side

South

North

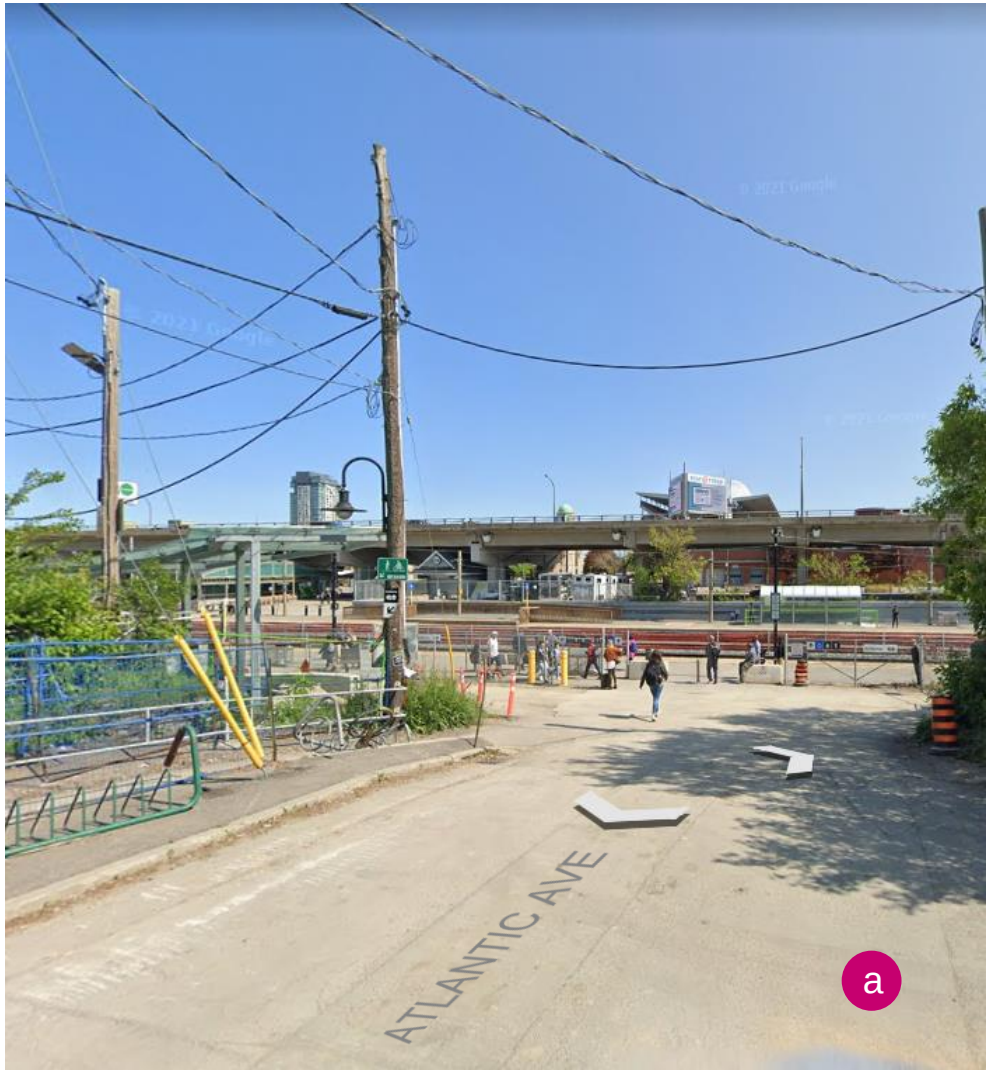
Jefferson TOC

Key Design Influences

- 2 & 3-storey roofline of existing buildings
- Use of brick, rhythmic façade articulation
- Balance of windows and masonry walls

Stop 4: South Liberty Trail

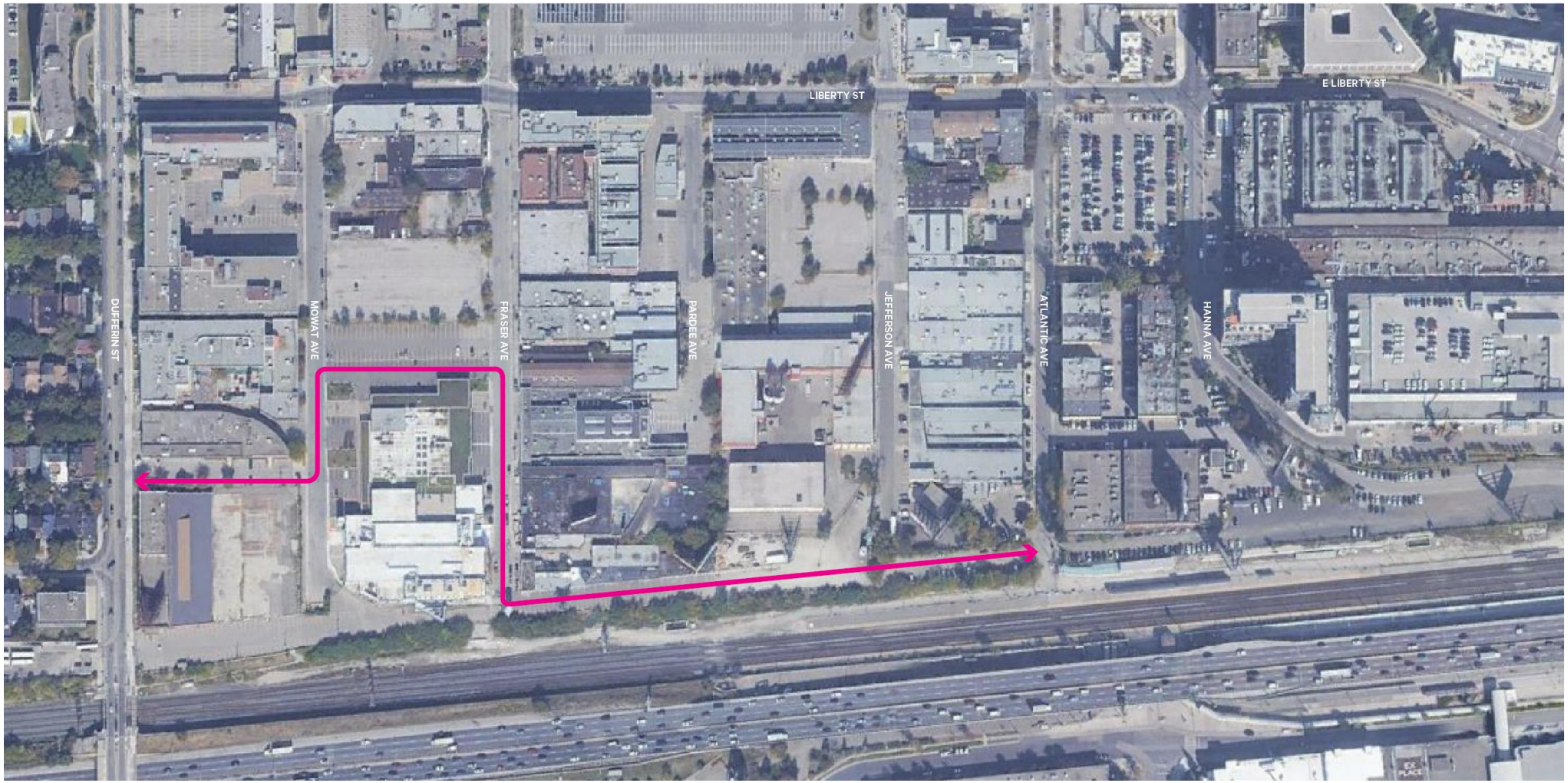
Circulation and Public Realm



- a Informal arrival to GO Station tunnel
- b Narrow passage, informal footpath / connection
- c Trail crosses private land

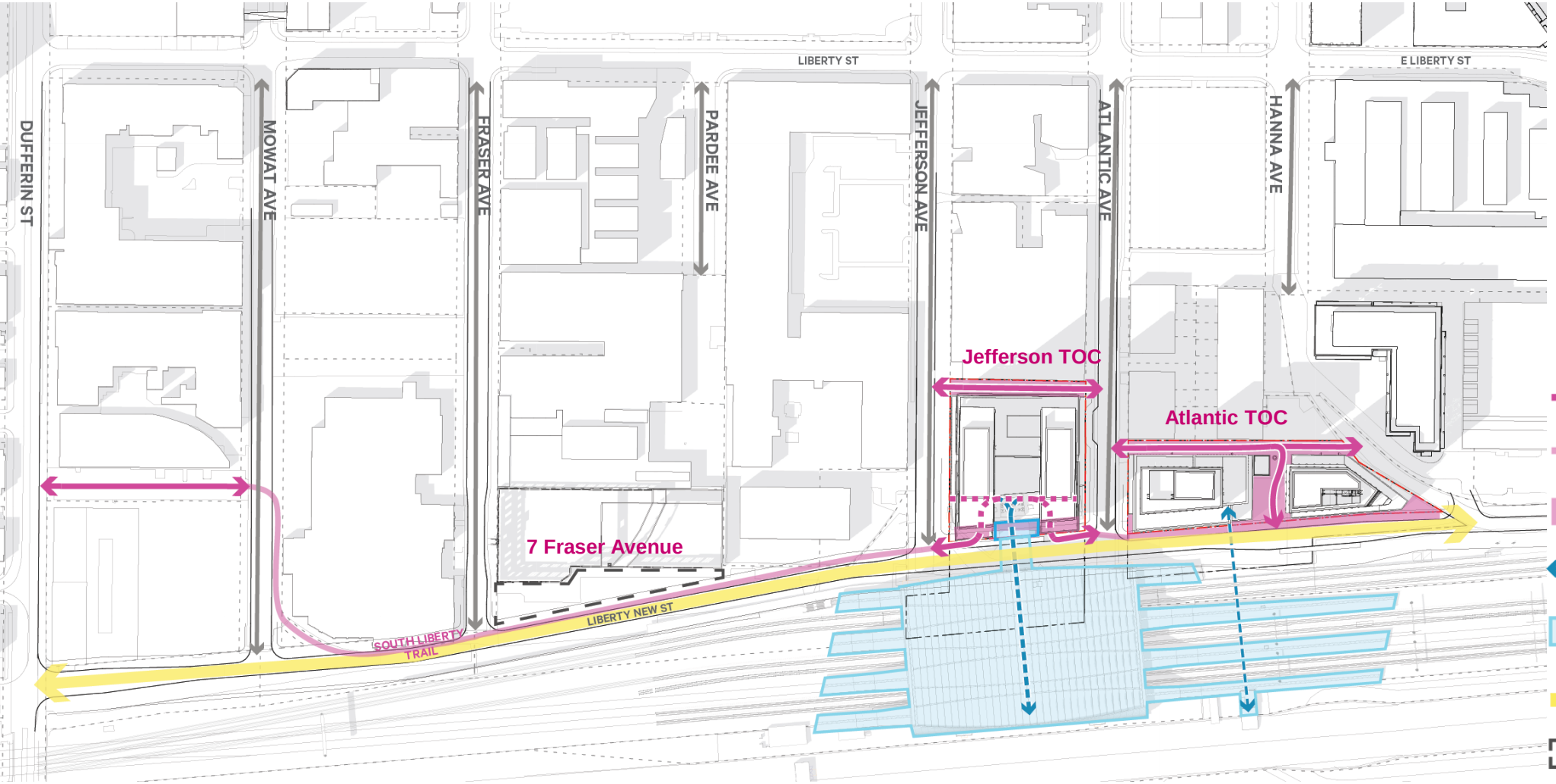
Stop 4: South Liberty Trail (existing)

Circulation and Public Realm



Stop 4: Liberty New Street (proposed)

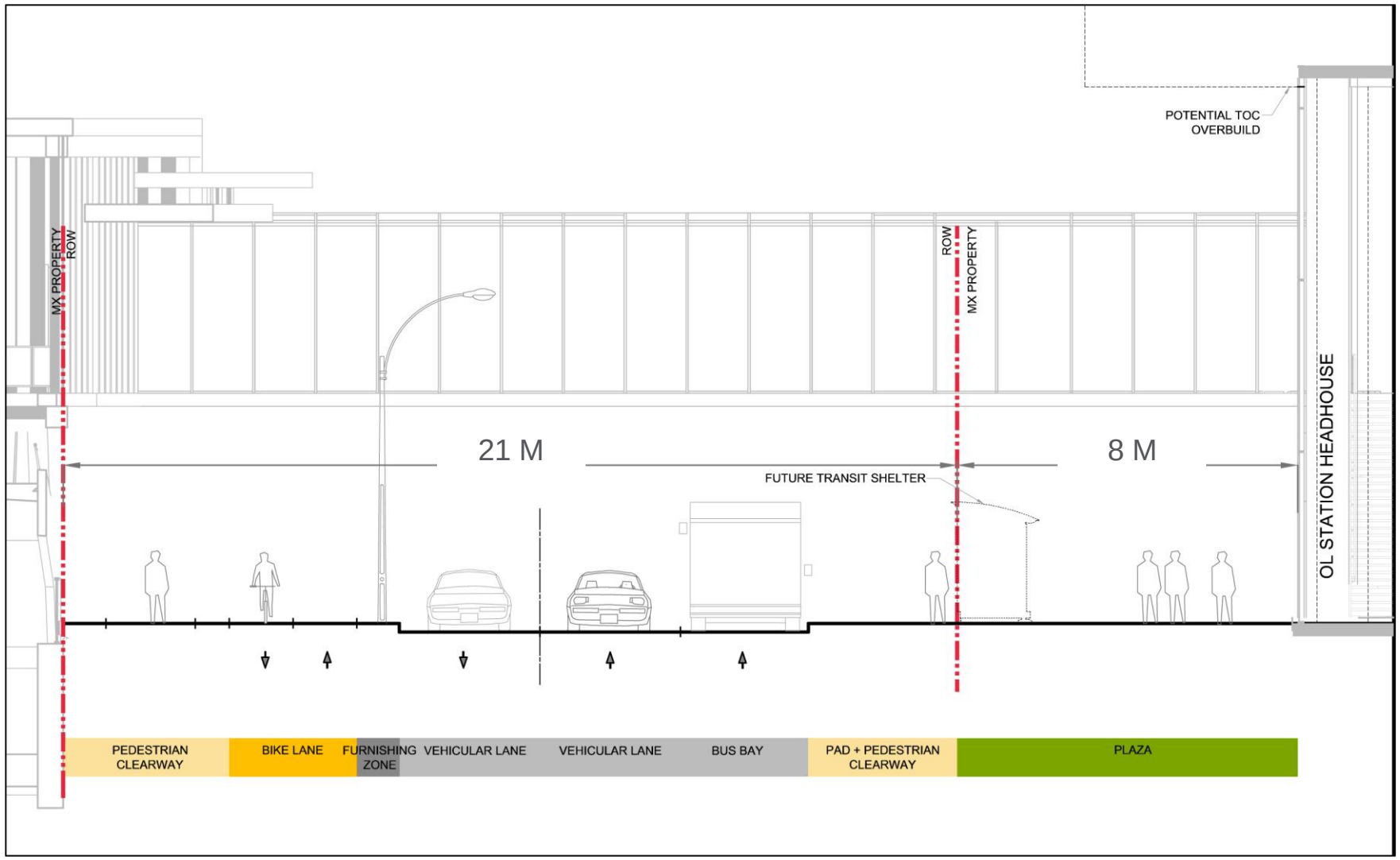
Circulation and Public Realm

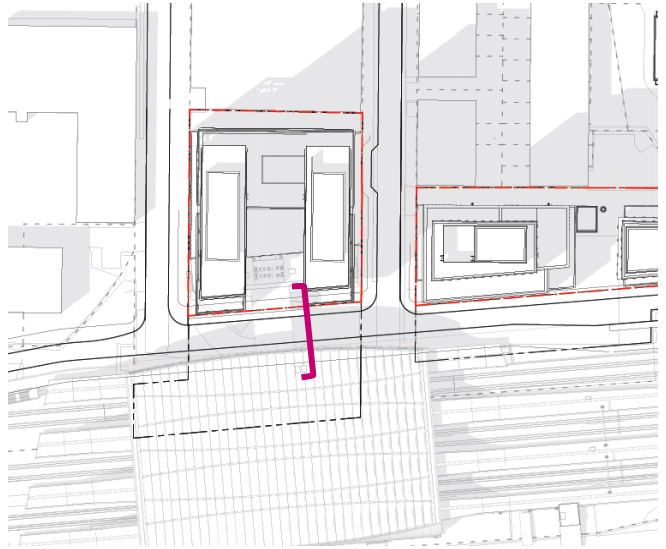


- Trails on private property
- Trails on public property
- Plazas and alleyways
- Transit connections
- Exhibition Station
- Liberty New Street
- TOC Property Boundary

Stop 4: Liberty New Street (proposed)

Circulation and Public Realm

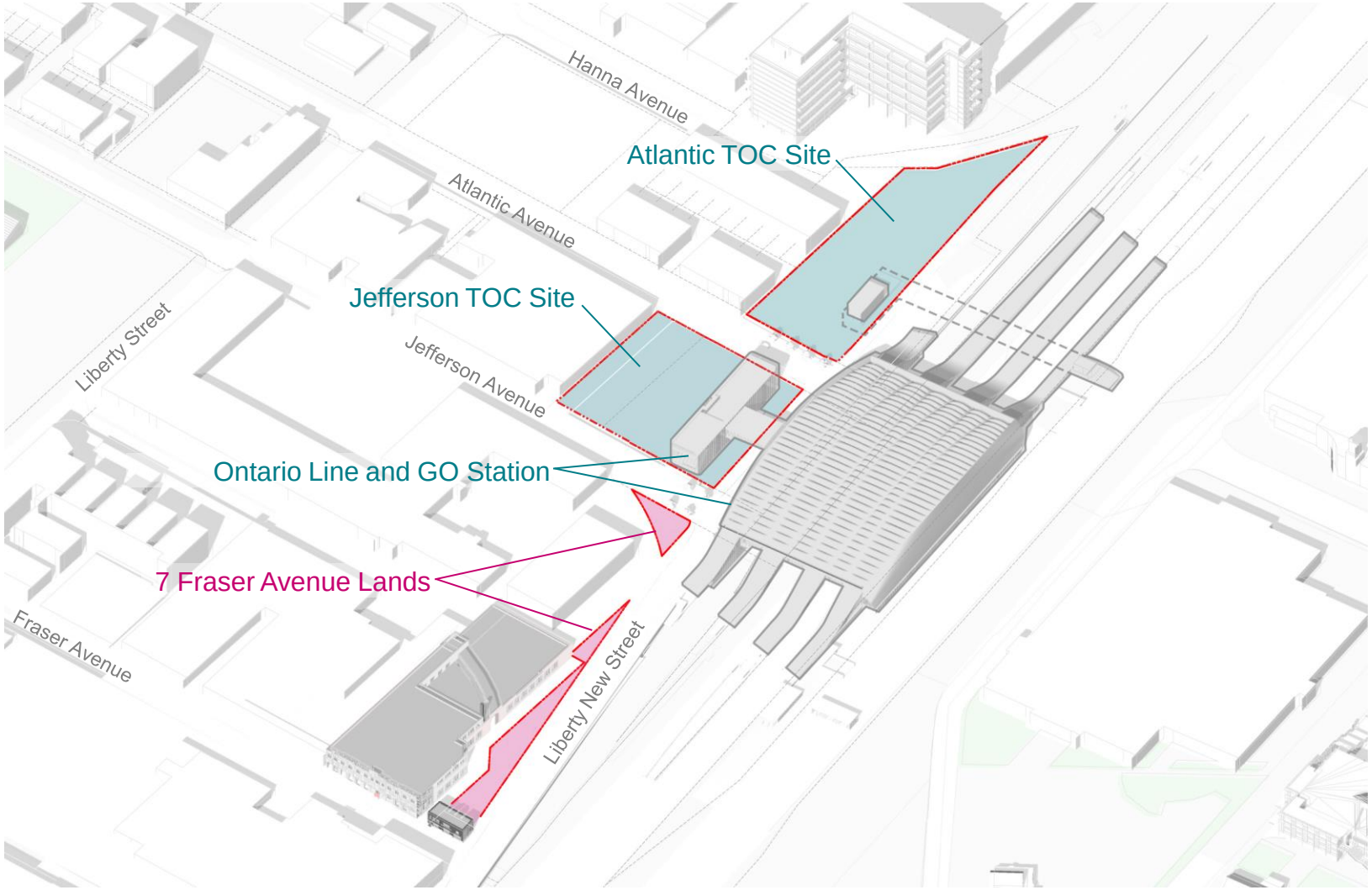




Stop 4: Liberty New Street (proposed)

Stop 5: 7 Fraser Avenue

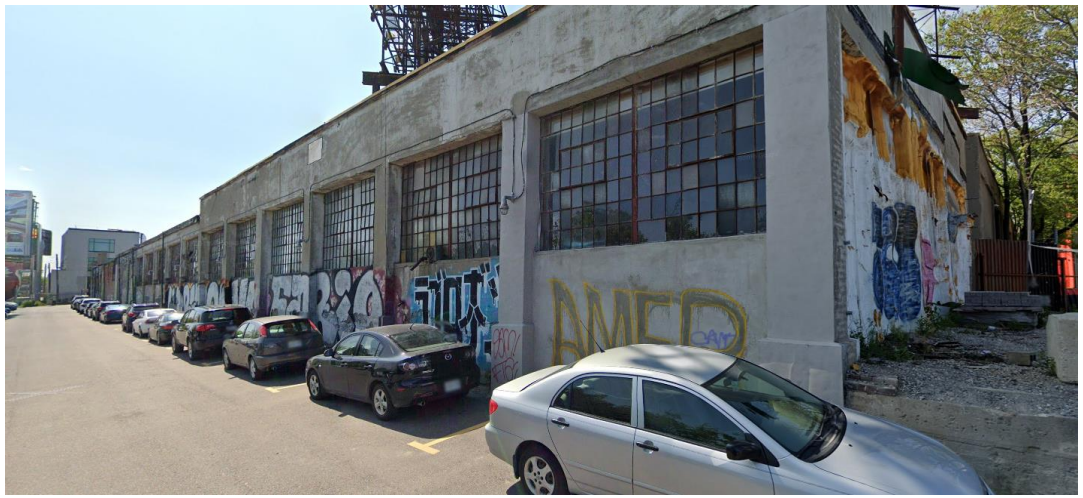
Circulation and Public Realm



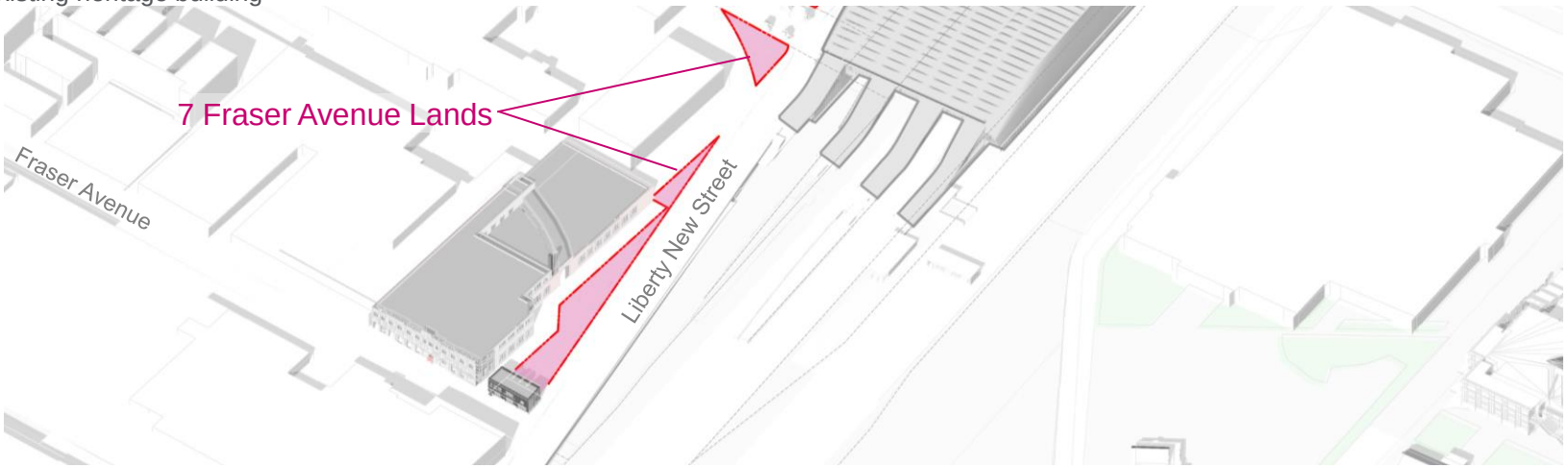
Stop 5: 7 Fraser Avenue

Circulation and Public Realm

Existing heritage building

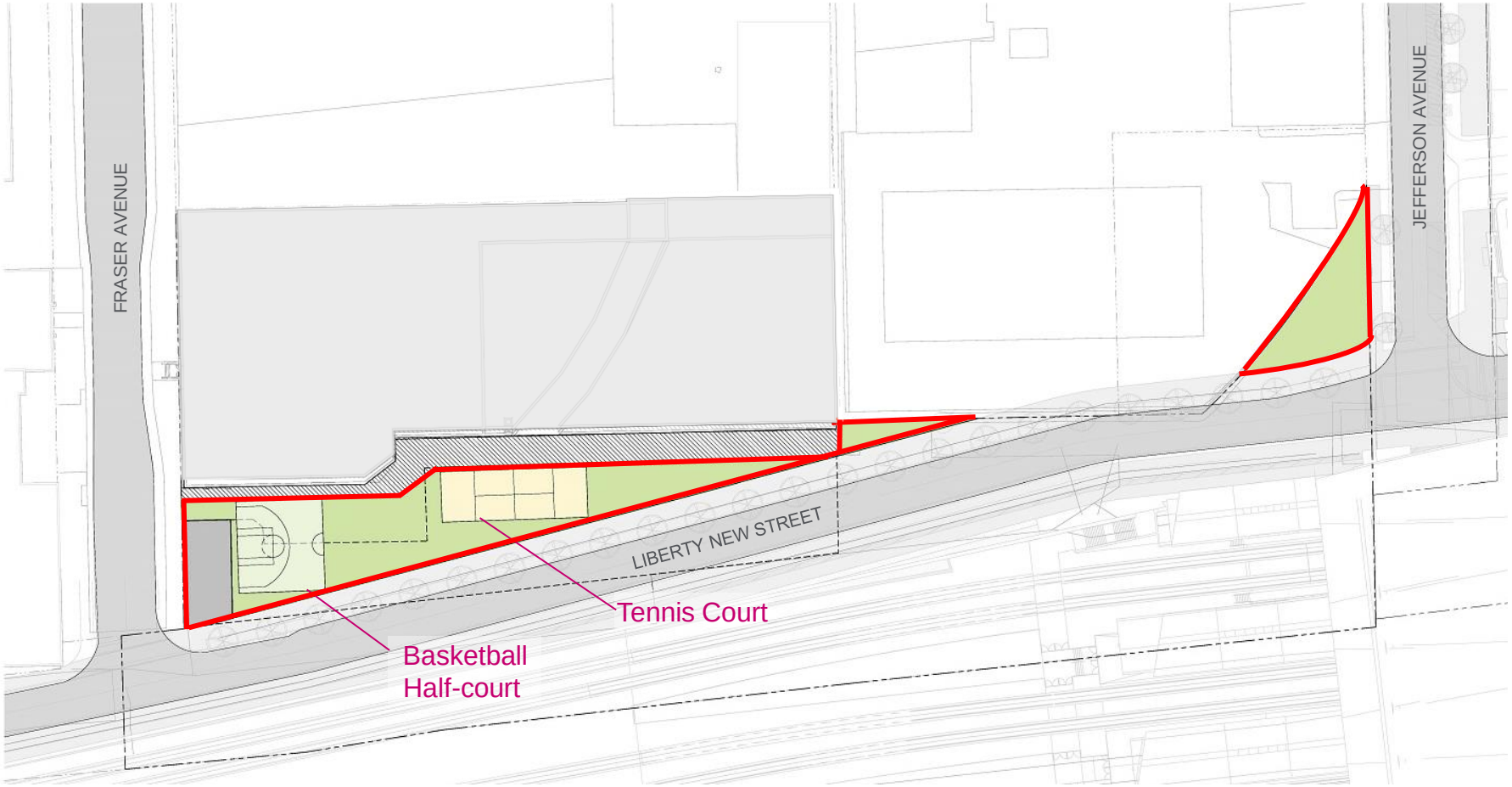


Triangular Lands at base of Jefferson



Stop 5: 7 Fraser Avenue – Land Size

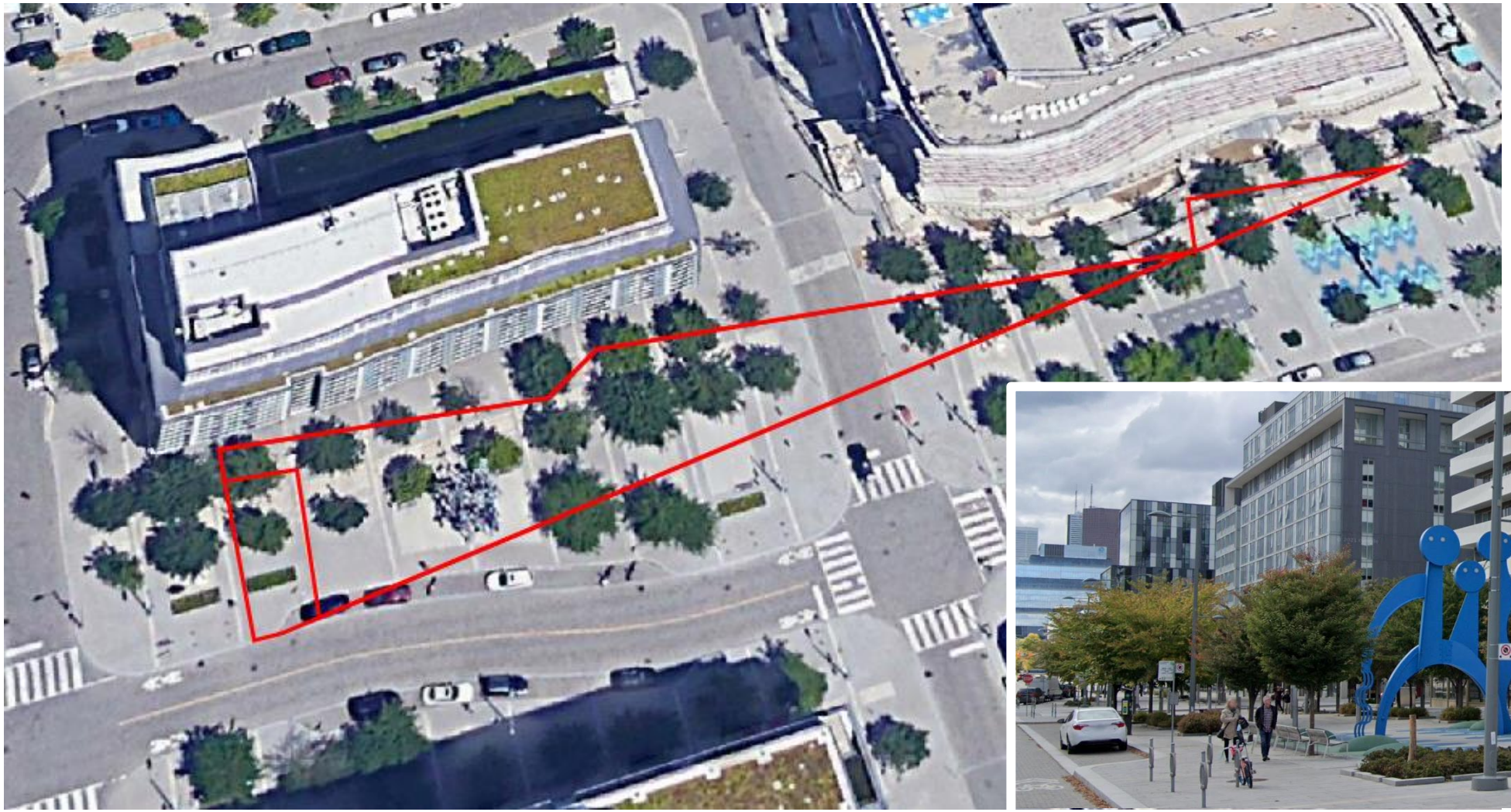
Circulation and public realm



Scale Comparison : Basketball court & Tennis Court

Stop 5: 7 Fraser Avenue – Site Opportunities

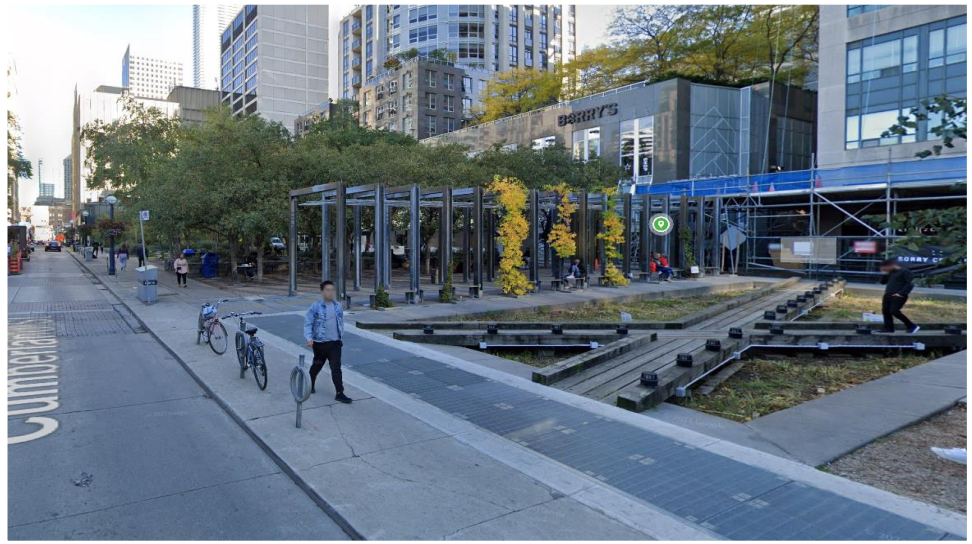
Circulation and public realm



Scale Comparison : Canary District - Front Street East Promenade + Park

Stop 5: 7 Fraser Avenue – Site Opportunities

Circulation and public realm



Scale Comparison : Village of Yorkville Park (near Bloor Street and Avenue Road)

Stop 5: 7 Fraser Avenue – Site Opportunities

Circulation and public realm

Stop 6: Jefferson Avenue TOC (existing)

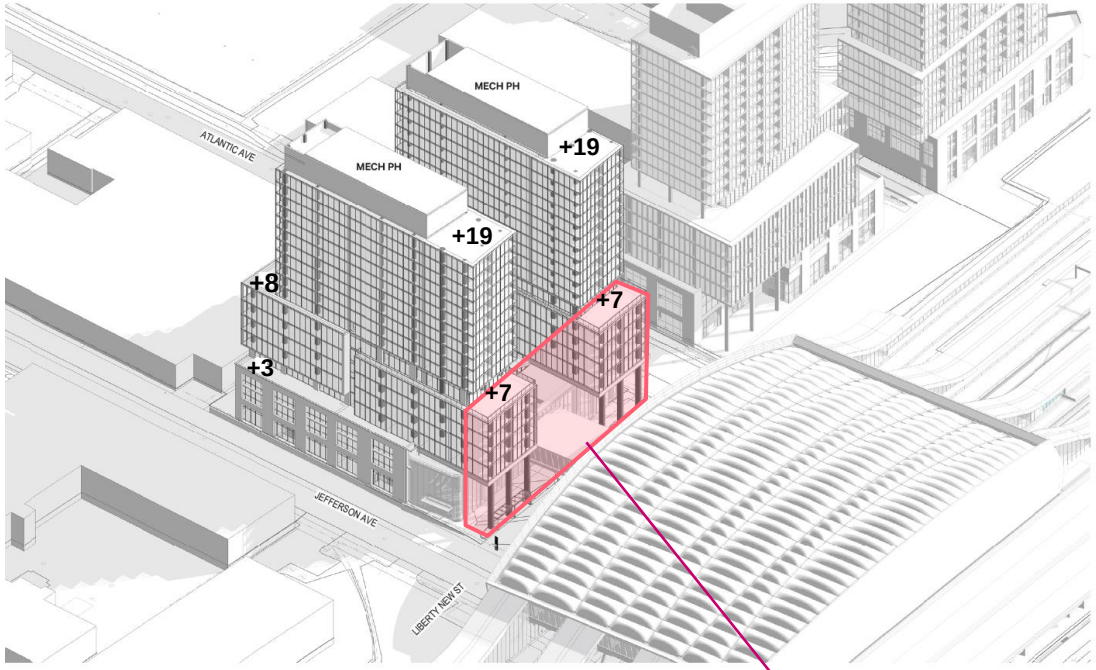
Stop 6: Jefferson Avenue TOC (proposed)

Proposed TOCs + Transit Integration

Stop 6: Jefferson Avenue TOC (comparison)

Proposed TOCs + Transit Integration

Previous

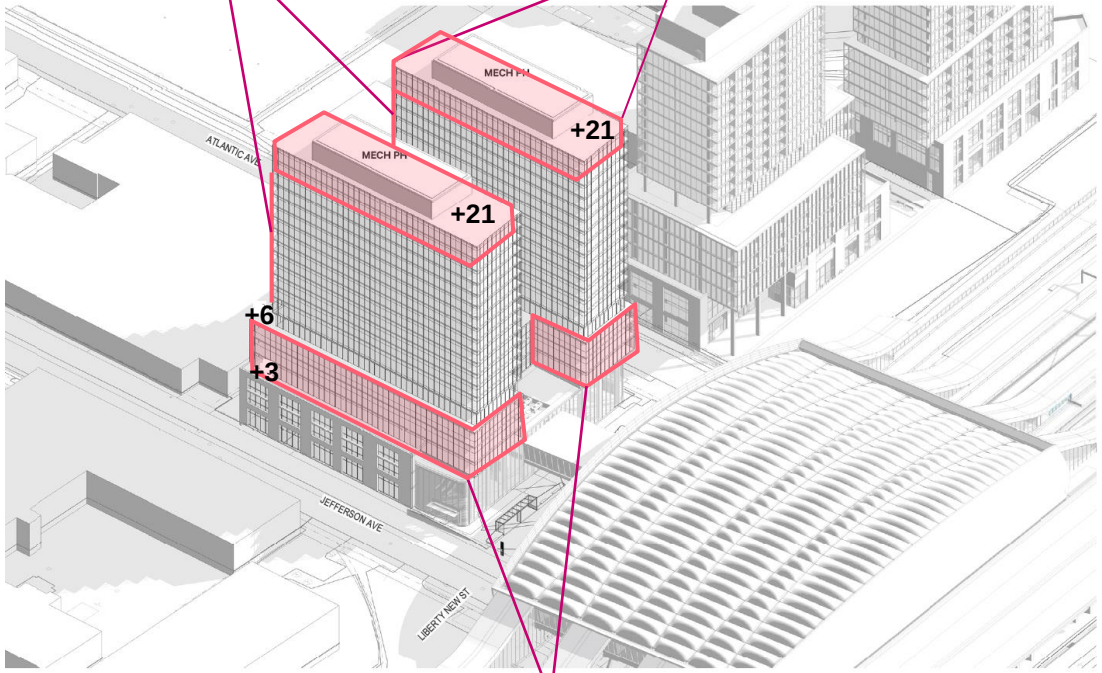


Remove columns over transit plaza and redistribute floor area

Extend façade ~3 m north (12.5 m setback from property line)

Increase height 2 storeys (72 m overall)

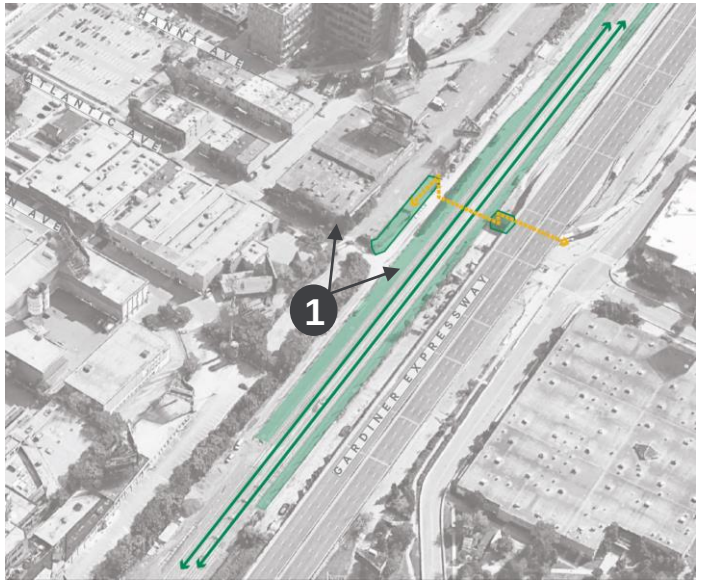
Current

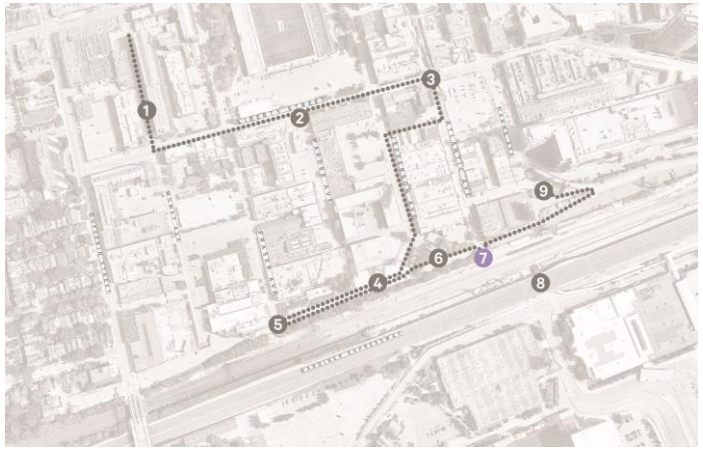


Locate non-residential uses within a lower height podium

Stop 7: Exhibition Station (existing)

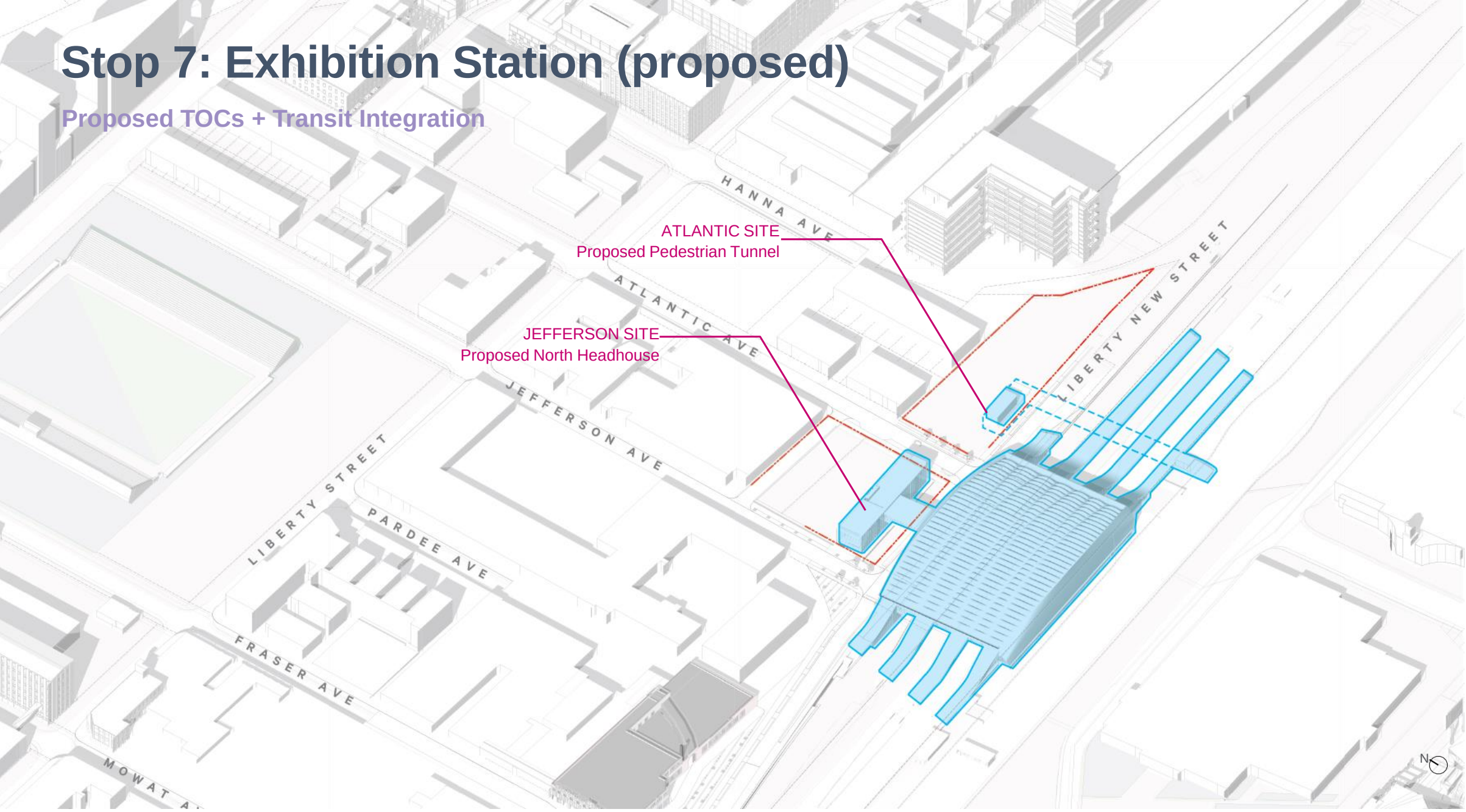
Proposed TOCs + Transit Integration





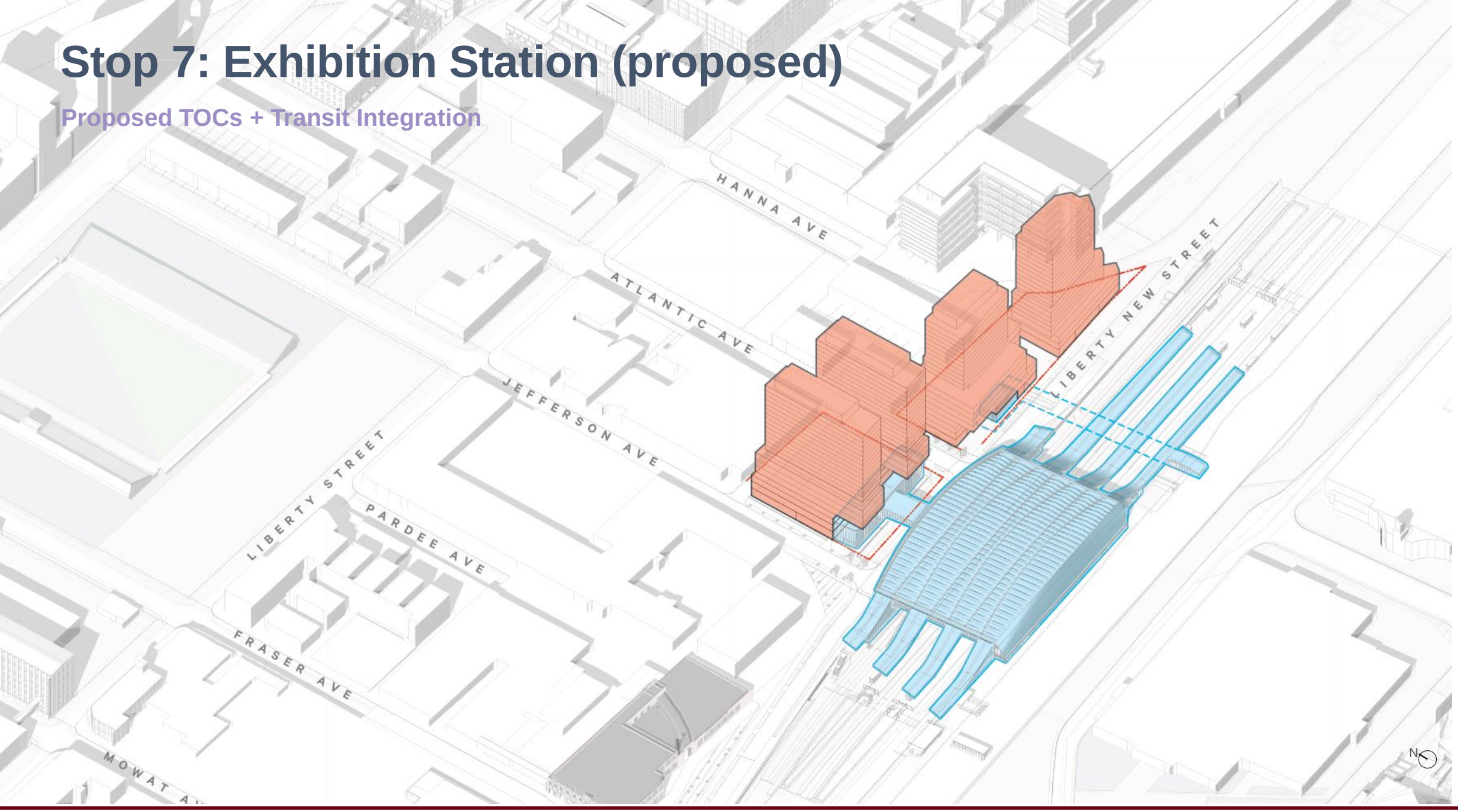
Stop 7: Exhibition Station (proposed)

Proposed TOCs + Transit Integration



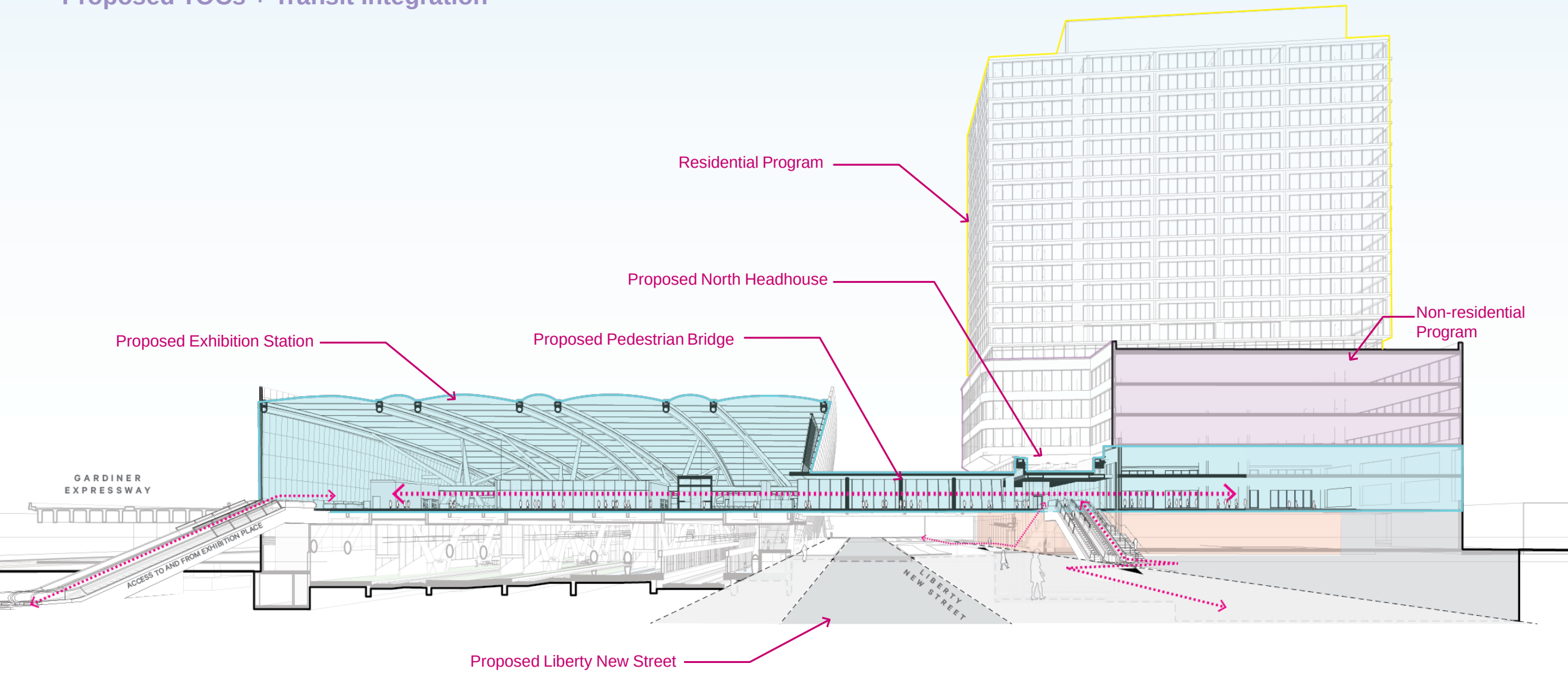
Stop 7: Exhibition Station (proposed)

Proposed TOCs + Transit Integration



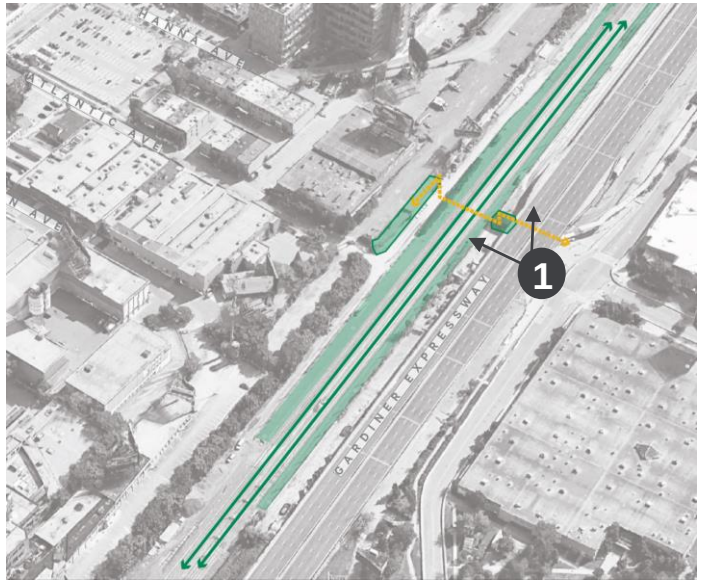
Stop 7: Exhibition Station (Jefferson TOC proposed)

Proposed TOCs + Transit Integration



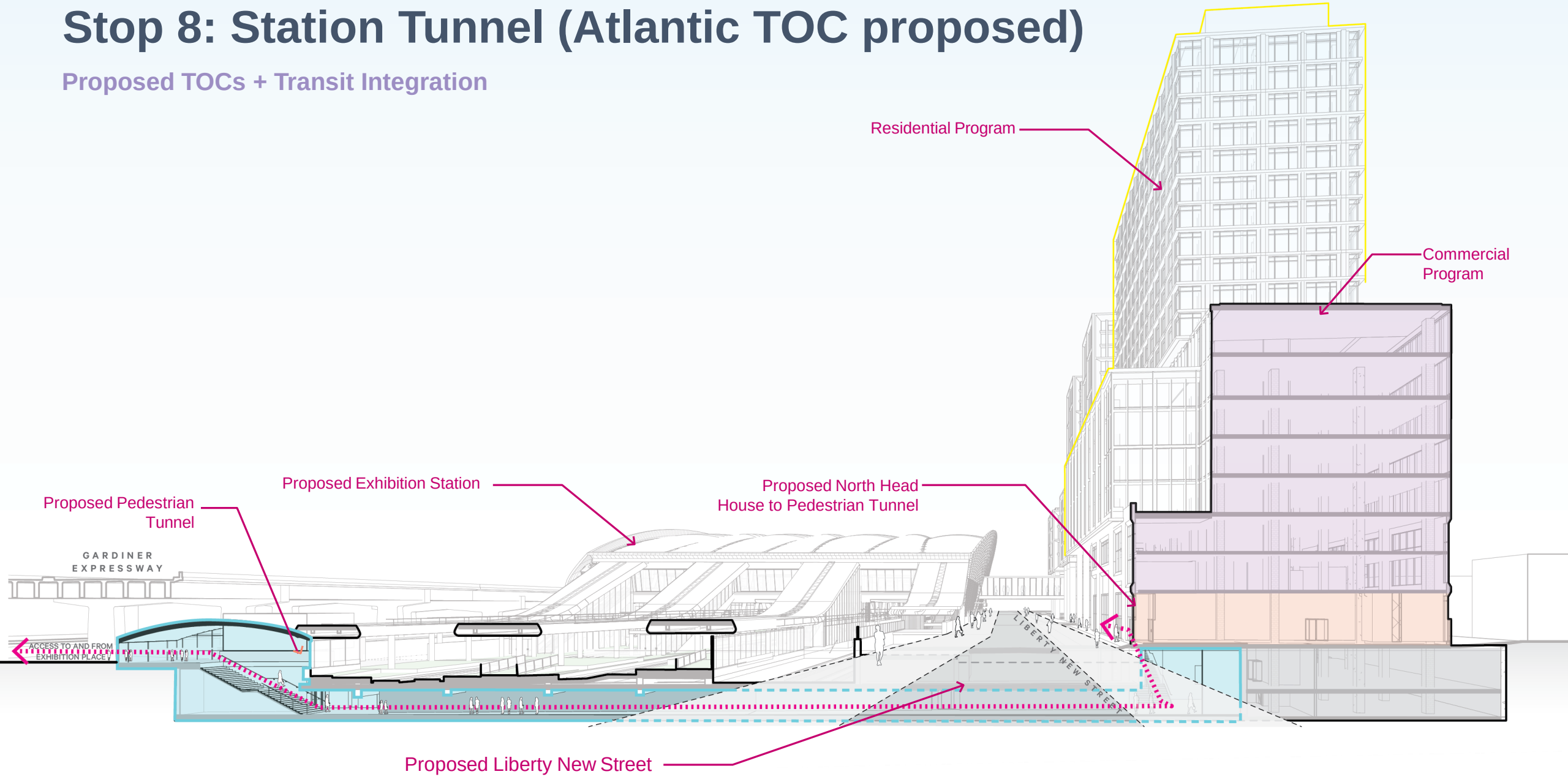
Stop 8: Exhibition Station Tunnel (existing)

Proposed TOCs + Transit Integration



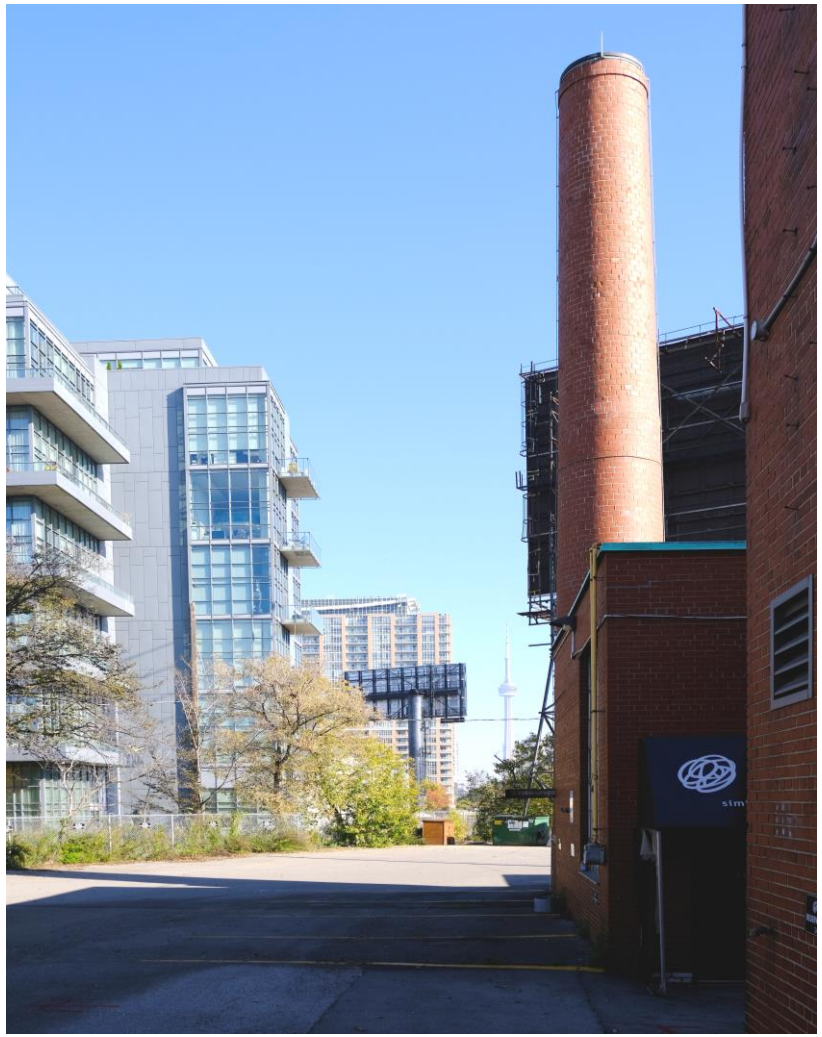
Stop 8: Station Tunnel (Atlantic TOC proposed)

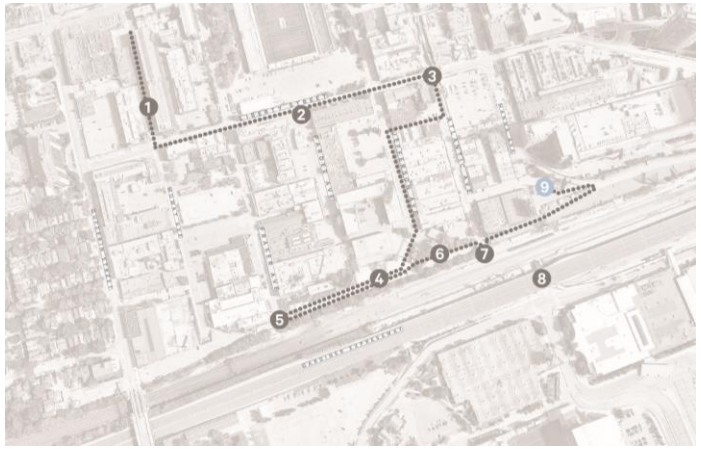
Proposed TOCs + Transit Integration



Stop 9: Chimney stack and public spaces (existing)

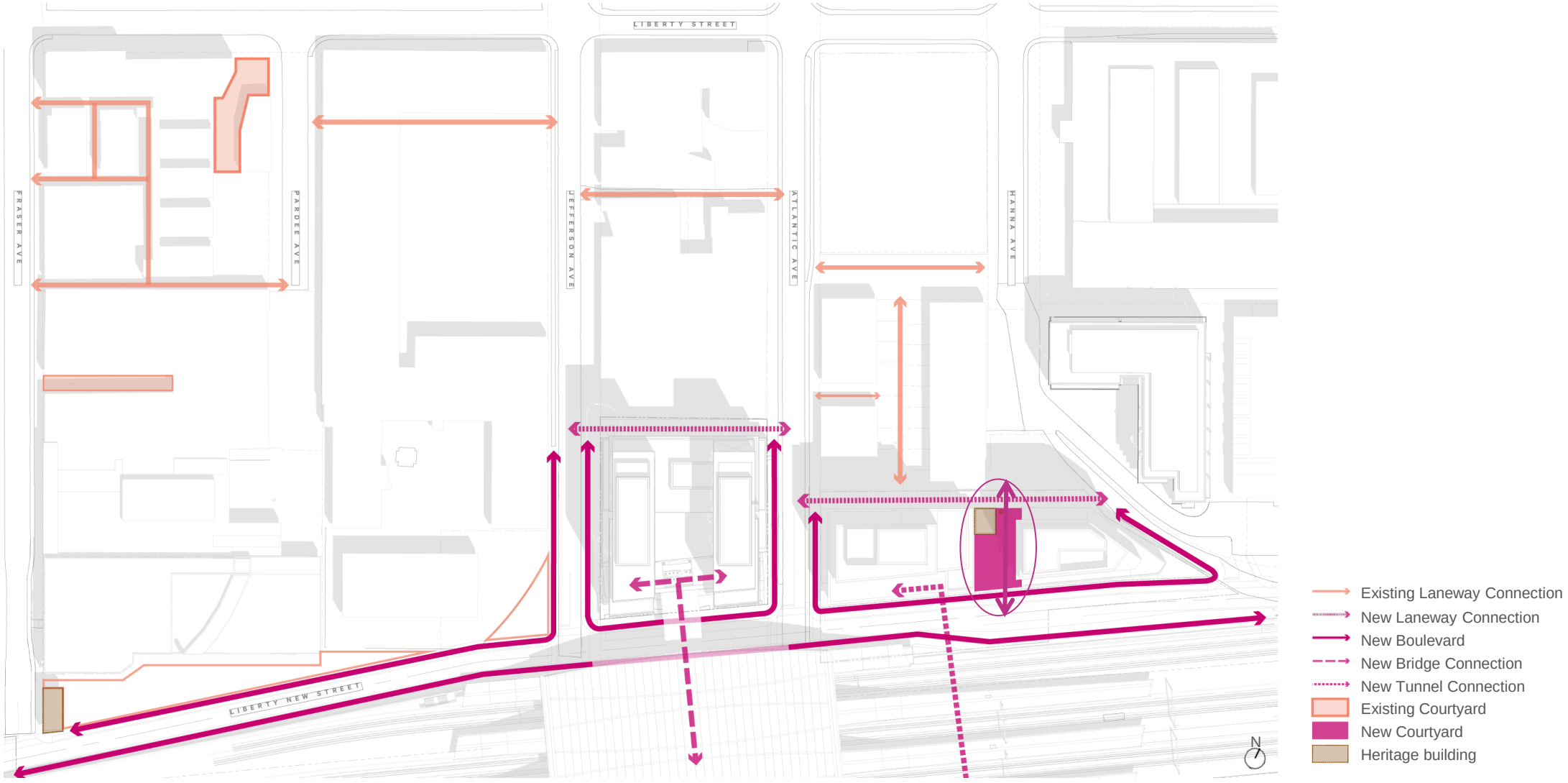
Heritage and public realm





Stop 9: Chimney stack and public spaces (existing + proposed)

Heritage and public realm



Stop 9: Chimney stack and public spaces (proposed)

Heritage and public realm

Jefferson and Atlantic TOC Development Concepts

5 Discussion

Discussion Topics

- **Integration with Exhibition Station**
  - Transit hall and bridge (direct connections)
  - Pick-up/drop-off
- **Overall Site Connectivity**
  - Exhibition Place
  - Liberty Village
  - Surrounding neighbourhoods
- **Employment Character of Liberty Village**
  - Maintaining employment uses
- **Heritage: Chimney, Shed**
  - Ideas for Heritage Commemoration Plan
  - Ideas for enhancing mid-block connection design / adjacencies, etc.
- **7 Fraser Lands**
  - Scale
  - Program
  - Design ideas
- Other?

For more information, please visit our website:

EngageIO.ca/en/Exhibition