

Exhibition

Open House #1
October 4, 2021



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.

Why Are We Here Tonight?

- Present our Transit-Oriented Communities (“TOC”) program, timeline & objectives.
- Present the development concept for Exhibition.
- Gather input on the development concept.
- Use tonight’s discussion to inform our next Virtual Open House.

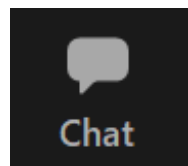
Agenda

- Introduction & Webinar Controls
- Opening Remarks
- Presentation
- Questions & Answers

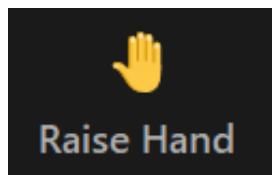
Rules of Engagement

- 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.

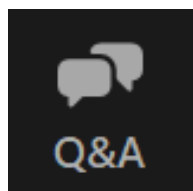
Zoom Webinar Controls — Main Controls



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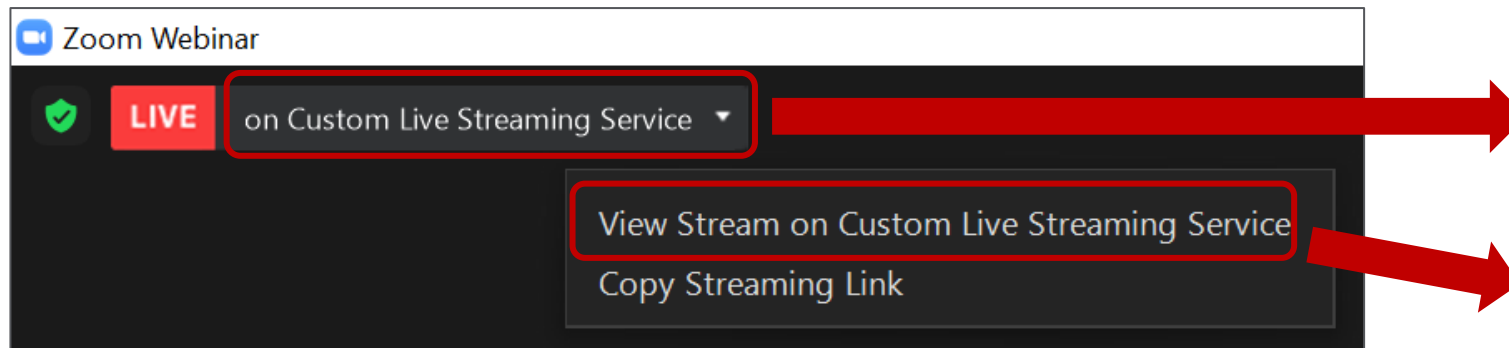
When using the phone:

***6 Unmute/Mute**

***9 Raise/Lower Hand**

Zoom Webinar Controls — Live Captions

Live automated captioning from Otter is available for participants joining through the Zoom app on their computer.



Step 1: In the upper left-hand corner of your Zoom window, click “**on Custom Live Streaming Service.**”

Step 2: In the dropdown menu that appears, click “**View Stream on Custom Live Streaming Service.**”

Step 3: Your default web browser will open to the live transcript on Otter.

Step 4: Click the “X” in the **upper right-hand corner** of the smaller overlay window to reveal the live transcript of the Open House.

Step 5: You are now viewing the live captions. The transcript will scroll for you automatically and label who is speaking.

1 Opening Remarks

Opening Remarks



Associate Minister of Transportation

Minister Stan Cho

2 TOC Program, Timeline & Objectives

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.

The Provincial Objectives for the TOC Program

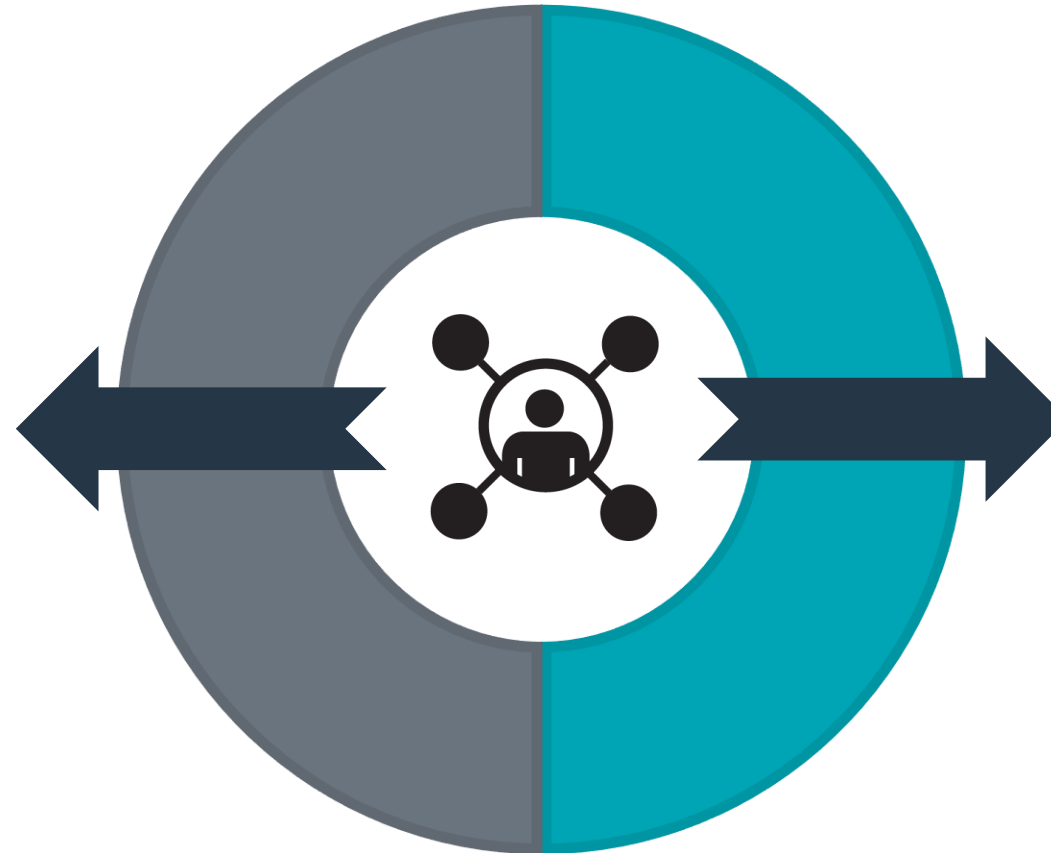


- Increasing **transit ridership** and reducing traffic congestion.
- Increasing **housing supply** (including affordable housing) and jobs.
- **Catalyzing complete communities** based on good planning principles.
- **Offsetting the cost of station construction** which would save taxpayers' money.
- **Stimulating the economy** through major projects for years after COVID-19.

Engagement To-Date with Various Stakeholders

City of Toronto

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

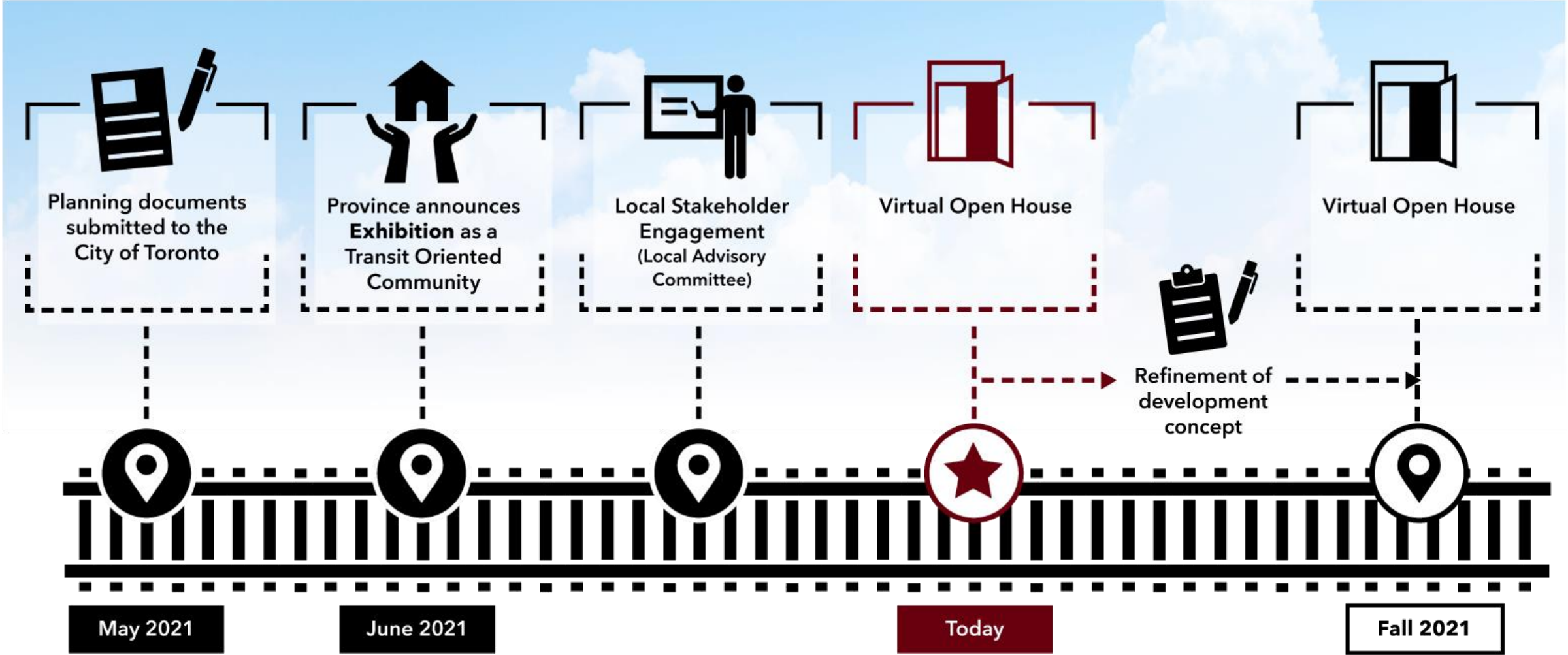


Local Advisory Committee

IO has started engaging with 6 community organization/stakeholder representatives to receive early feedback on the priorities for the community.

We also want to hear from you! Please visit EngageIO.ca/en/Exhibition

What is the Timeline for Exhibition?



Focus of Today's Discussion

- Tonight, **Infrastructure Ontario is seeking feedback on the TOC development** concept being presented, including:
 - Exhibition TOC residential and commercial development
 - Community enhancements
 - Timeline and implementation
- **Metrolinx is undertaking a series of separate engagements on the subway,** which will not be the focus of our discussion today:
 - Transit station infrastructure (design, accessibility, amenities)
 - Liberty New Street
 - Surface transit connections
 - Construction and implementation

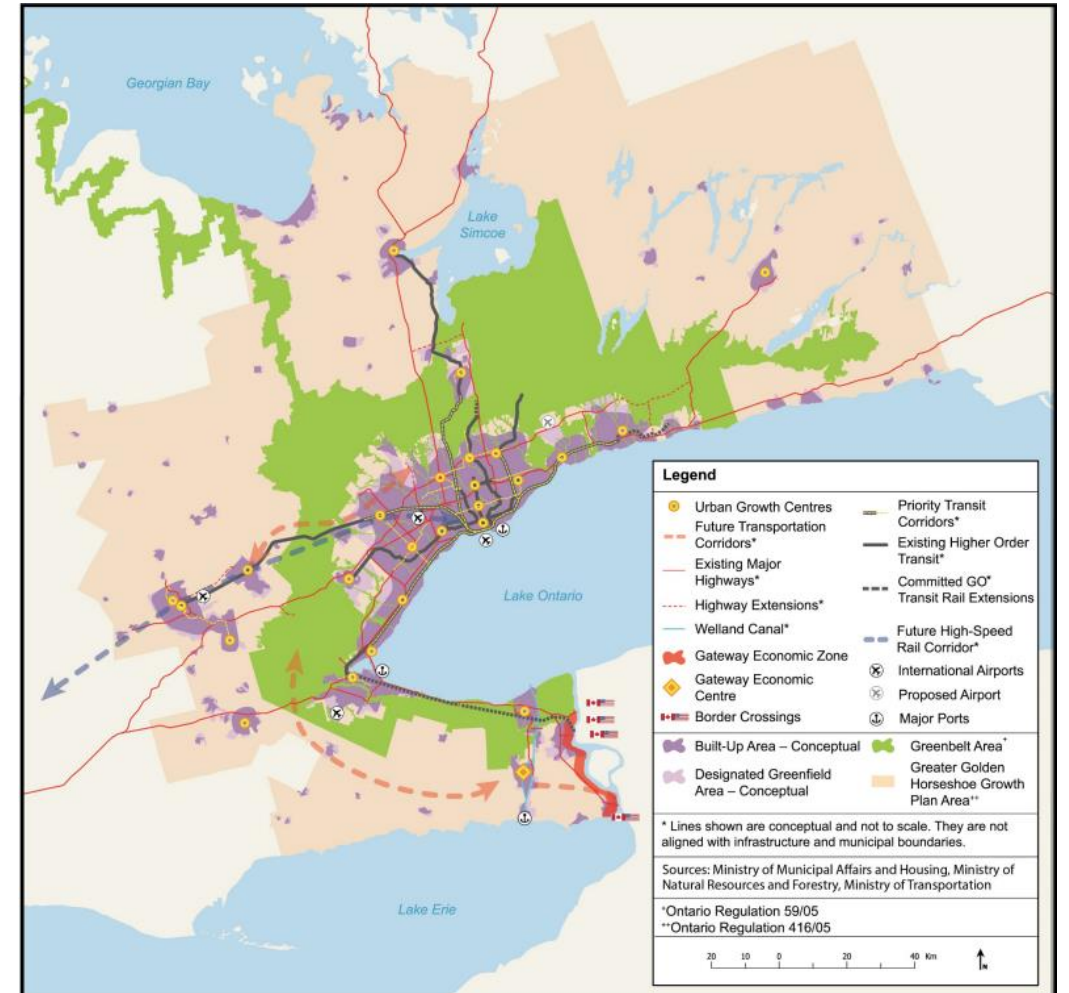
For matters related to the Metrolinx subway program, please visit metrolinxengage.ca/ontarioline.



3 TOC Concept — Site Context

Provincial Planning Context


Growth Plan for the Greater Golden Horseshoe (2019)

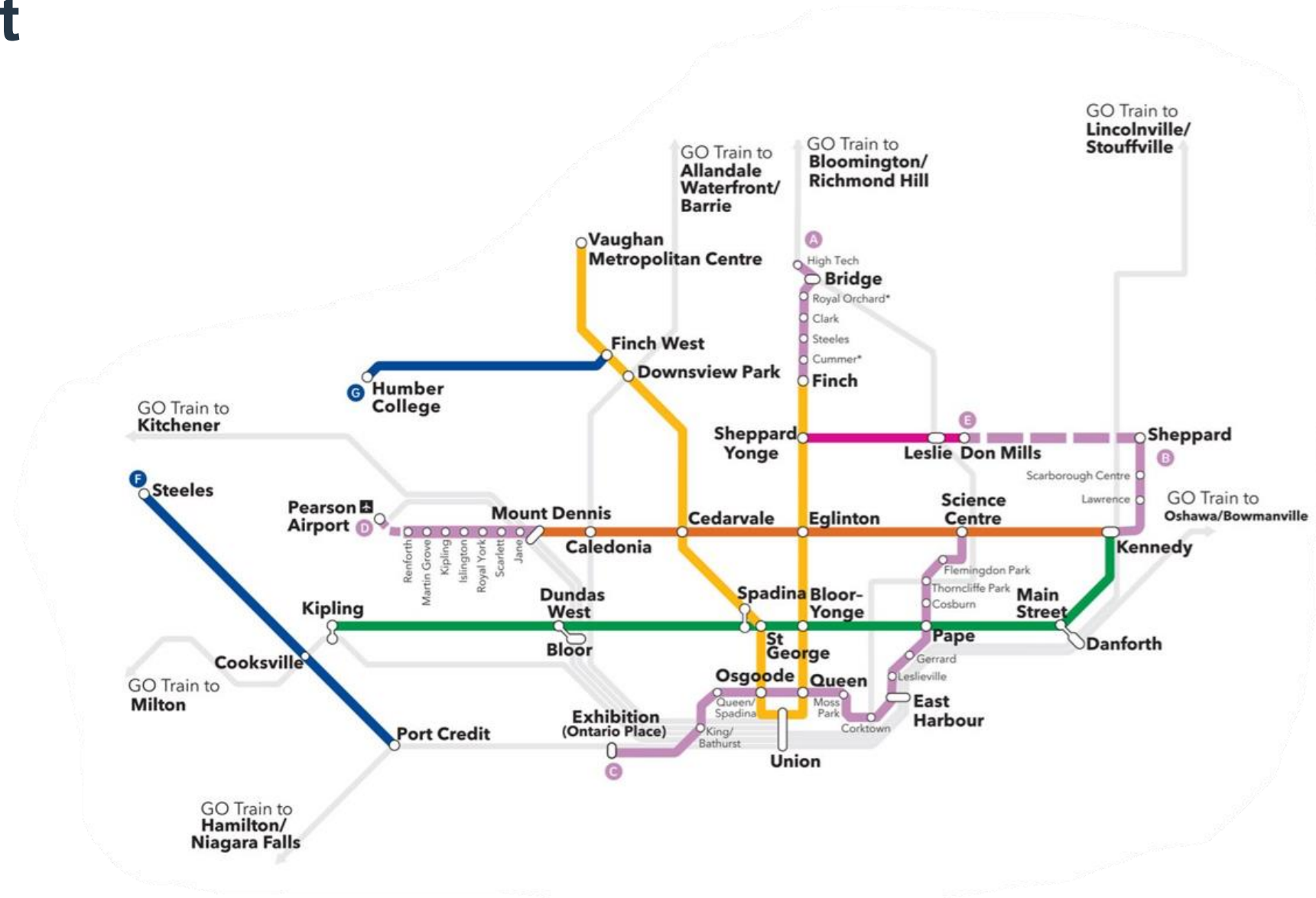


Regional Context

Subways Program

Legend

-  Yonge-University Line
-  Bloor-Danforth Line
-  Sheppard Line
-  Eglinton Line
-  GO Lines
-  Yonge North Subway Extension
-  Scarborough Subway Extension
-  Ontario Line
-  Eglinton Crosstown West Extension (includes potential connection to Pearson Airport)
-  Sheppard East Extension
-  Hurontario LRT
-  Finch West LRT
-  potential station








City Context

Ontario Line (Alignment)



City Context

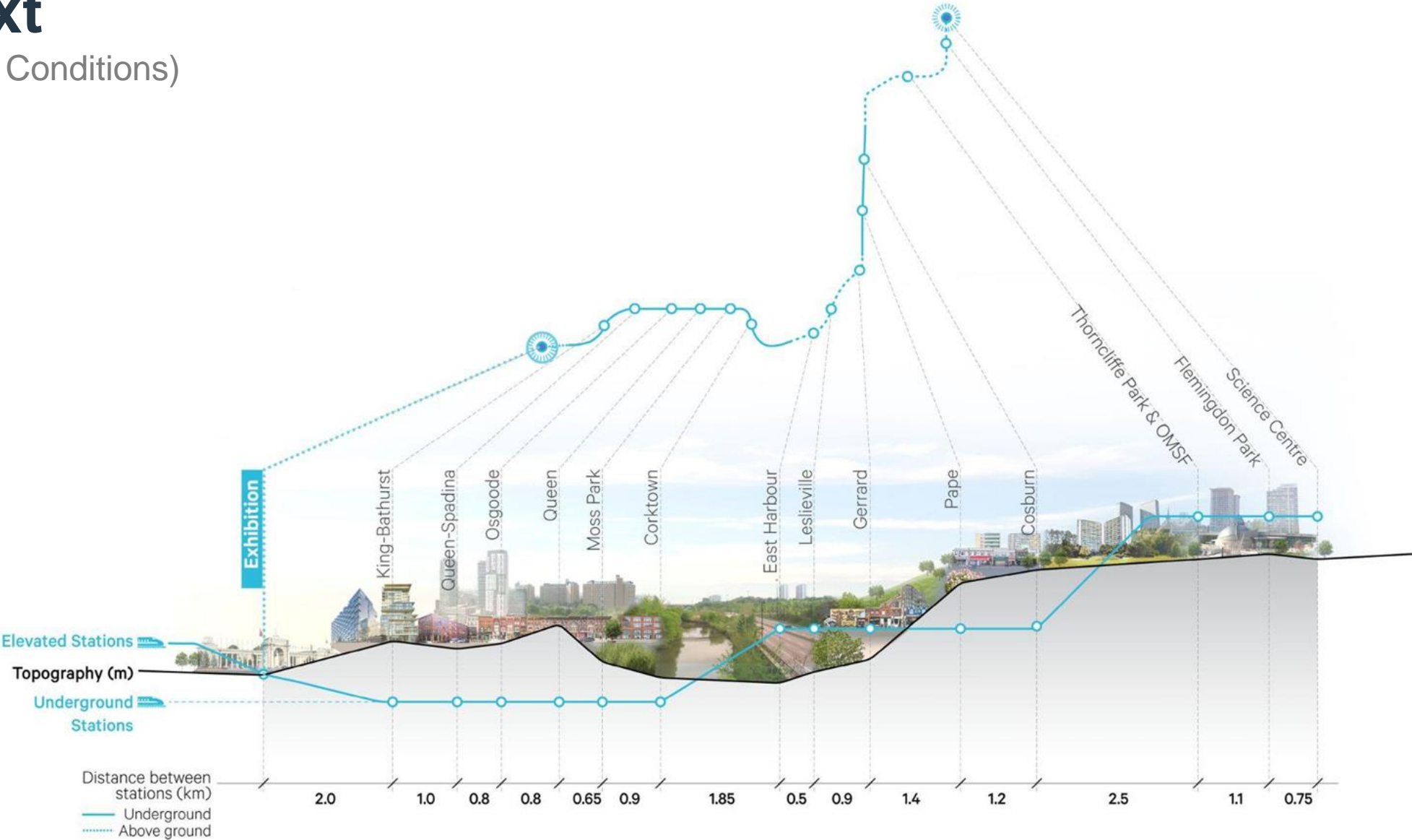
Ontario Line
(Urban Structure)

-  Avenues
-  Centres
-  Employment Areas
-  Downtown and Central Waterfront
-  Green Space System
-  Greenbelt Protected Countryside
-  Greenbelt River Valley Connections

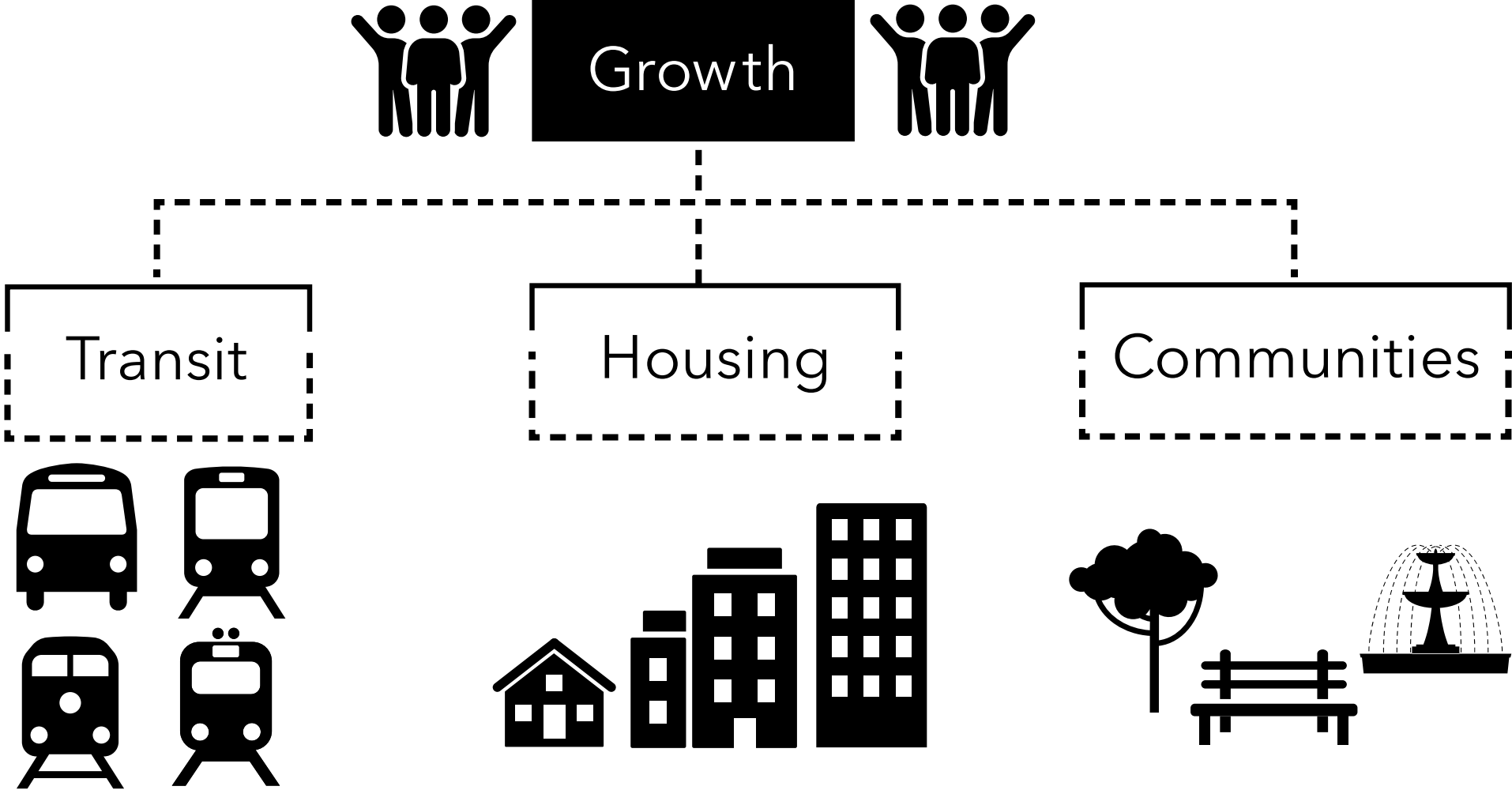


City Context

Ontario Line (Spatial Conditions)



Transit-Oriented Communities (TOC)



TOC Planning Principles

1

Encourage transit supportive **densities**

5

Protect natural, built and cultural **heritage**

2

Promote transit **integration**

6

Provide an appropriate **mix of uses**

3

Foster a great **public realm**

7

Increase **housing options** and **jobs** in **proximity to transit**

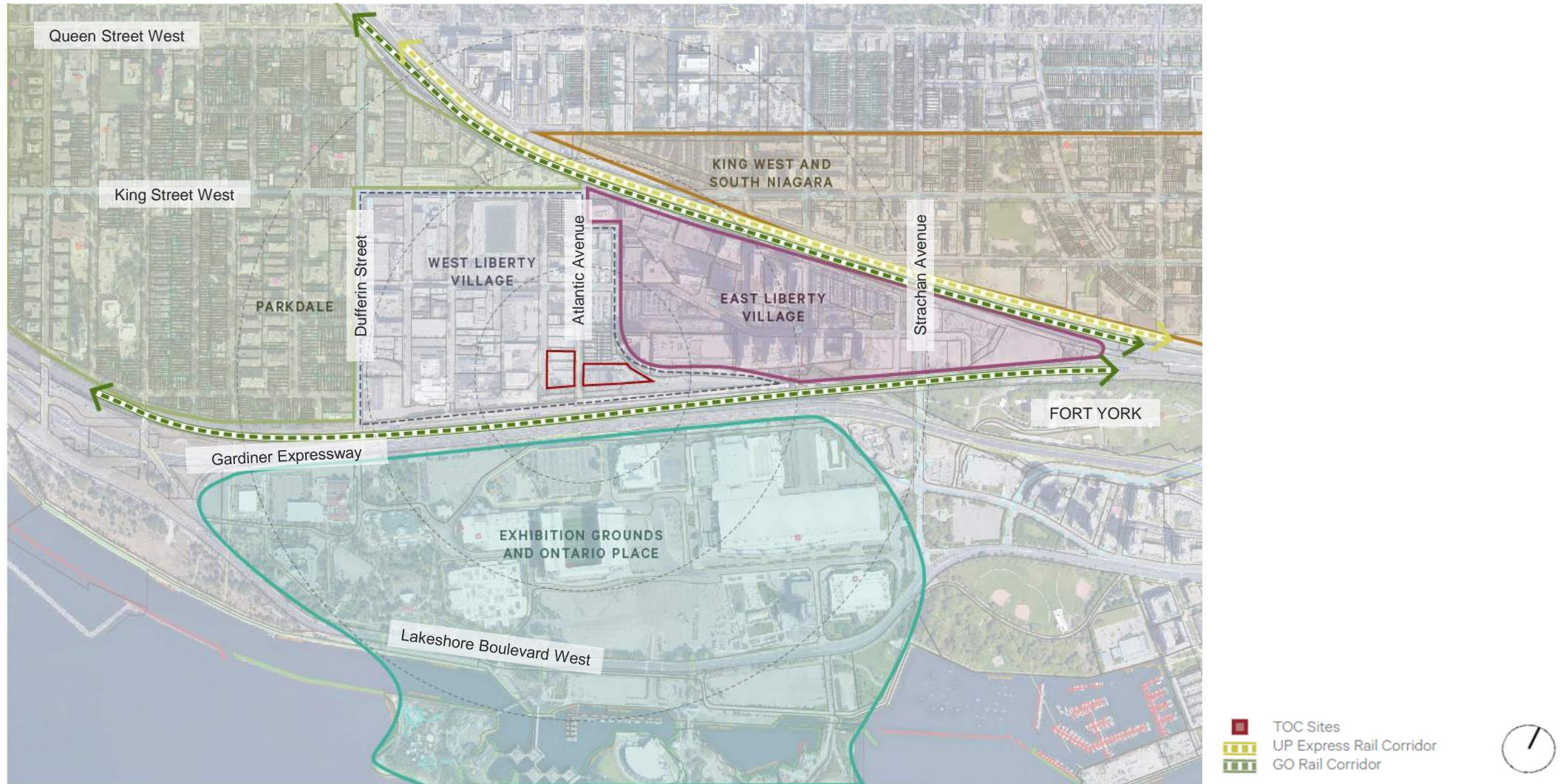
4

Establish **appropriate fit** with station area

8

Enhance **community amenities** and **infrastructure**

Surrounding Context



Integrated Transportation Network



The proposed TOC sites will benefit from proximity to a number of local and regional higher order transit systems, including:

- Lakeshore West Line (GO Train)
- 504 King (TTC Streetcar)
- 509 Harbourfront (TTC Streetcar)
- 511 Bathurst (TTC Streetcar)
- 29/929 Dufferin (TTC Bus)

Local Context: Neighbourhoods

Liberty Village contains an eclectic mix of Victorian industrial buildings alongside contemporary infill and new investment.



Mowat Avenue, looking north



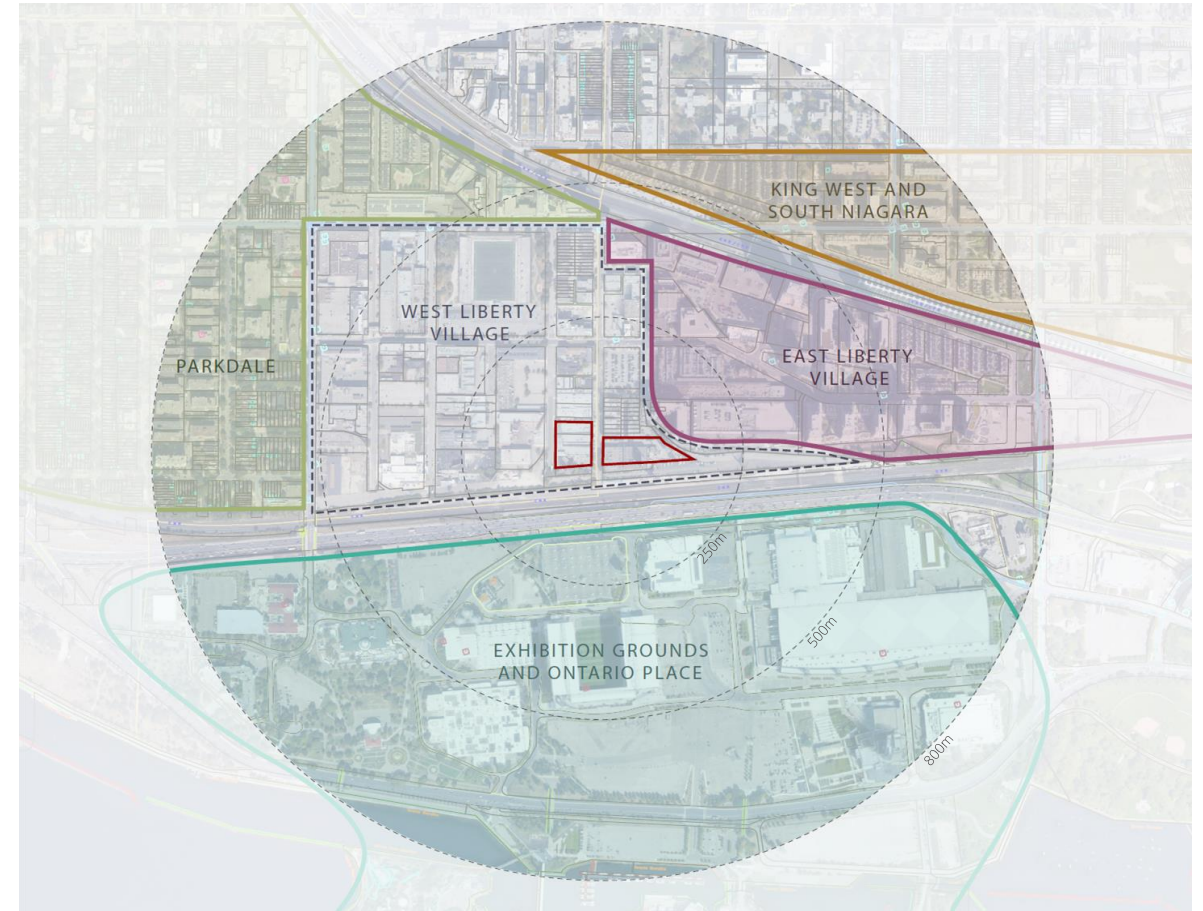
Mixed Use Area in East Liberty Village



Placemaking landmark along Mowat Ave



161 Liberty Street, example of adaptive reuse



Station Area Neighbourhoods

 Subject Site: Exhibition TOC



Local Context: Heritage

Although the area is widely recognized for its distinct historic, heavy-industrial character, Liberty Village is not a designated Heritage Conservation District. However, to maintain the campus-like character of Liberty Village, legibility of the industrial heritage resources is a priority.



Example of a characteristic Liberty Village mid-block passage way



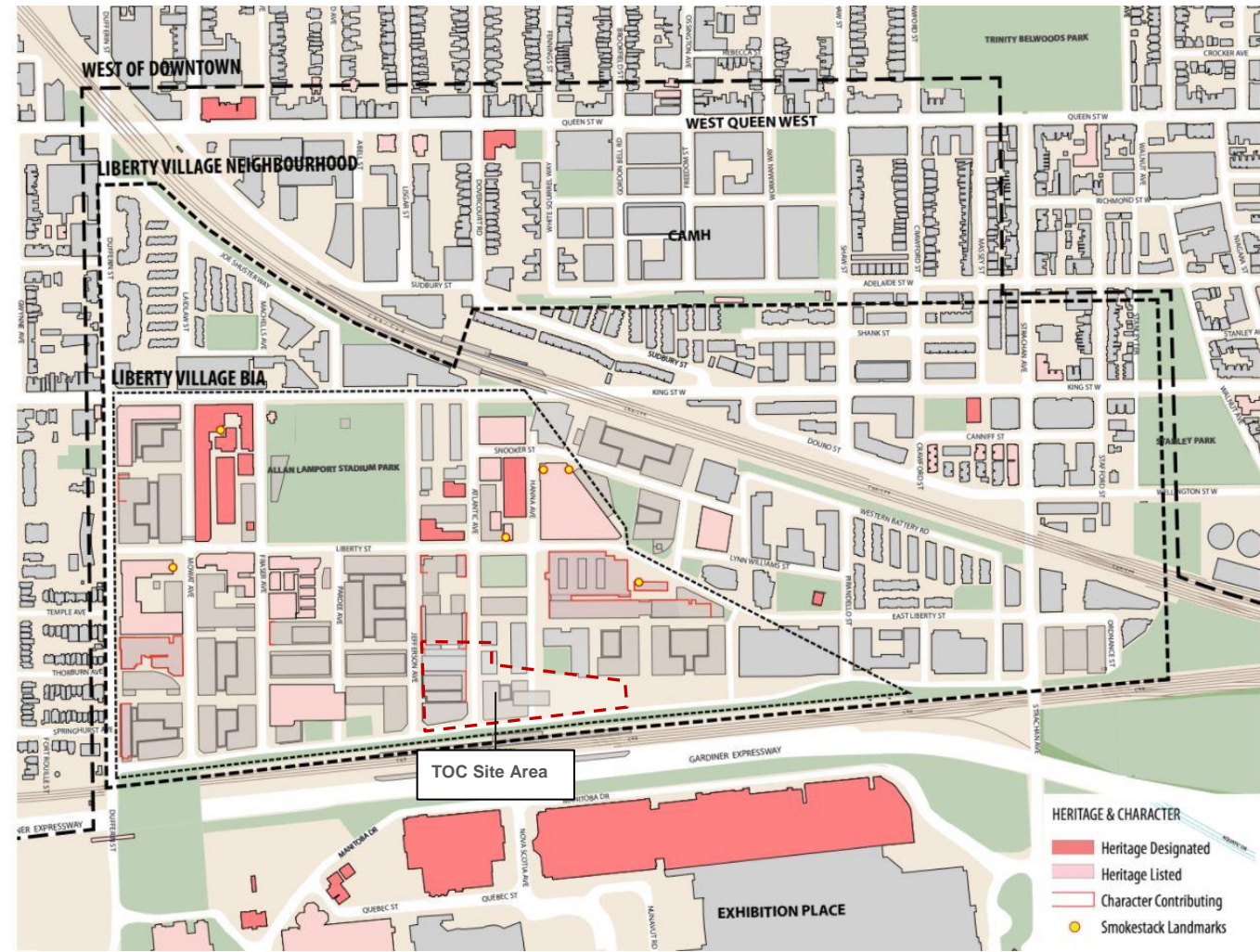
A contemporary take on distinctive courtyard spaces (60-80 Atlantic Ave)



The Carpet Factory, one of the Liberty Village's Heritage Designated buildings



Heritage industrial elements on site (Atlantic Site)



Liberty Village Business Improvement Area Master Plan: Heritage and Character Contributing Elements

Local Context: Active Development Applications

Active development applications within the immediate vicinity of the TOC sites include mixed-use condominium towers and mid-rise office development.



Rendering of 99 Atlantic Avenue



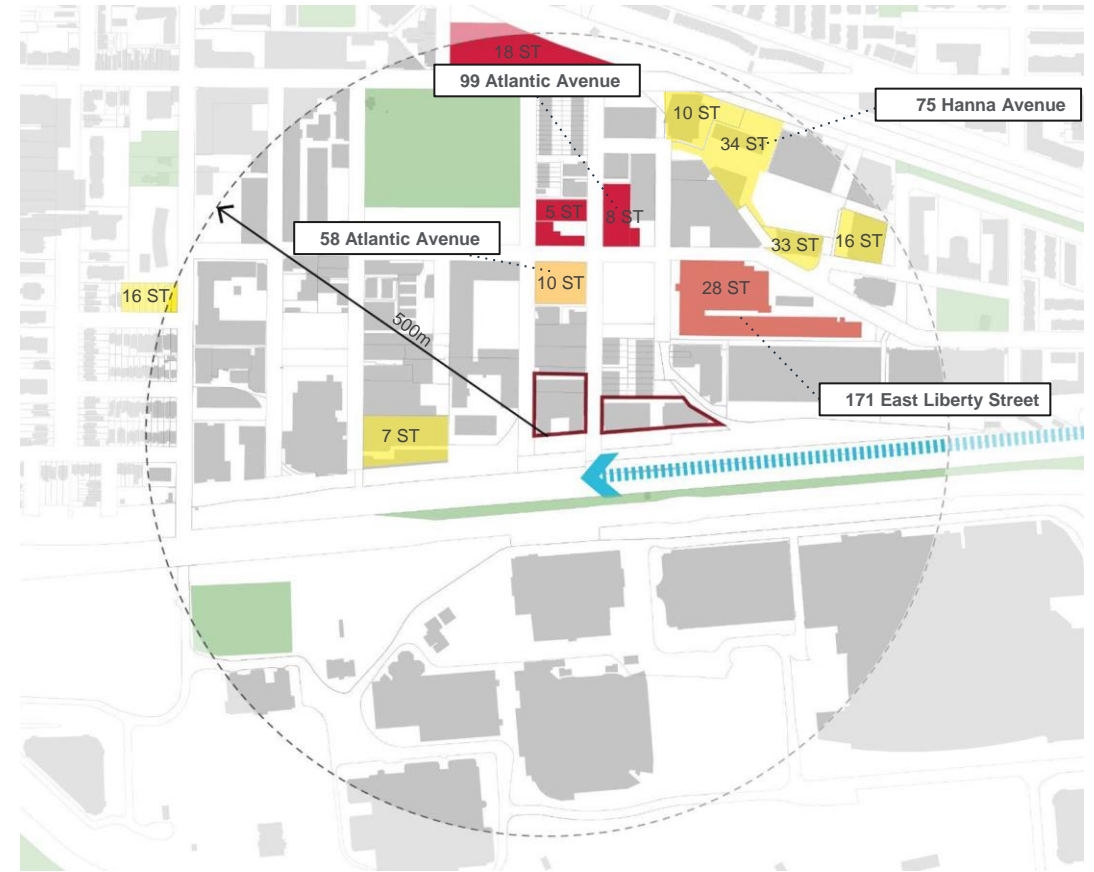
Rendering of 75 Hanna Avenue



Rendering of 58 Atlantic Avenue



Rendering of 171 East Liberty Street



- TOC Sites
- Proposed
- Recently Completed
- Proposed Ontario Line
- Approved
- Under Construction
- Parks and Open Space
- # Height in Storeys (ST)

Development Context

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.

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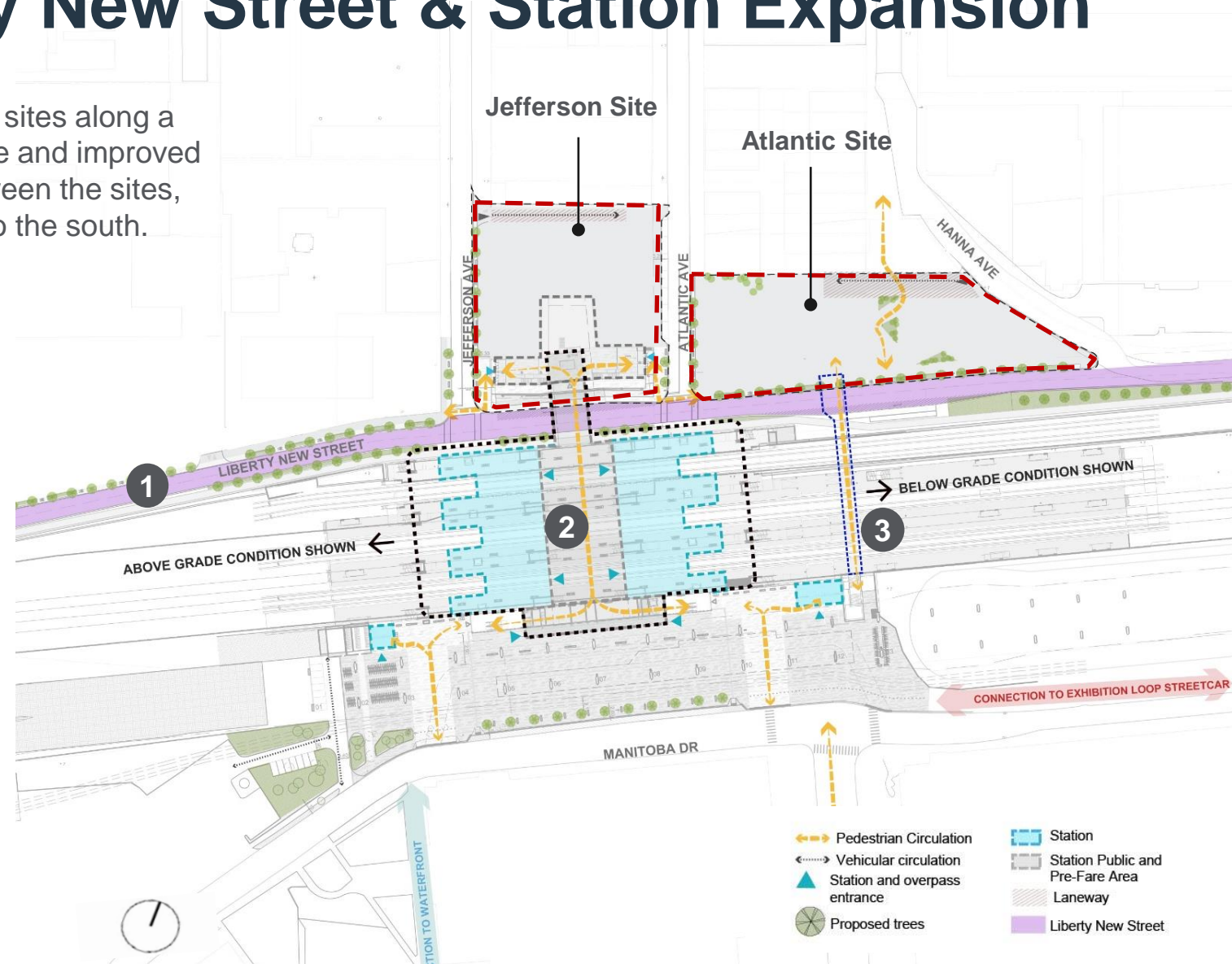


Local Context: Liberty New Street & Station Expansion

The creation of a **new east-west street** reorients the sites along a new right-of-way. Meanwhile, a new pedestrian bridge and improved tunnel establish direct **pedestrian connections** between the sites, Exhibition Station and the Exhibition Place grounds to the south.

Highlights

- 1 Liberty New Street**
Planned right-of-way improves east-west connections (extending from Dufferin Street to Strachan Avenue) and will become spine of new Transit-Oriented Community.
- 2 Pedestrian Bridge**
Expanded Exhibition Station includes new publicly accessible pedestrian bridge, with connection directly into Jefferson Site.
- 3 Retained Pedestrian Tunnel**
Existing underground tunnel to be retained, maintaining a publicly accessible crossing between Liberty Village and Exhibition Place, directly through the Atlantic Site.



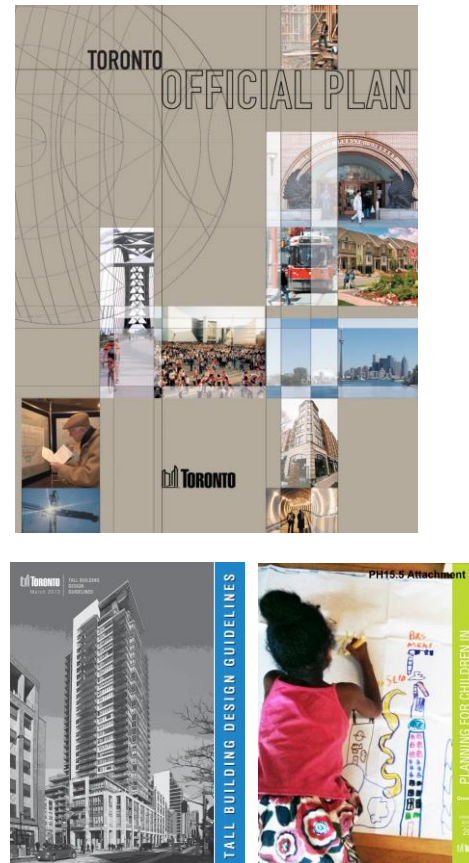
Planning Policy Context

TOC plans respond to a range of provincial, municipal and local policy objectives.

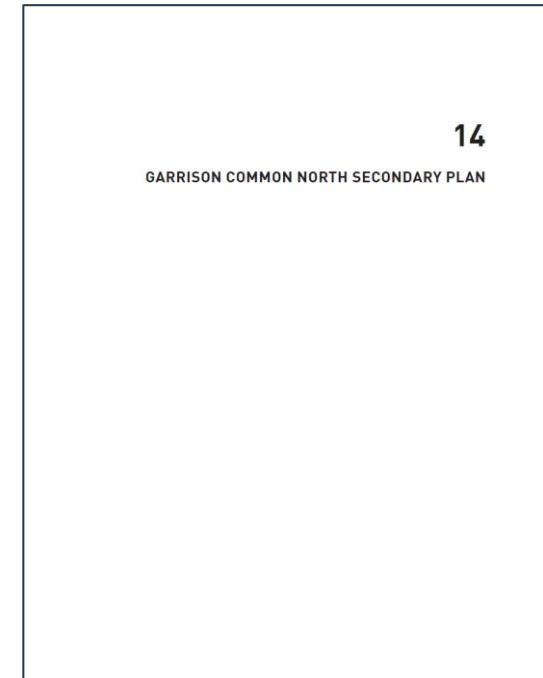
Provincial



City of Toronto



Local Area



Planning Policy Context: Land Use Designation

Exhibition TOC sites are located on lands that are designated as **Core Employment Areas** in the City of Toronto Official Plan.

Official Plan policies seek to preserve these lands for key **industrial and job generating activities**.

Residential uses are generally not permitted on these lands as they are seen to have the potential to be incompatible with Core Employment Uses.

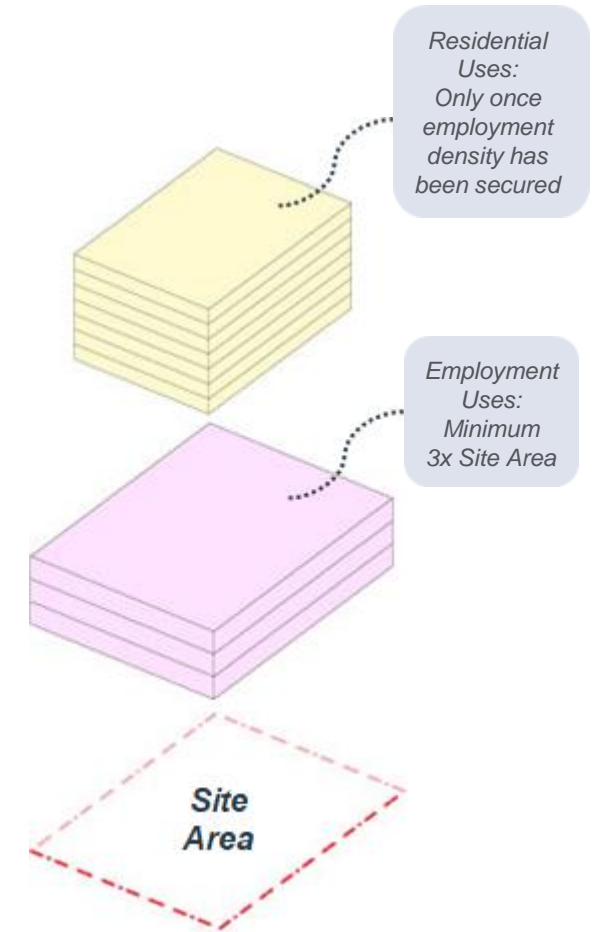


TOC Land Use Mix

Although a mix of uses is proposed, the employment focus of the Liberty Village Employment Area **should be retained** through the development of the TOC sites.

Any future mixed-use development should ensure that a **minimum employment density** equal to the existing as-of-right permissions (3.0 FSI) has been committed to, before other uses are considered.

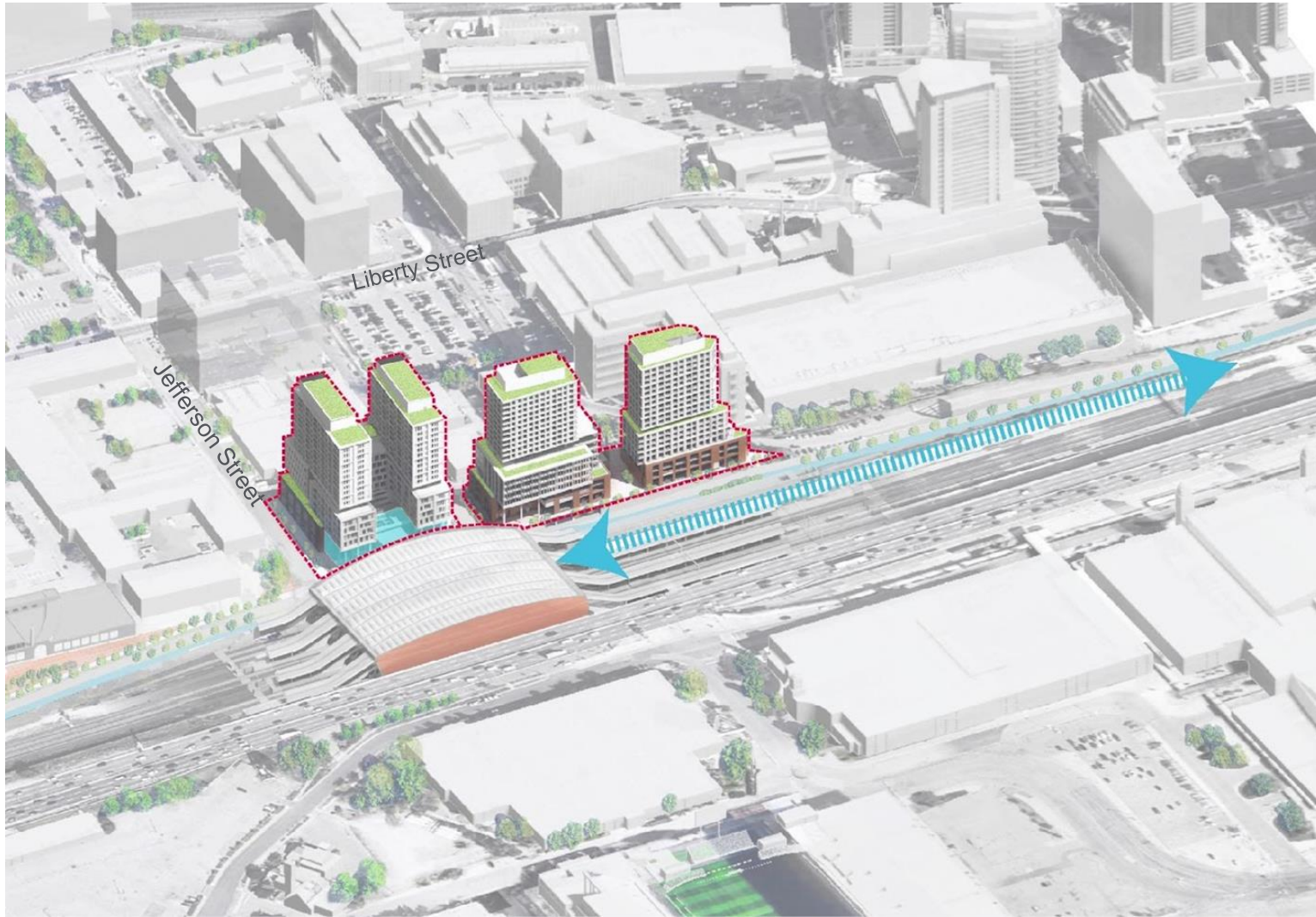
Only then will residential uses be considered, in order to optimize the adjacent infrastructure investment and create new **transit-accessible housing**.



Simplified TOC massing demonstrating approach to mix of uses.

4 TOC Design Concept

Exhibition TOC Concept



OL Alignment

The two sites will be developed as a **mixed use, transit supportive employment campus** oriented to Liberty New Street, a planned public right of way.

The south-western terminus of the Ontario Line, Exhibition Station will be the centerpiece of the Liberty Village TOC.

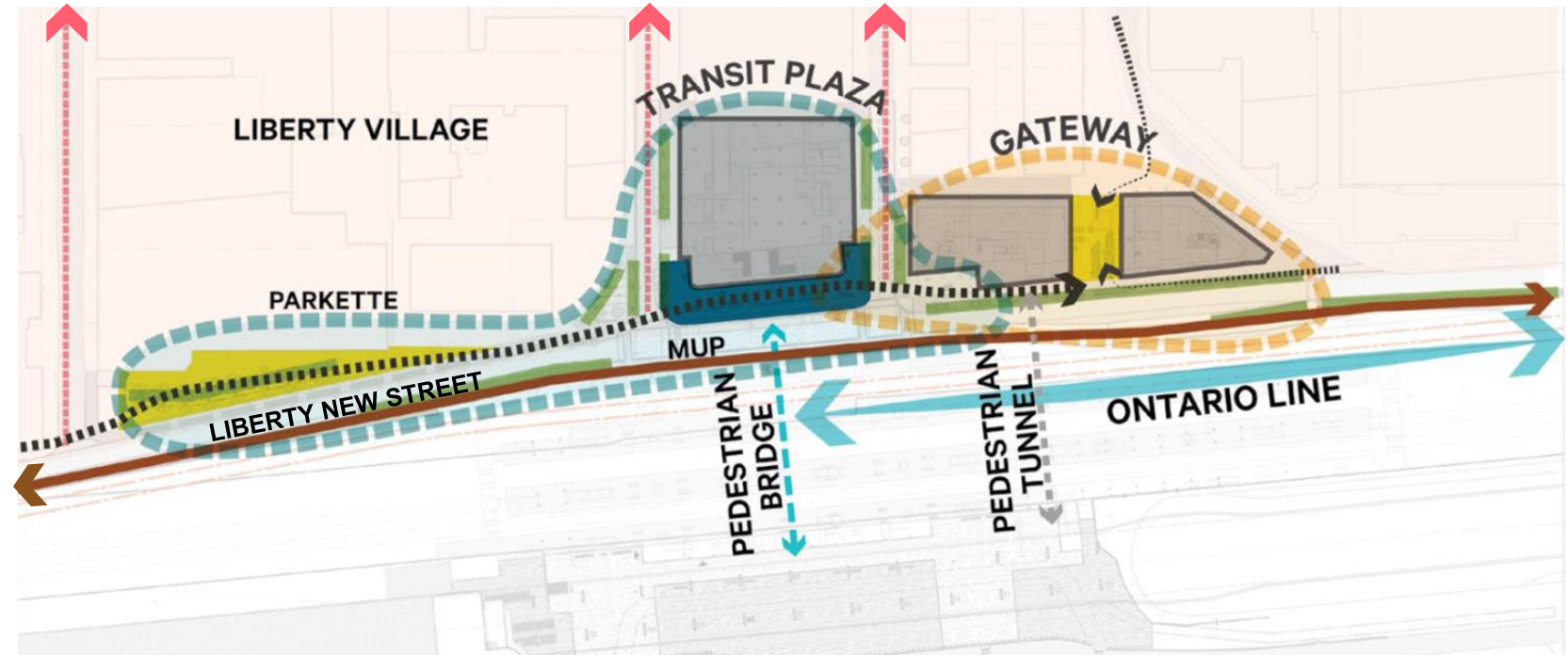
The proposed developments will accommodate approximately **988 people and 1,347 jobs** in the south end of the Liberty Village Employment Area.

The introduction of new higher order transit infrastructure and Liberty New Street will enhance connectivity at both city-wide and regional scales.

Exhibition TOC: Open Space Strategy

Between Fraser and Jefferson Avenues, there is potential for a **public parkette** to enable additional transit supportive programming along Liberty New Street.

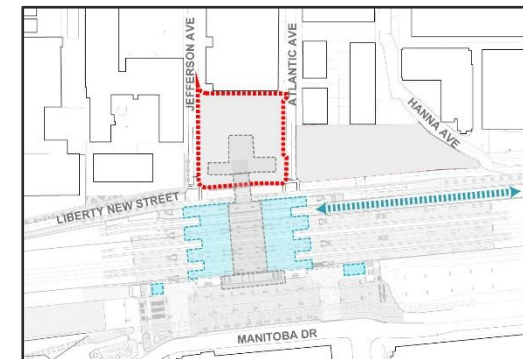
Along with **gateways**, **mid-block pedestrian throughways**, **rail corridor crossings**, and an **enhanced Liberty New Street right-of-way**, the landscape strategy aims to provide multiple connections between the transit hub and surrounding neighbourhoods.



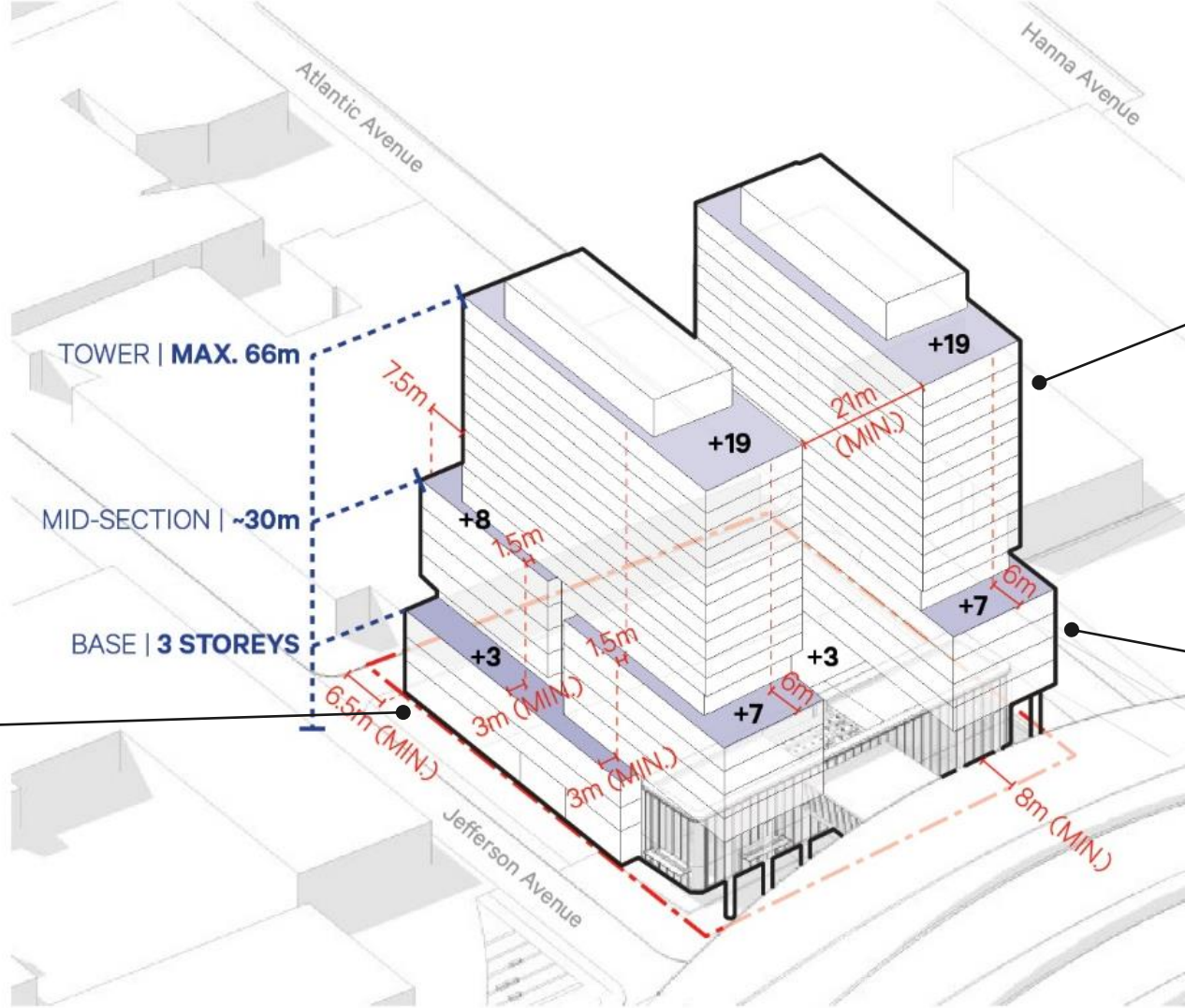
Exhibition TOC: Jefferson Site



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



Jefferson Site: Built Form



Base
 Three storey base buildings reference the scale of the surrounding warehouse context and incorporate materials that complement the industrial character of the area.

Tower
 The upper portion of the proposed developments begin above the “Carpet Factory” datum line, at the ninth storey, and continue to the maximum building height of 66m.

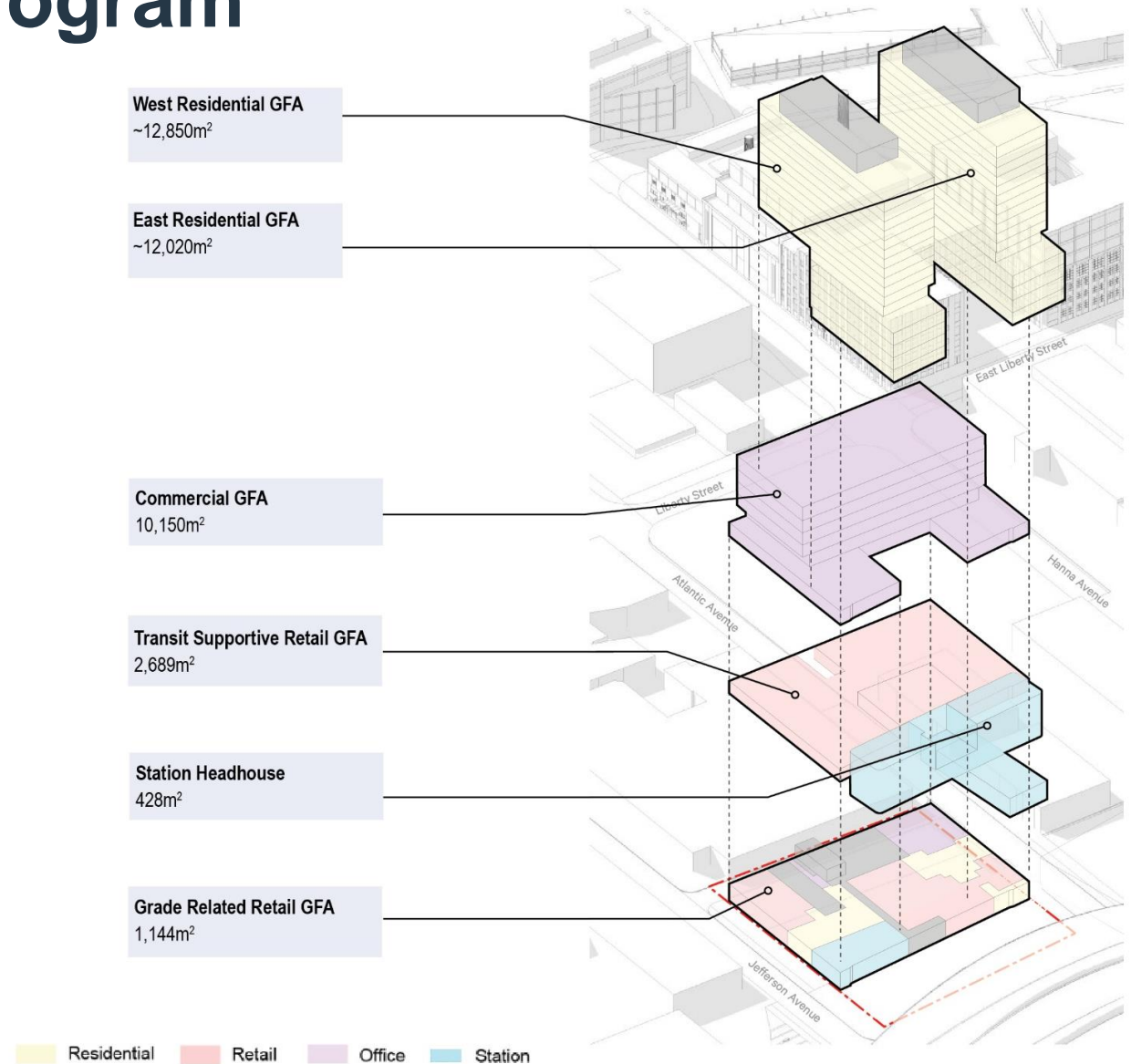
Middle
 The middle portion of the proposed development is generally defined by setbacks between the fourth and eighth storeys.

Jefferson Site: Building Program

Building program includes **retail, commercial and residential** uses in addition to integrated **transit infrastructure**.

Significant commercial component retains the **employment focus** of the area, reinforcing the viability of Liberty Village Employment Area.

Primary access to **transit hall** provided from the south, off of Liberty New Street, with secondary entrances from Jefferson and Atlantic Avenues.



Jefferson Site: Public Realm and Open Space

The public realm and open space plan for the Jefferson Site seeks to enhance and improve the surrounding area, while accommodating both large crowds as well as day-to-day movement through the multi-modal transit hub.



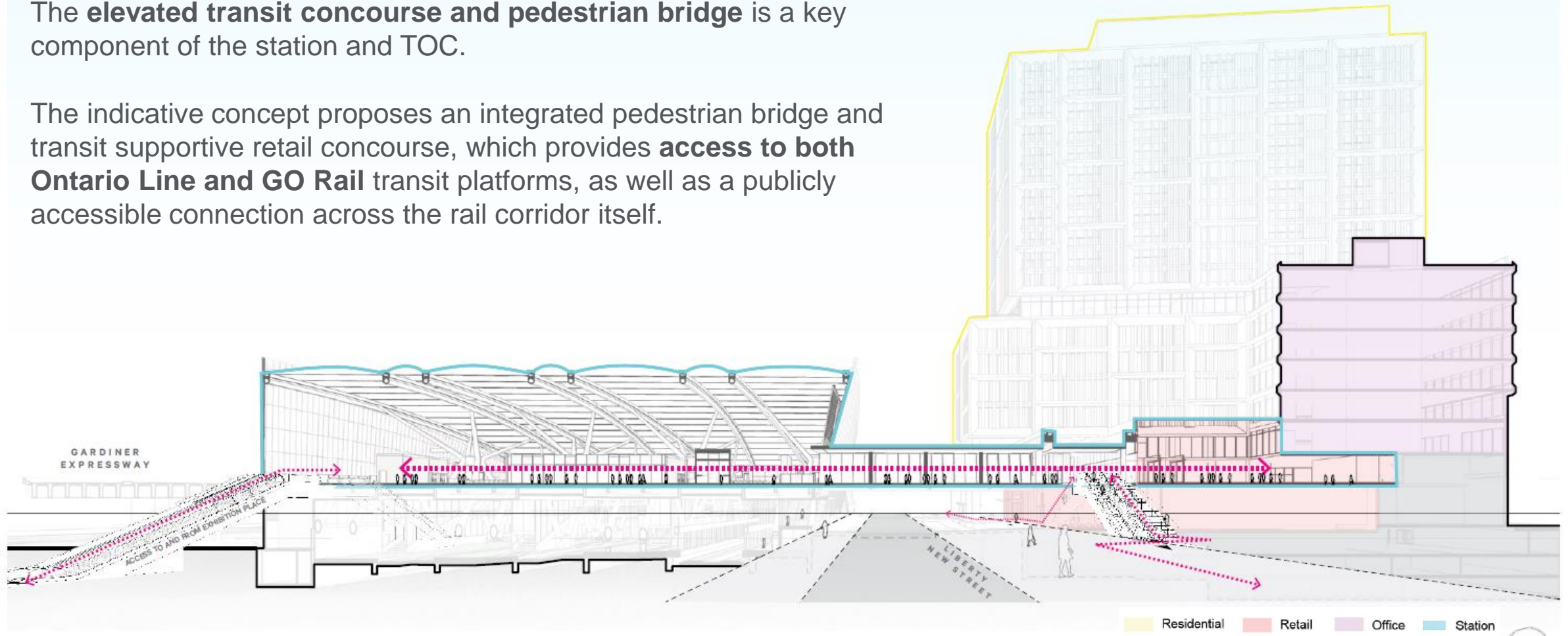
Highlights

- 1 Generous **Transit Plaza** Along Liberty New Street
- 2 **Vehicular Access & Servicing Lane** to North
- 3 **Dedicated Pick-Up / Drop-Off Areas** on Atlantic Avenue
- 4 Integrates with Future **Active Transportation Network**
- 5 Secure **Bicycle Storage** Provided at Grade

Jefferson Site: Station Integration

The **elevated transit concourse and pedestrian bridge** is a key component of the station and TOC.

The indicative concept proposes an integrated pedestrian bridge and transit supportive retail concourse, which provides **access to both Ontario Line and GO Rail** transit platforms, as well as a publicly accessible connection across the rail corridor itself.



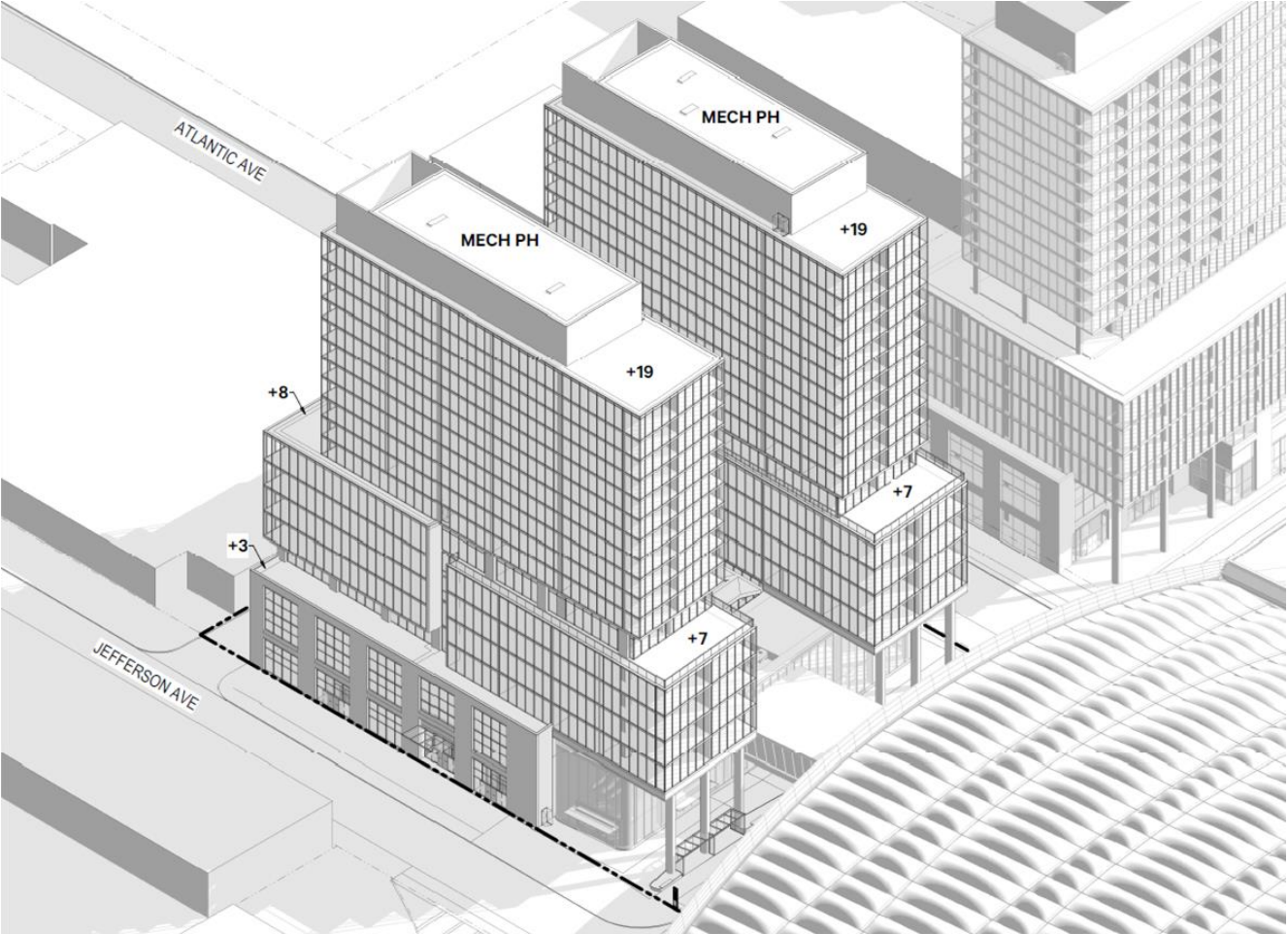
View west along Liberty New Street - Indicative section highlighting the direct integration of the transit station and rail crossing with the Jefferson Site TOC

Jefferson Site: Streetscape



Illustrative rendering, Looking north-east at the corner of Liberty New Street and Atlantic Avenue

Jefferson Site: Indicative Building Stats



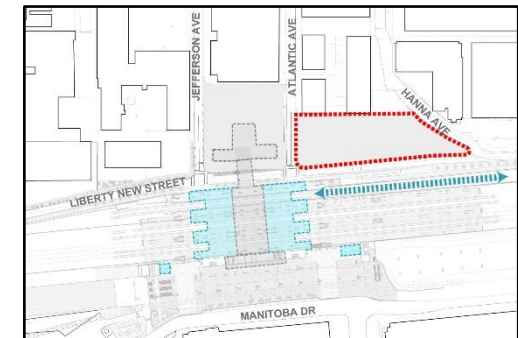
Max. Building Height (exclusive of 6m MPH)	66 m (19 storeys)
Site Use Split	61% Residential 39% Non-Residential
Density (FSI)	8.0
Parking Spaces	112
Bicycle Spaces	482
Total GFA	38,008 sq.m
Residential GFA	23,354 sq.m
Residential Unit Mix	Studio: 7% 1-Bedroom: 57% 2-Bedroom: 17% 3-Bedroom: 19%
Non-Residential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

*Development concept and statistics are preliminary and are subject to change based on evolving project requirements, commercial negotiations and stakeholder engagement

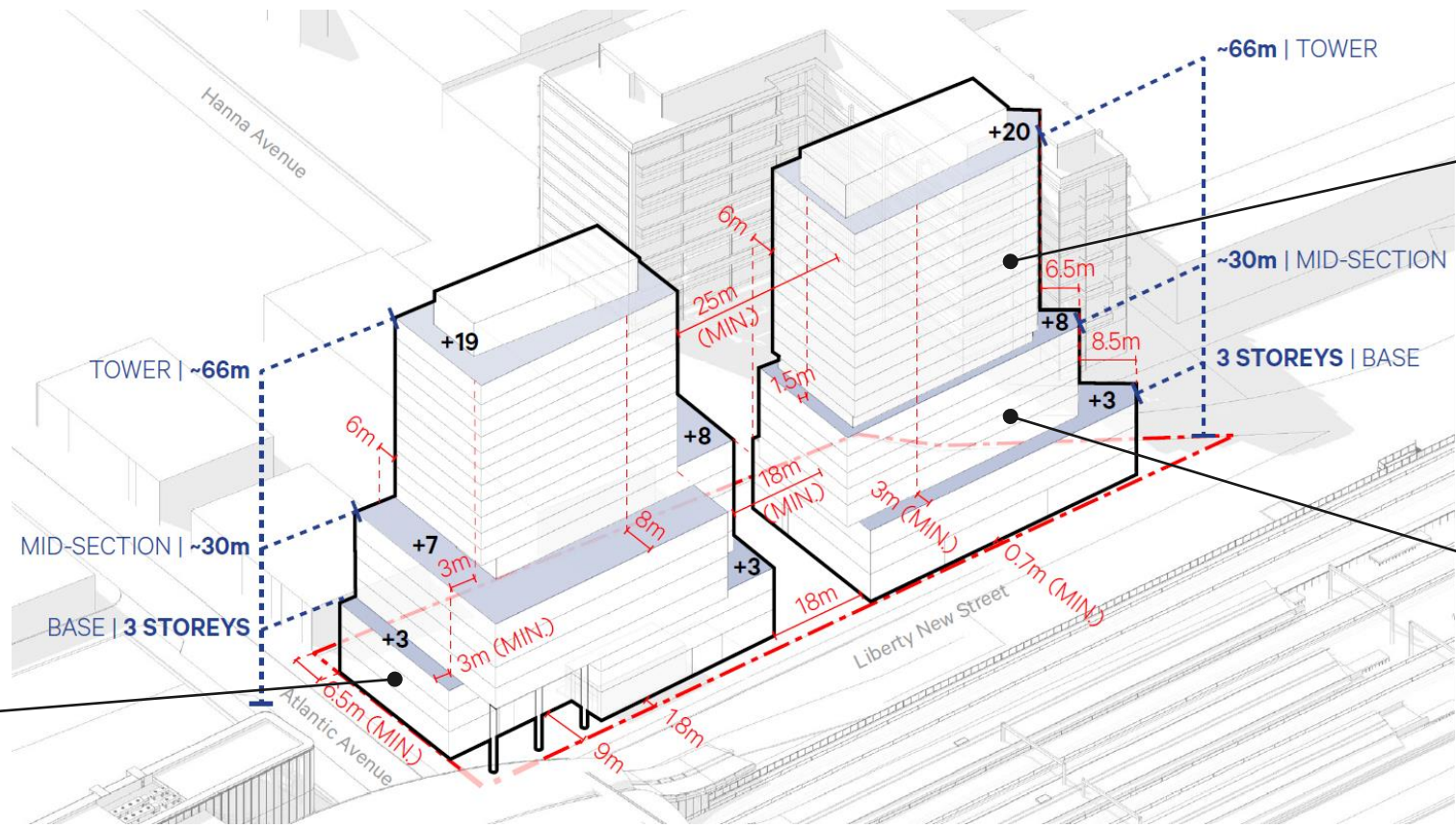
Exhibition TOC: Atlantic Site



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



Atlantic Site: Built Form



Base
 Three storey base buildings reference the scale of the surrounding warehouse context and incorporate materials that complement the industrial character of the area.

Tower
 The upper portion of the proposed developments begin above the “Carpet Factory” datum line, at the ninth storey, and continue to the maximum building height of 66m.

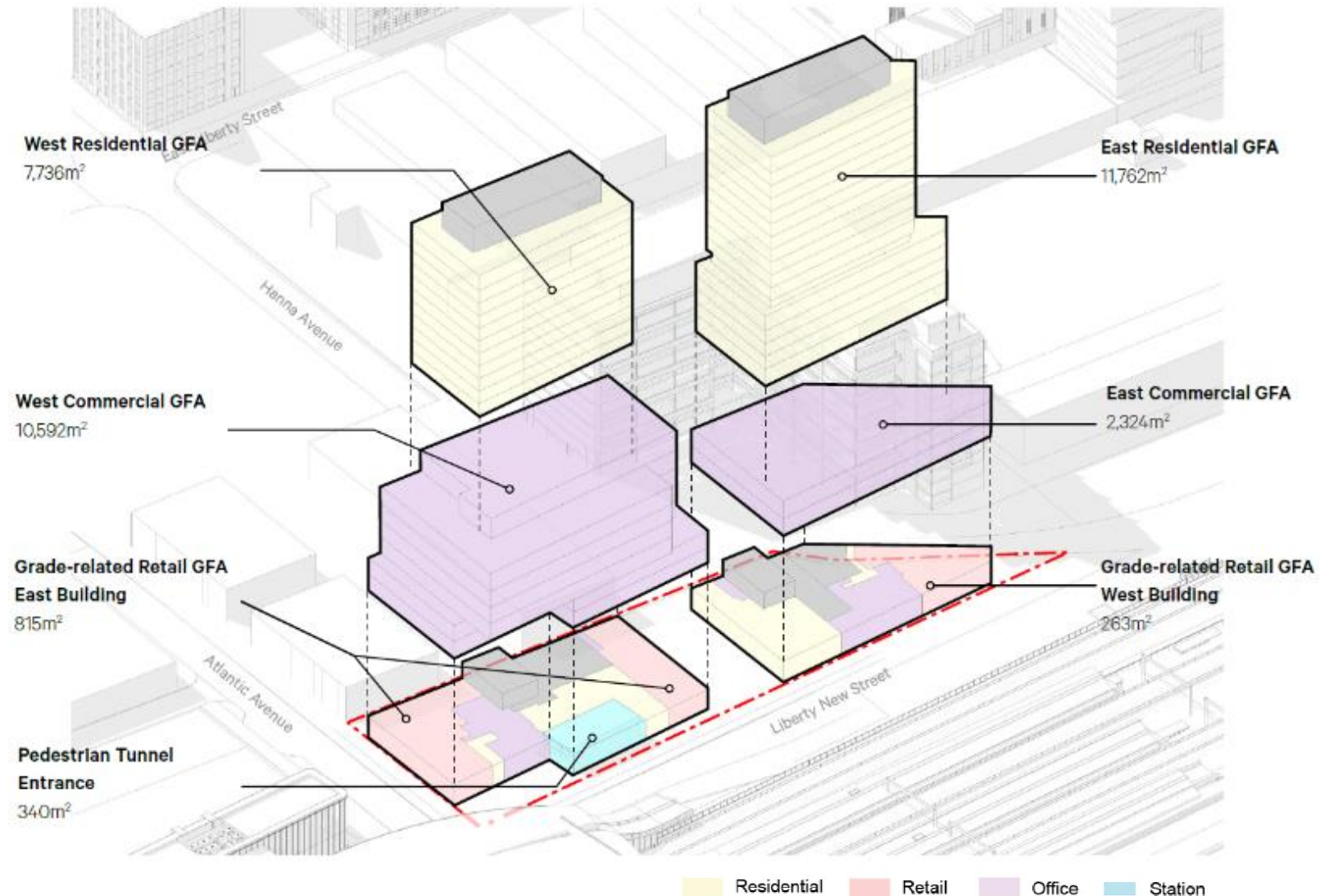
Middle
 The middle portion of the proposed development is generally defined by setbacks between the fourth and eighth storeys.

Atlantic Site: Building Program

Building program includes **retail, commercial and residential** uses in addition to integrated **pedestrian tunnel** entrance.

Significant commercial component retains the **employment focus** of the area, reinforcing the viability of Liberty Village Employment Area.

Residential uses are located above the third storey in the east tower, above the eight storey in the west tower.



Atlantic Site: Public Realm and Open Space

The public realm and open space plan for the Atlantic Site seeks to maximize convenience for pedestrian and cyclists, while allowing for vehicular access appropriate for an interchange node.



Highlights

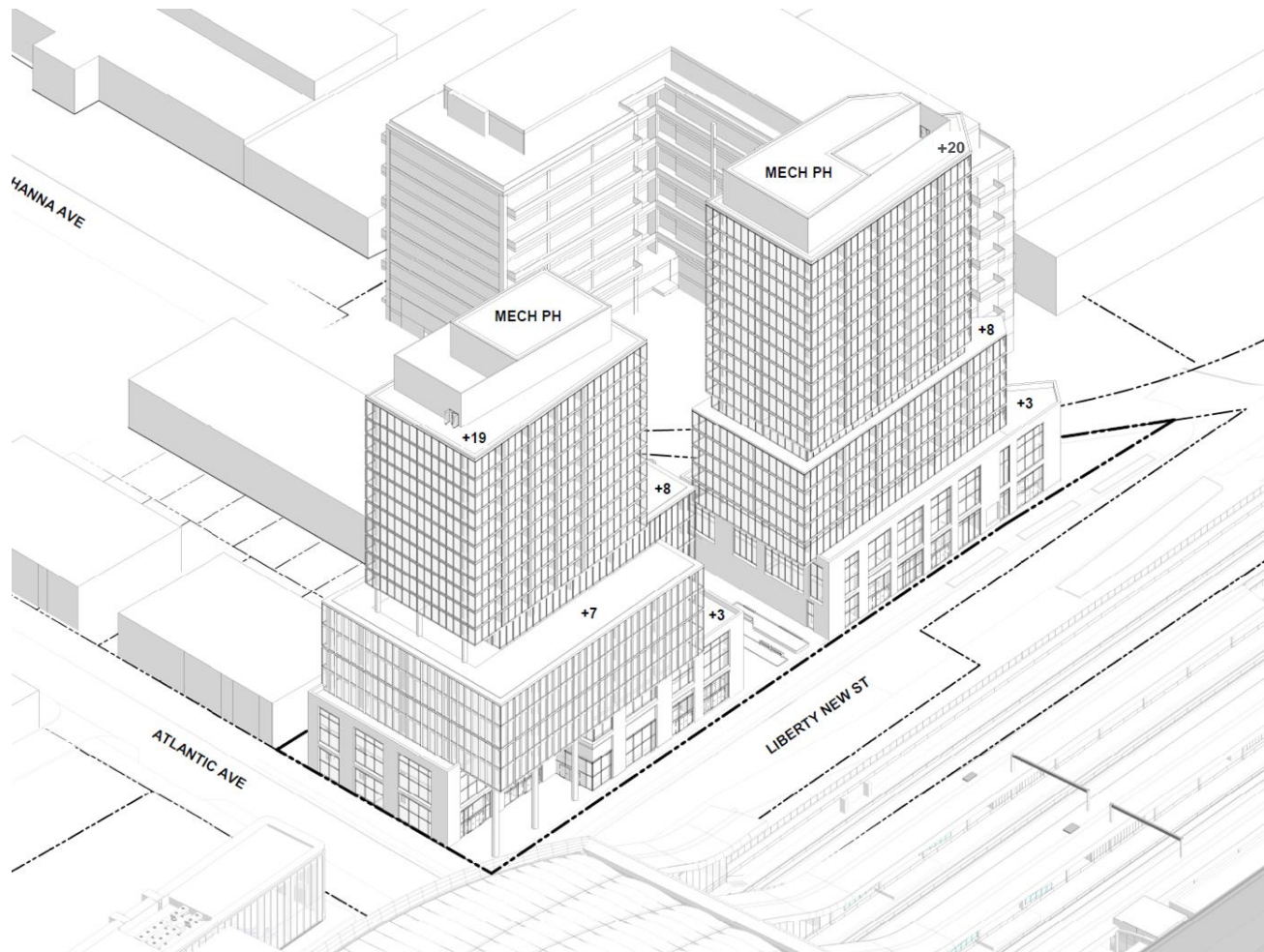
- 1 **Transit Plaza** to Accommodate Large Pedestrian Volumes
- 2 **Street-Related Retail** Provides Animation Along Key Edges
- 3 **Midblock Courtyard** Aligned with Hanna Avenue to the North and Anticipated to Feature **Relocated Heritage Resources**
- 4 **Vehicular Access & Servicing Lane** to North
- 5 **Pedestrianized Extension** of Hanna Avenue

Atlantic Site: Mid-Block Connection



Illustrative Render, north-west view of the Atlantic Site mid-block courtyard from Liberty New Street, showing anticipated relocated heritage resources

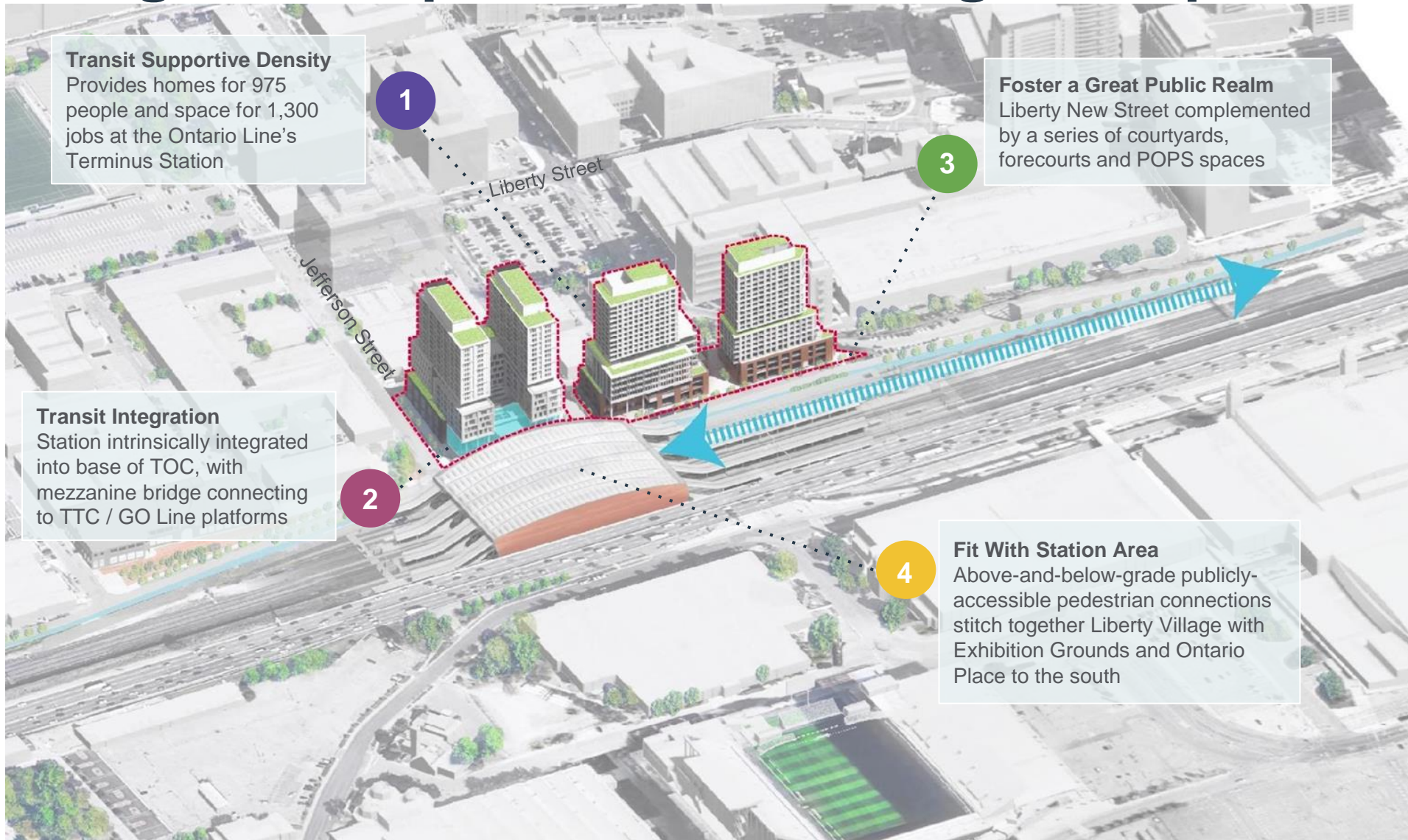
Atlantic Site: Indicative Building Stats



	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.	

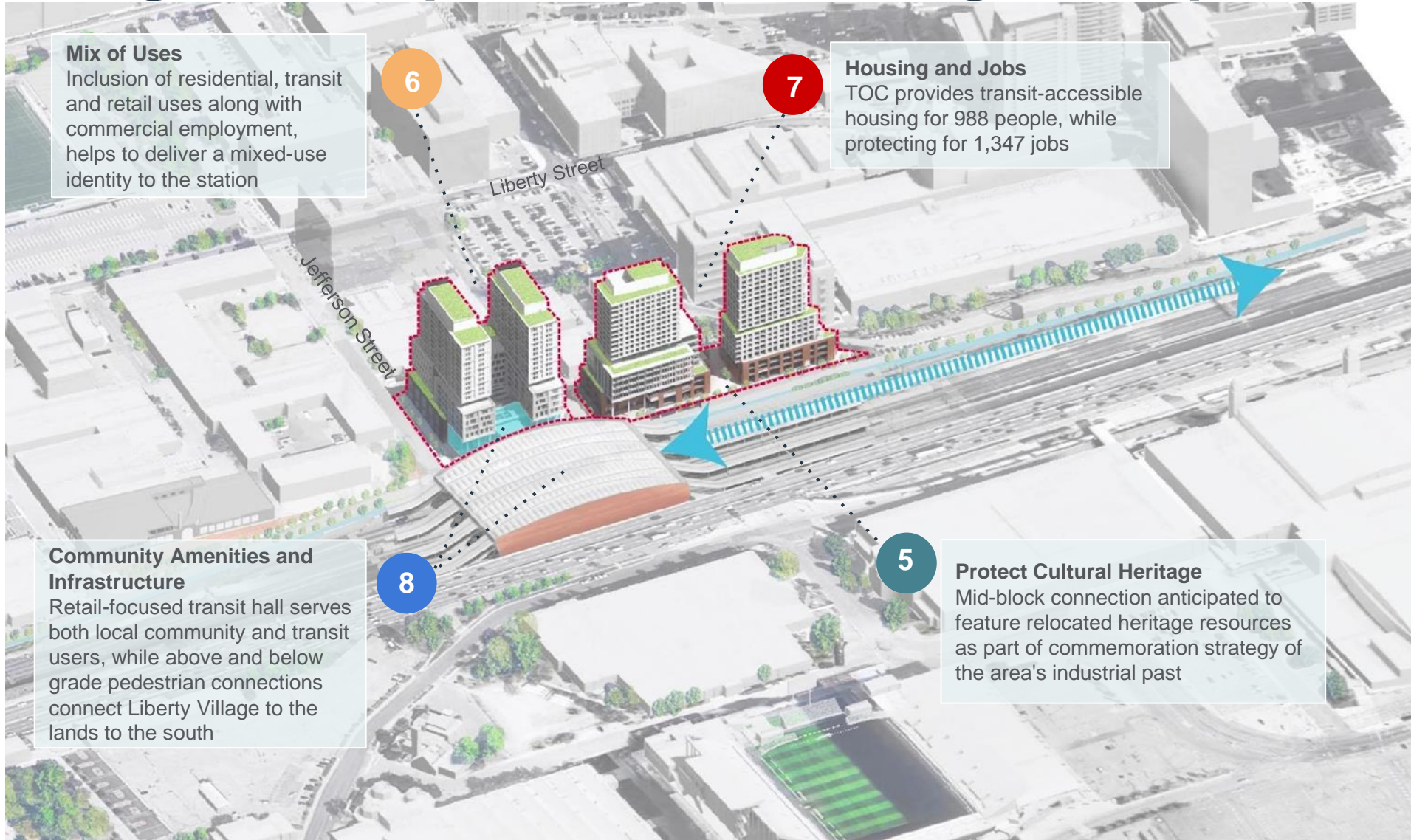
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Design Concept — TOC Planning Principles



- 1** Encourage transit supportive **densities**
- 2** Promote transit **integration**
- 3** Foster a great **public realm**
- 4** Establish **appropriate fit** with station area

Design Concept — TOC Planning Principles



Mix of Uses

Inclusion of residential, transit and retail uses along with commercial employment, helps to deliver a mixed-use identity to the station

6

Housing and Jobs

TOC provides transit-accessible housing for 988 people, while protecting for 1,347 jobs

7

Community Amenities and Infrastructure

Retail-focused transit hall serves both local community and transit users, while above and below grade pedestrian connections connect Liberty Village to the lands to the south

8

5

Protect Cultural Heritage

Mid-block connection anticipated to feature relocated heritage resources as part of commemoration strategy of the area's industrial past

5

Protect natural, built and cultural **heritage**

6

Provide an appropriate **mix of uses**

7

Increase **housing options** and **jobs** in **proximity to transit**

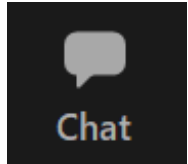
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Enhance **community amenities** and **infrastructure**

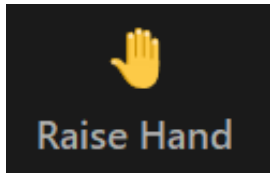
 OL Alignment

5 Questions & Answers

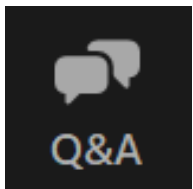
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Tonight's Q&A



EngageIO.ca/en/Exhibition



Future Open Houses

What are the Next Steps?



For Further Questions, Please Visit Our Website:

[EngageO.ca/en/Exhibition](https://engageo.ca/en/Exhibition)

