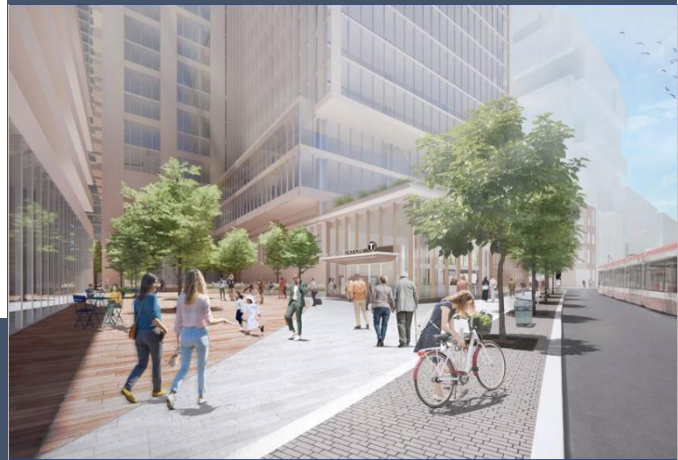


# Corktown Transit-Oriented Community Public Engagement Final Summary Report



**Virtual Event  
(December 6, 2021)**

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## Introduction

Transit-oriented communities (TOC) are part of the government’s plan to build new, sustainable transit. TOC will enhance Ontario’s “[New Subway Transit Plan for the GTA](#)” by placing more housing and jobs near or at transit stations along the routes of the four priority subway projects being delivered by the Province of Ontario (the Province), including the [Ontario Line](#), the [Yonge North Subway Extension](#), the [Scarborough Subway Extension](#), and the [Eglinton Crosstown West Extension](#).

The TOC proposal for Corktown Station offers a dynamic community with housing, jobs, commercial uses (including office and retail spaces), and community spaces, such as a library, connected to the Ontario Line subway and TTC bus and streetcar services. In recognition of the historical significance of the land, the Province will work closely with the City of Toronto (the City), other stakeholders, the community, and Indigenous partners to collaborate on a meaningful plan to commemorate the rich heritage of Canada’s First Parliament site.

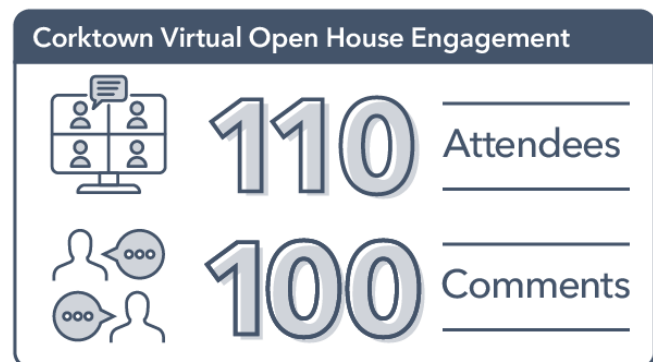
## Outreach Materials

- Postcards distributed to area residents and businesses within a 500 m radius to proposed station site
- One (1) social media post from Ontario’s Ministry of Infrastructure (MOI) on Twitter and LinkedIn.
- Community input received through the EngageIO website at [engageio.ca/en/corktown](https://engageio.ca/en/corktown)

## Presentation

As part of the public engagement process, on Monday, December 6, 2021, Infrastructure Ontario (IO) held a second virtual public meeting (meeting) for the Corktown TOC with an attendance of 110 unique viewers and a third-party moderator serving to facilitate the presentation and questions. The meeting provided an overview of the TOC

program, feedback received from community and stakeholder groups from the first open house, and changes to the development concept as a result of the feedback. The meeting included a discussion period during which the public provided additional feedback and project team members answered any outstanding questions regarding the TOC.



## Feedback from stakeholders and the public from Open House #1

Open House #2 focused on reporting back on feedback and comments heard in the first open house, including key areas such as density, heights, parkland, open spaces, public realm, streetscape, heritage, affordable housing, and public uses. The materials presented at the second meeting included details on the latest project updates and revised concepts for the north and south sites of the Corktown TOC based on the feedback from Open House #1.

### Incorporating your feedback

The following are some of the key changes to the development concepts:

- In response to public feedback asking for an expanded park, the proposed park addition on the South site adjacent to existing Parliament Square Park has been expanded from 810 sq. m to 2,133 sq. m.
- The height and massing for the East Building and West Building have been modified to accommodate the park's expansion.
  - Additional storeys were added to replace the floor area that was subtracted in order to accommodate the increased proposed parkland (Figures 1 and 2).
  - The residential tower on the East Building was increased from 25 to 30 storeys. The office tower on the West Building was increased from 24 to 28 storeys.
- The library was relocated to the East Building along Parliament Street. In addition, the total area of institutional space has been increased to accommodate an approximate 2322 sq. m (25,000 sq. ft.) library and an approximate 465 sq. m (5,000 sq. ft.) heritage interpretation space.
- Increased setbacks were introduced on the eastern block of both sites along Front Street to expand the at-grade pedestrian zone. These setbacks aim to direct pedestrian traffic towards the signalized intersection to ensure safety.

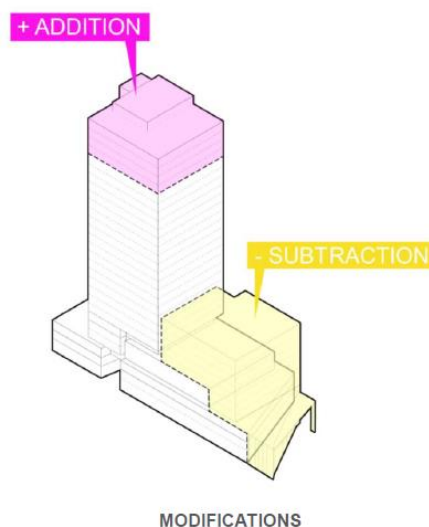


Figure 1: South Site, West Building Update

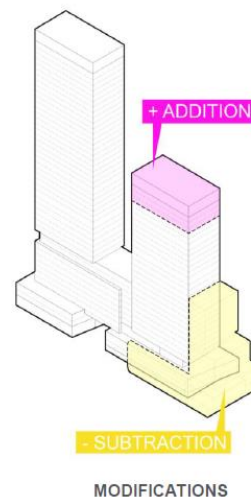


Figure 2: South Site, East Building Update

For more information and related materials, please visit [engageio.ca/en/corktown](https://engageio.ca/en/corktown).

## Question and Answer

Following the presentation, a question-and-answer period was conducted. Responders submitted questions over Zoom and on the phone, including questions and comments, which are categorized below into the following themes: Building Height and Density, Heritage, Parkland, and Transportation.

### Building Height and Density

A responder asked how the Project Team was working to reduce the height of the 46-storey building, citing the King-Parliament Secondary Plan, recently adopted by City Council. The Project Team explained the process of arriving at the proposed 46 storeys and their rationale for the proposal. They explained that Corktown was studied and analyzed in terms of height and applicable policies (provincial and municipal) to determine an appropriate form for the site. The Project Team noted that though the proposed development exceeds the maximum heights as identified in the King-Parliament Secondary Plan, they are adhering to the general intent of the height gradients or patterns established in the Secondary Plan. The Project Team acknowledged that height was a concern for responders but pointed to the emerging context of the area that includes rapid transit and recently approved buildings with similar heights. The Project Team reiterated that it is important to consider the context when the project will be built, around 2029. The Project Team also referred to the City's housing crisis and the TOC program as an opportunity to take bold action to provide housing supply in the area.

A responder asked how the Project Team is incorporating the neighbourhood character into the development of the TOC. The Project Team noted that the developer will provide information about the exterior of the buildings, but the height of the base building and frontages will match the existing character of the area.

A responder asked if the TOC would include affordable housing and if the TOC would exceed the inclusionary zoning requirements to provide affordable units. The Project Team explained that although the TOC program does not have a direct relationship with Toronto Community Housing Corporation (TCHC), affordable housing is a shared goal between the City and the Province. At this stage of design, the Project Team cannot provide exact details on the number of affordable units that will be included in the TOC.

A responder asked about a potential increase in families and if new schools would be built to meet the needs of Corktown families. The Project Team noted that it is not within Infrastructure Ontario's jurisdiction to determine where schools will be constructed, though discussions of community needs continue with the City.

## Heritage

A responder asked which organization was conducting archaeological research of the First Parliament site and if the onsite excavations are for their research. The Project Team informed the responder that Metrolinx is responsible for the archaeological work and registered archaeologists are actively working onsite to support this work. Responders were generally curious about the commemoration and heritage aspects incorporated into the TOC concept. The Project Team agreed that heritage and commemoration are important aspects of the TOC and to the community. In the revised concept on the South site, 5,000 sq. ft. of interpretation space has been integrated with the new library for commemoration, education, and other uses to be determined as the design develops (Figure 3).

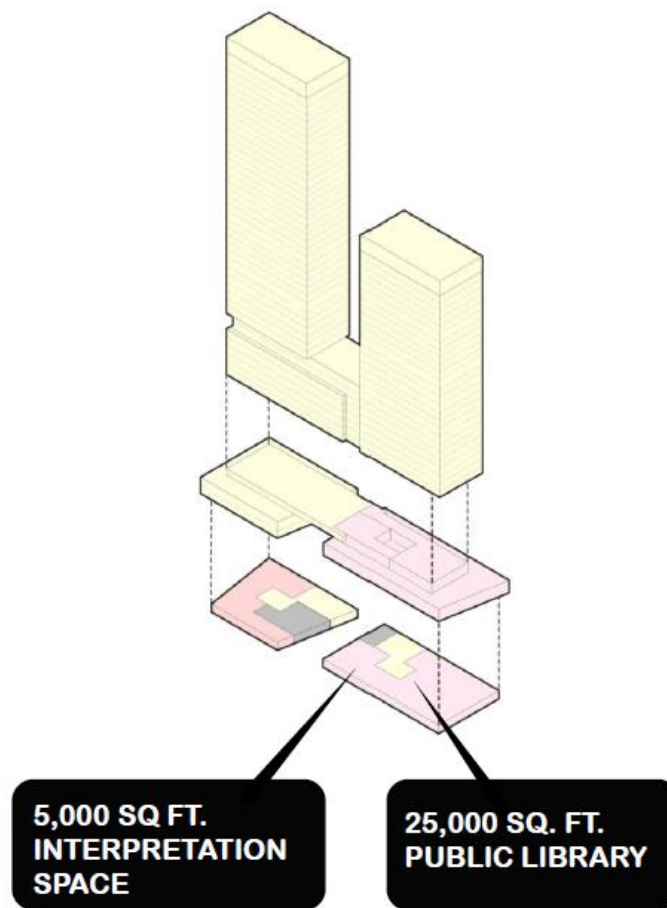


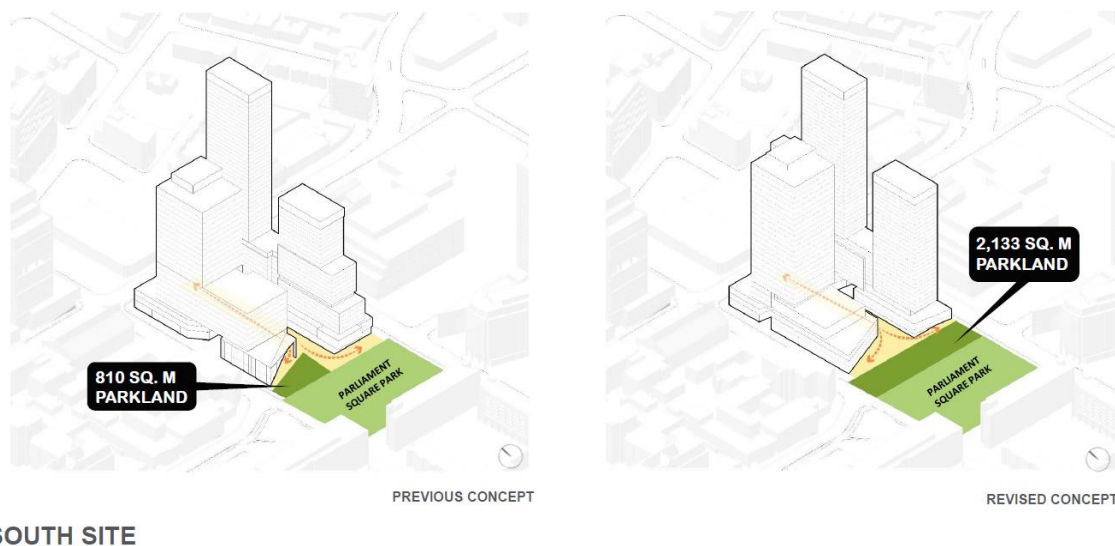
Figure 3: South Site, Integrated Library and Heritage Interpretation Space

## Parkland

A responder asked why the proposal removed 1,300 sq. m of zoned parkland from the community that was being planned for through the King-Parliament Secondary Plan. The Project Team explained that they are meeting the City's requirements for parkland dedicated space onsite. In the revised concept, the Parliament Square Park addition

has been expanded from 810 sq. m to 2,133 sq. m (Figure 4) in response to conversations with the City and feedback from responders and the Local Advisory Committee (LAC). The 2,133 sq. m is provided based on the City’s alternative parkland rate calculated to meet the needs for the anticipated residents and employees of the TOC.

In addition to the expansion of the Parliament Square Park, the TOC concept includes hard- and soft-scaped elements in the open-space portion of the site. The TOC concept includes community spaces in the form of a new public library, dedicated commemorative space, and retail space on-site to service the community. The TOC concept also includes active transportation connections to and across the site that service the community and contribute to a vibrant public realm. In response to questions about parkland outside of the TOC, the Project Team noted that they were not involved in previous negotiations about parkland dedication within the neighbourhood aside from conceptual discussions with the City about the TOC site.



SOUTH SITE

Figure 4: Expansion of Parliament Square Park

## Transportation

Responders asked about active transportation infrastructure in the community and within the TOC site. In particular, responders asked about future bike connections and when to expect these connections to be built. Responders asked about access for automobiles in the TOC. Responders were curious about increased traffic along King Street due to the TOC.

Cycling infrastructure along Berkeley Street and the Esplanade/Mill Street will provide residents of the TOC and neighbourhood with direct connections to the City’s larger cycling network. The Project Team is working with the City to ensure the TOC concept is compatible with and supportive of the proposed cycling infrastructure, which the City is responsible for delivering adjacent to the TOC. For pedestrians, connectivity was a key design principle when conceptualizing the

TOC. The revised concept proposes a series of mid-block connections to prioritize pedestrian circulation, along with active ground floor uses to maximize liveliness of the space. A clear pedestrian link between the two sites is presented to connect the North and South site and ultimately to connect the transit station and library.

Vehicle access into the site will be provided off the east-west mid-block connections, which provide space for both pedestrian and vehicular movement. Approximately 621 underground parking spaces will also be provided for vehicles; this parking ratio is less than the zoning by-law requirements as the site will be next to higher-order transit.



Figure 5: Pedestrian and Streetscape Improvements

## More Information

Please visit [engageio.ca](https://engageio.ca) for more information about the Corktown TOC. *Community input is an important part of the process, and we would like to thank everyone who has participated in the TOC engagement.*