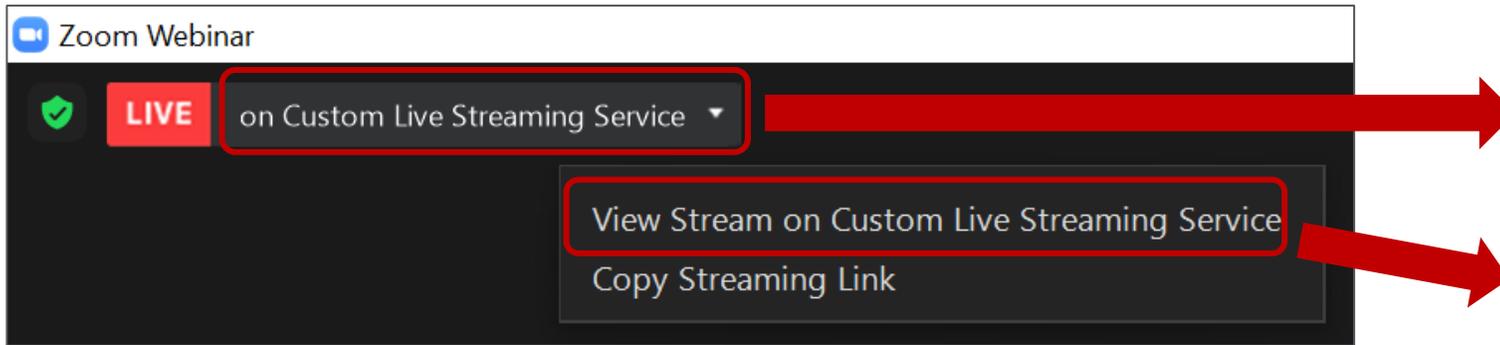


Zoom Webinar Controls – Live Captions

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.

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CORKTOWN TRANSIT- ORIENTED COMMUNITIES (TOC)

Open House #2
December 6, 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.

1 Introductions & Agenda

Why Are We Here Tonight?

- Provide an overview of the Transit-Oriented Communities (“TOC”) program and the development concept for Corktown presented at Open House #1.
- Report back on what we heard from community and stakeholder groups for the development concept presented at Open House #1.
- Present proposed changes to the development concept as a result of feedback.
- Answer outstanding questions regarding the TOC and outline next steps.

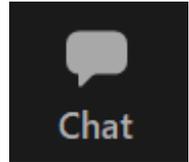
Agenda

1. Introductions & Agenda (10 min)
2. Background and Context (10 min)
3. Open House #1 Review / What We Heard (10 min)
4. Revised TOC Concept (30 min)
5. Discussion (30 min)

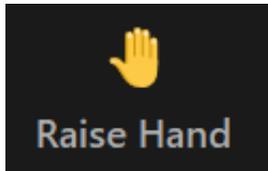
Rules of Engagement

- 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.

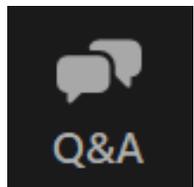
Zoom Webinar Controls — Main Controls



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.



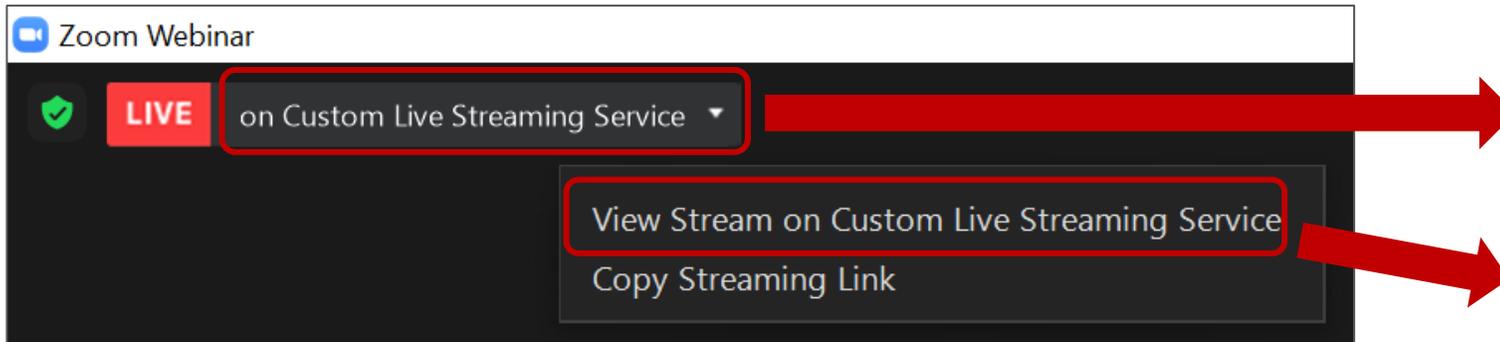
When using the phone:

***6 Unmute/Mute**

***9 Raise/Lower Hand**

Zoom Webinar Controls – Live Captions

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

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Opening Remarks



Ward Councillor

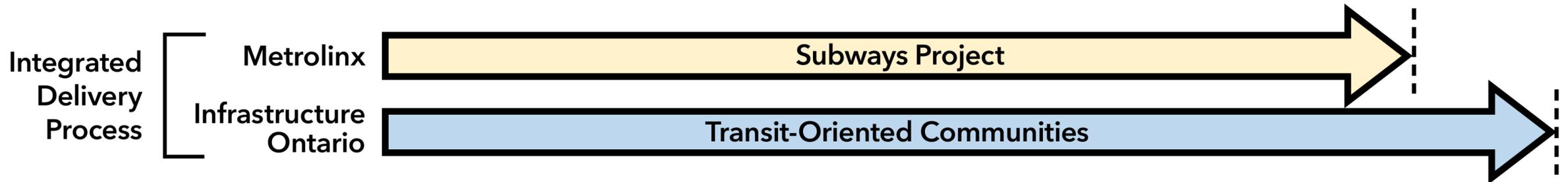
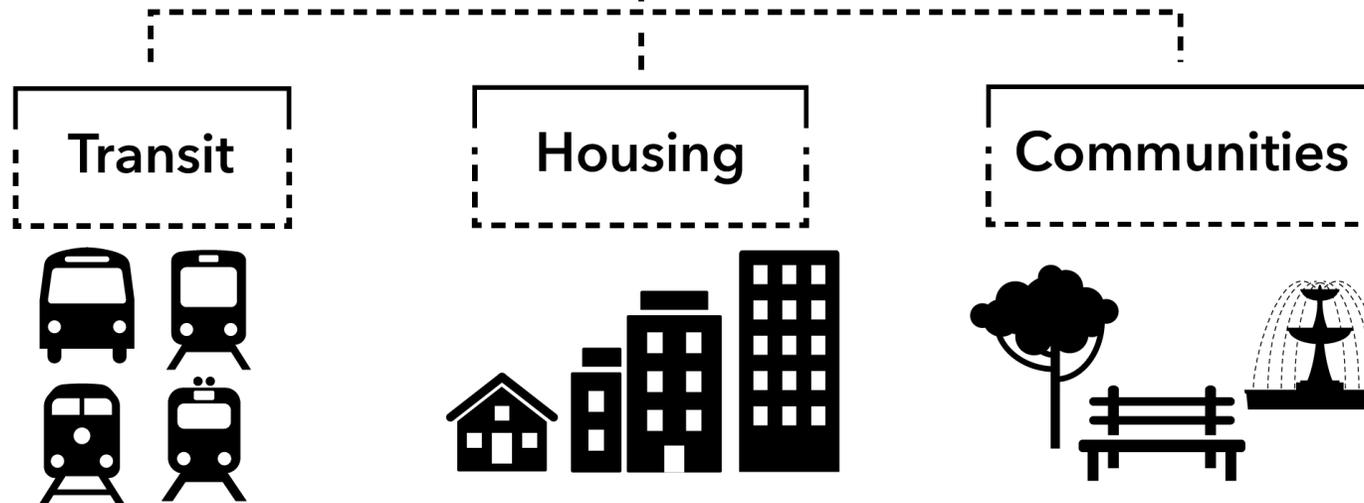
Councillor Kristyn Wong-Tam

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).
- Corktown was identified by the Province as one of the first TOCs.
- The Corktown TOC will create a mixed-use transit-oriented community, with new commercial and residential buildings oriented around the Transit Station.

TOCs: Integration with Subways Project



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

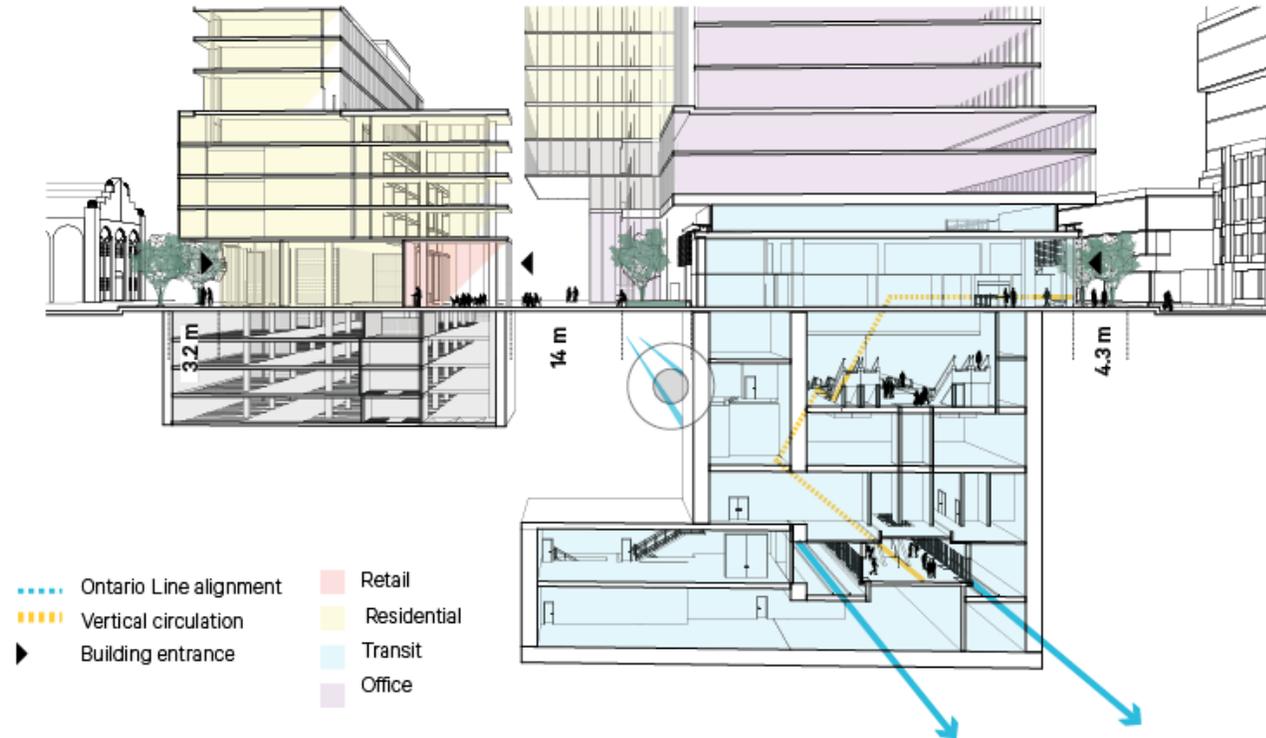
Subways & TOC: Who Delivers What?

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

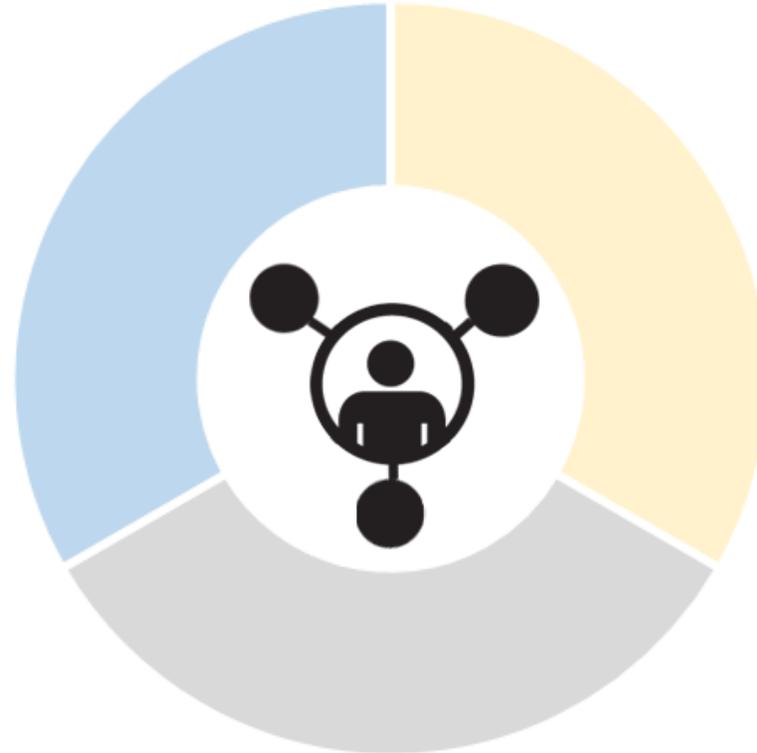
For more information please visit:

<https://engageio.ca>

Engaging with Various Stakeholders

City of Toronto

IO shared a suite of planning materials in March 2021 related to the Corktown development, and has been meeting regularly with City staff including Transit Expansion Office, Transportation Services, and City Planning to gather feedback.



Local Advisory Committee and First Parliament Working Group

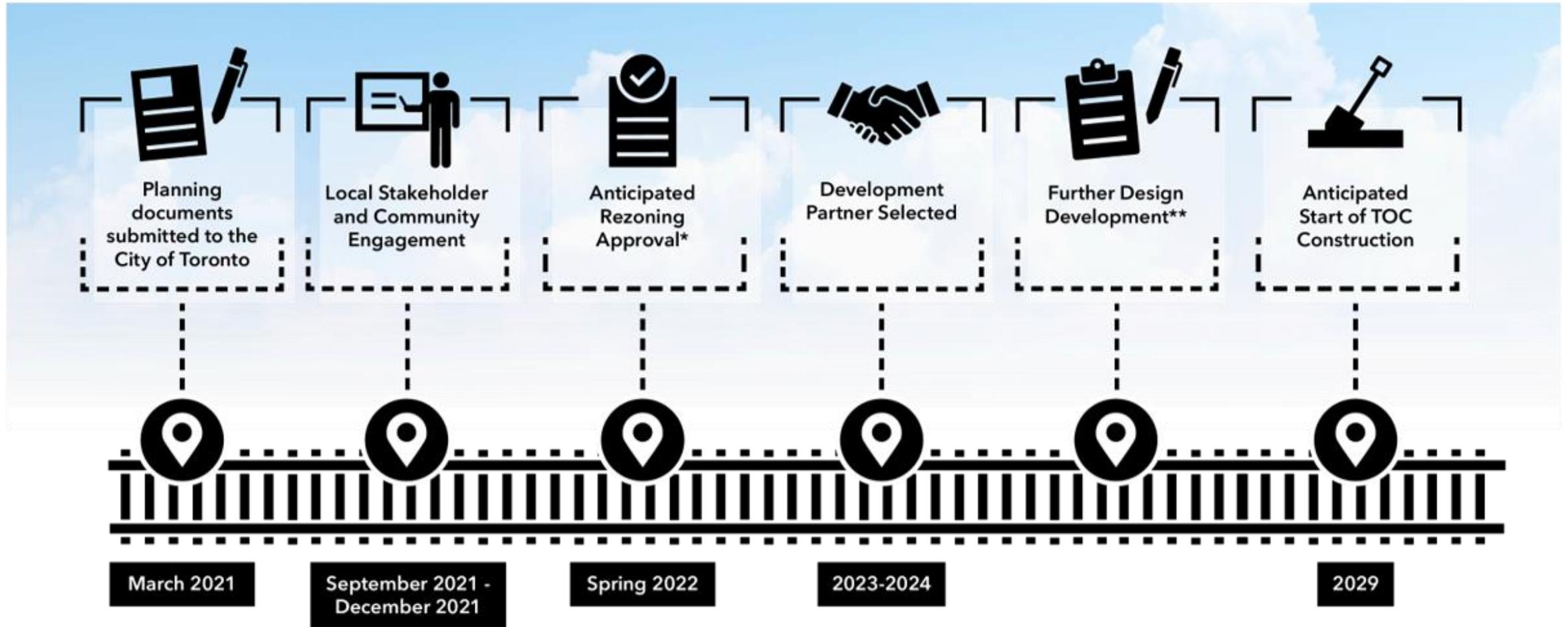
IO has been engaging with community organization and stakeholder representatives to receive early feedback on the priorities for the community.

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, please visit:
EngageIO.ca/en/Corktown

Anticipated Approval and Rezoning Timeline

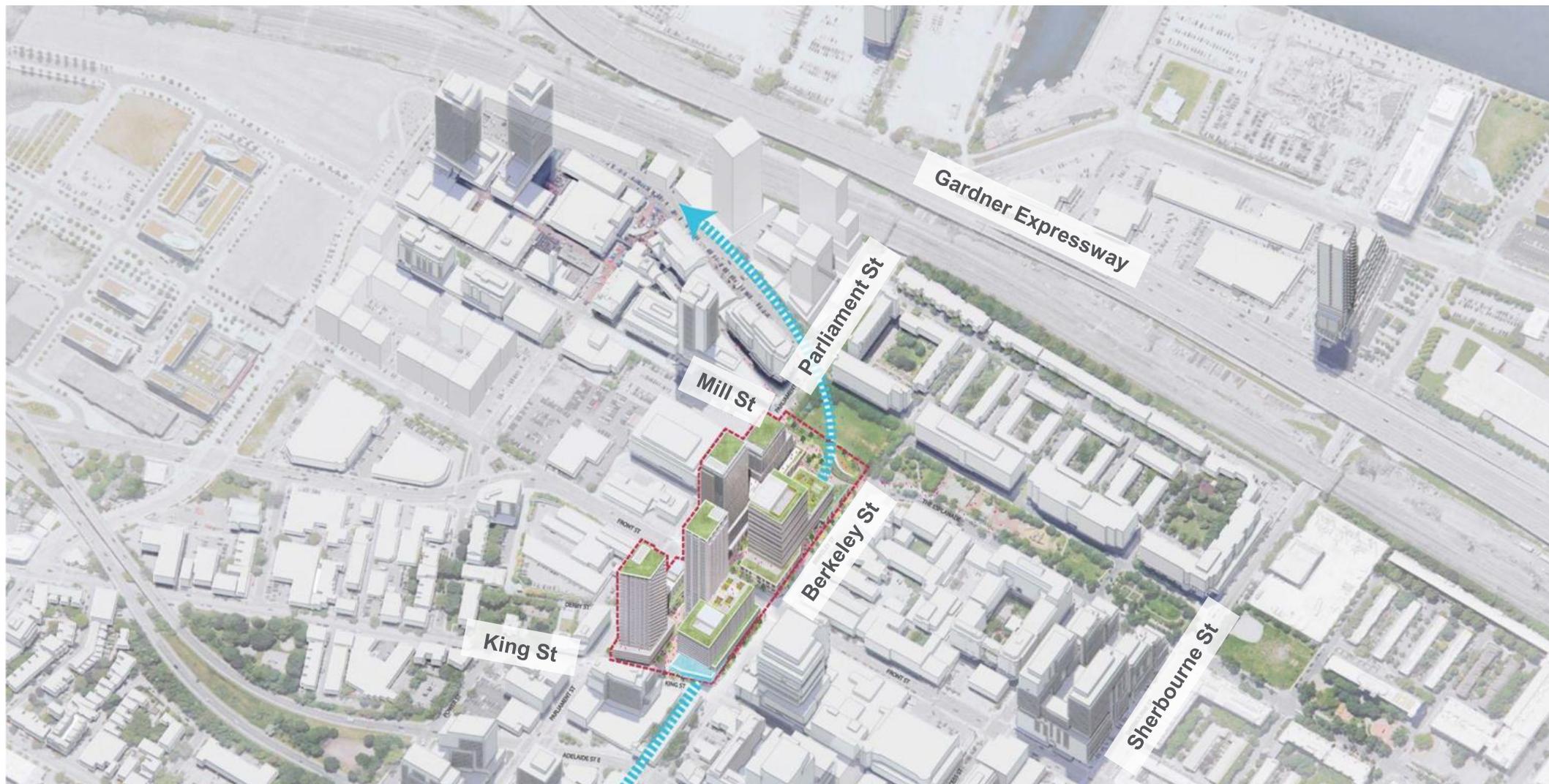


* Secures conditions for future development, including building heights, densities, uses, open spaces, land conveyance obligations (including parkland, if required) parking requirements, etc.

** 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 / What We Heard

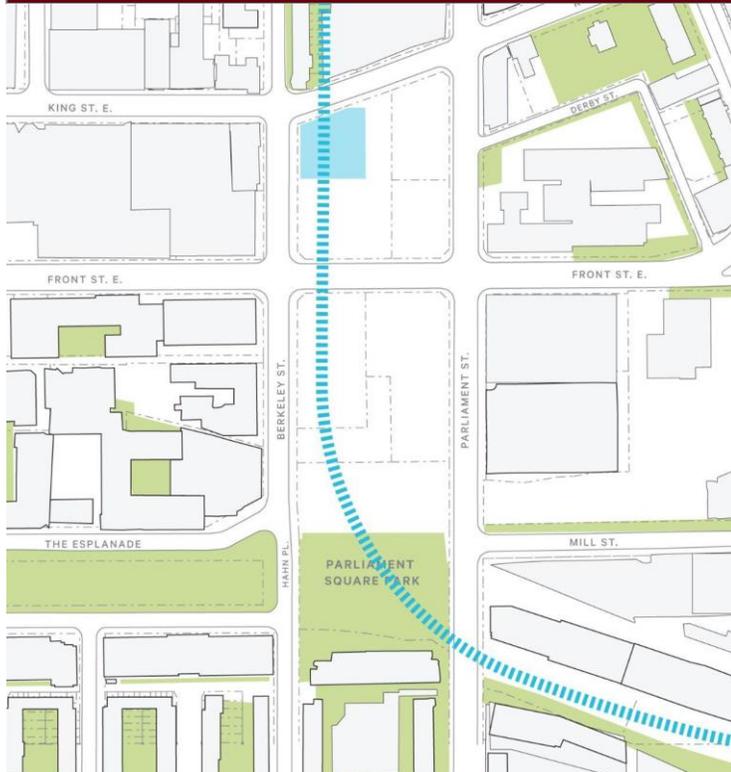
Corktown TOC Concept (Presented at Open House #1)



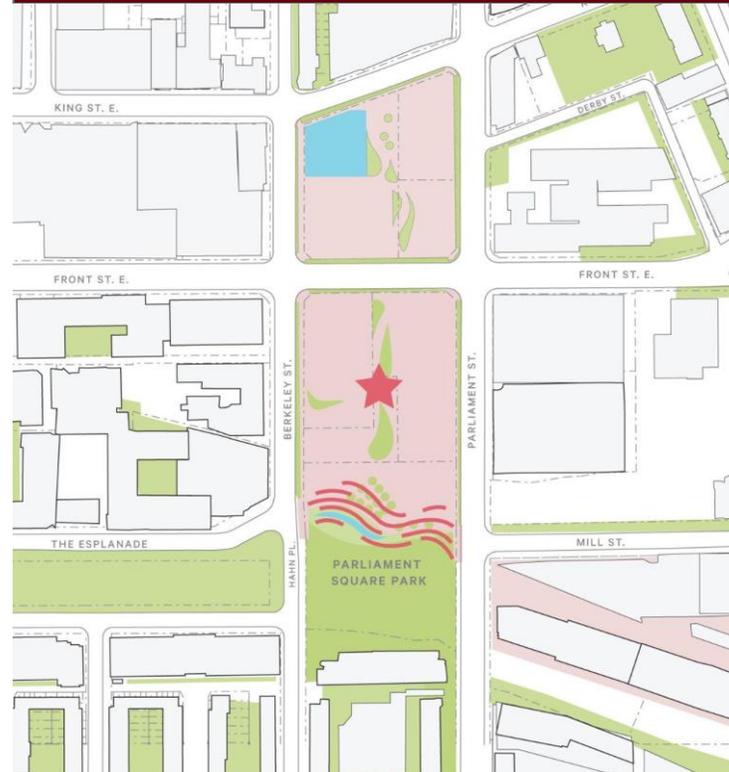
OL Alignment 

Structuring Elements

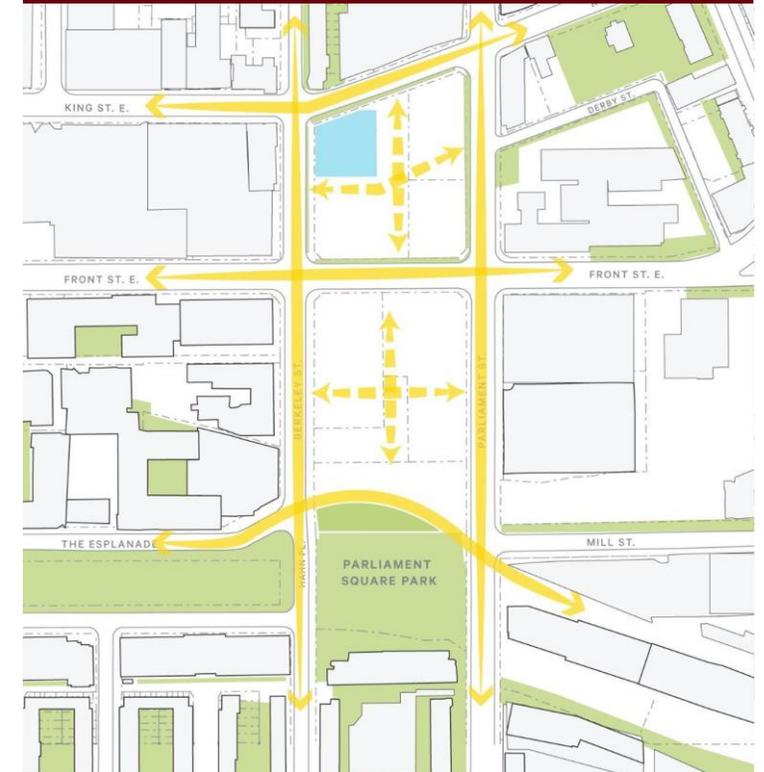
Subway Alignment and Station Location



Expanded Park and Commemoration Opportunities



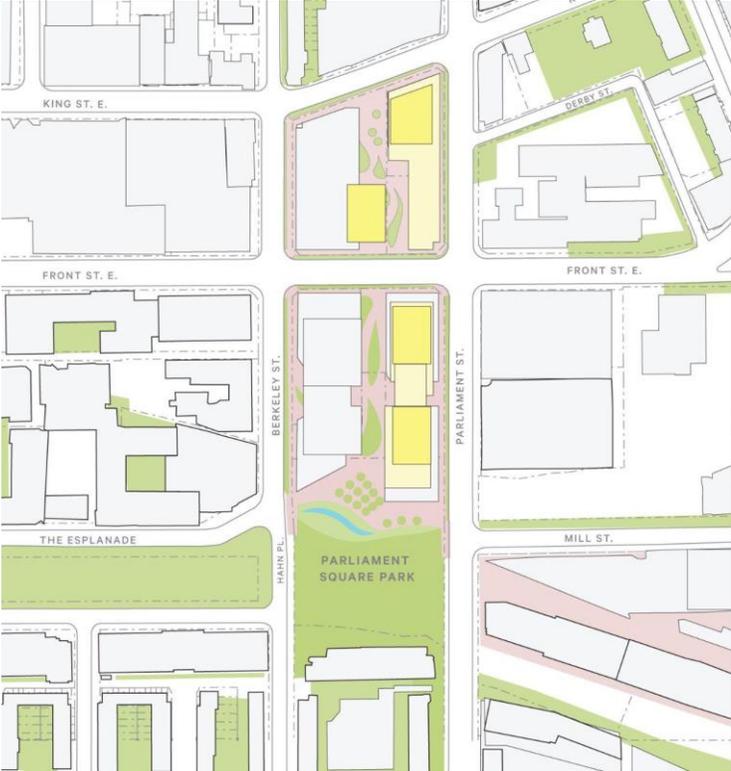
Enhanced Connectivity between Transit and Key Destinations



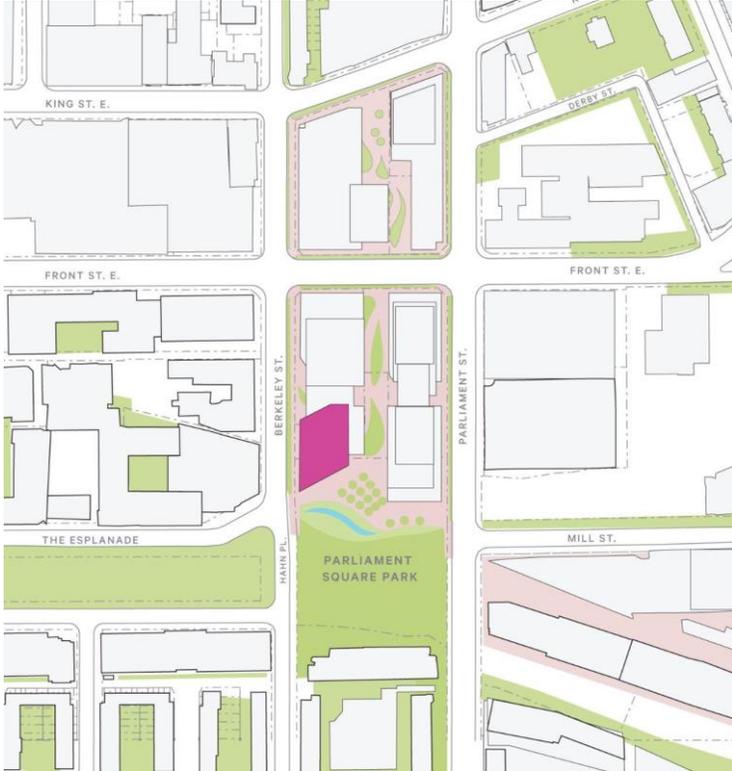
- OL Alignment
- Corktown Station
- Heritage Interpretation
- Pedestrian Circulation

Programming Anchors

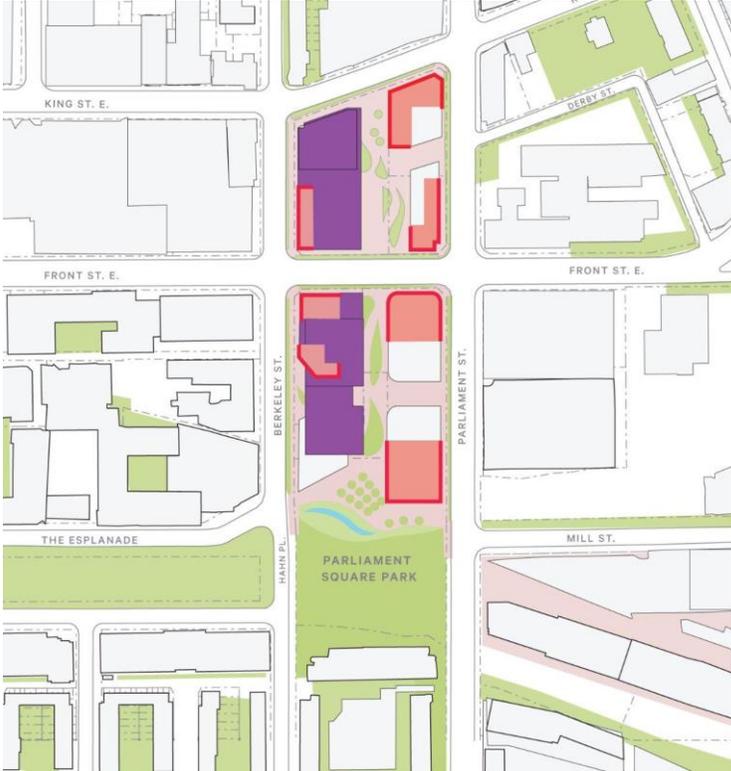
Transit Supportive Housing



Priority Location for Institutional Space



Purpose-Built Retail and Commercial Space

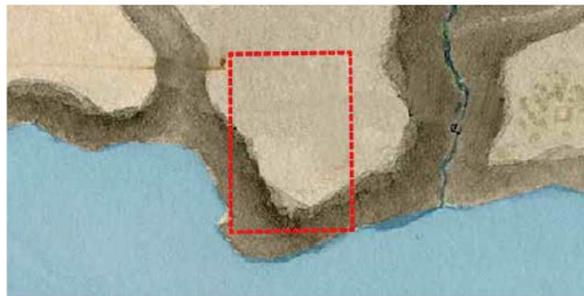


Residential
 Institutional
 Office
 Retail

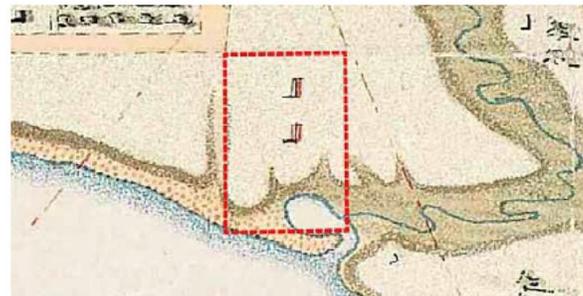


First Parliament Site – Heritage and Civic Significance

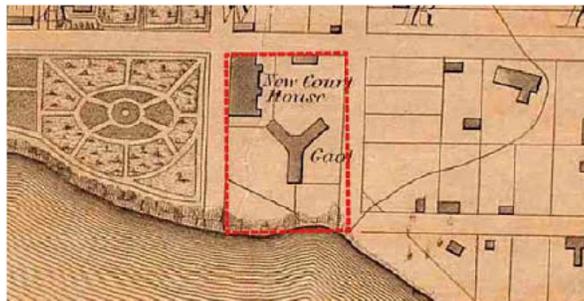
The First Parliament site, located on the south block, is a historically significant piece of land. Through successive historical eras, it has played a significant role in the formation, governance and development of Toronto and Canada. It is designated under Part IV of the Ontario Heritage Act and is a Registered Archaeological Site.



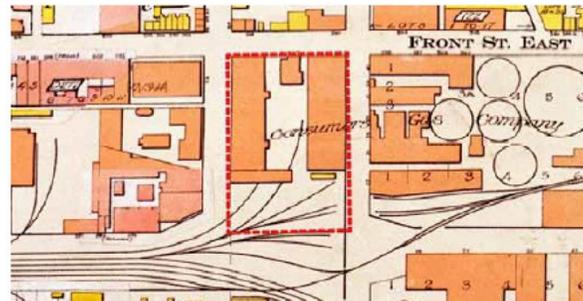
Natural and Indigenous History - 7,000 Years



Parliament Buildings - 1794 to 1824



Home District Gaol - 1840 to 1864



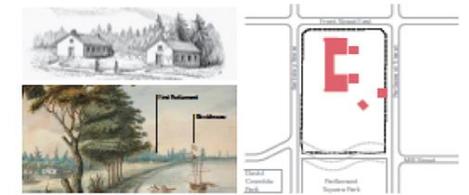
Consumers' Gas - 1879 to 1955

Source: First Parliament Heritage Interpretation Strategy and Master Plan Long Range Master Plan

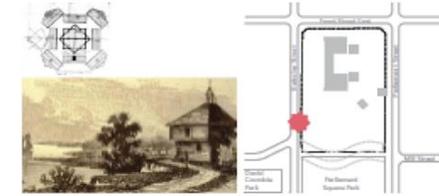
Traces of History: Natural History and Pre-Settlement



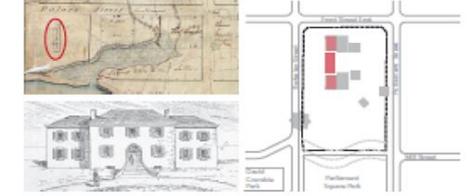
Traces of History: First Parliament (1794 to 1820)



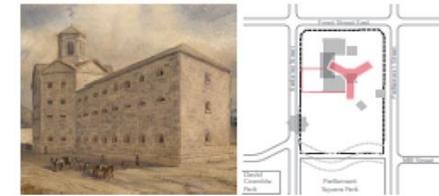
Traces of History: The Town Block House



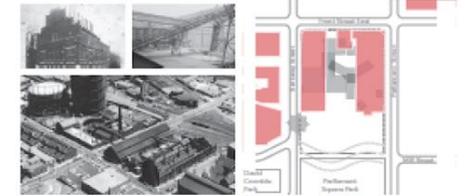
Traces of History: Second Parliament (1820-1824)



Traces of History: Home District Gaol (1837-1864)



Traces of History: Industrial Era (1879 to 1955)



Traces of History: Railways



Zone of Archaeological Potential



North Site



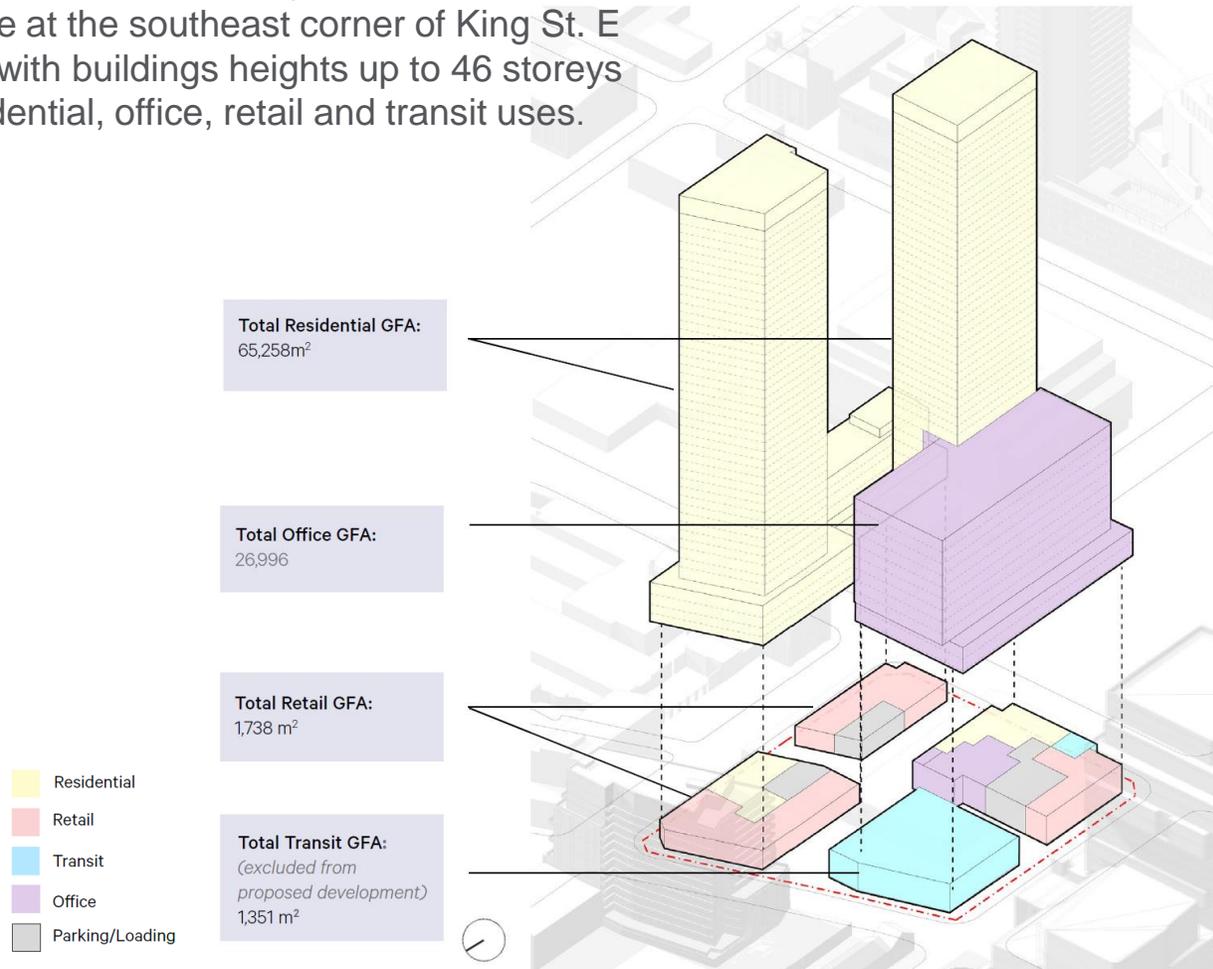
Illustrative render, southeast corner of King St. E. and Berkeley St.



Illustrative render, interior mid-block connection from King St. E.

North Site

The development on the north (King) site contains the station headhouse at the southeast corner of King St. E and Berkeley St, with buildings heights up to 46 storeys and a mix of residential, office, retail and transit uses.



North Site	
Maximum Height (incl. mechanical)	46 storeys 165.1 m
Density (FSI)*	11.0
Total GFA (sq. m)	93,992
Residential GFA	65,258
Non-Residential GFA	28,734
Residential Units	840
Larger Sized Units	348
Vehicular Parking	271
Bicycle Parking	1135

Stats based on indicative concept
*inclusive of transit station (provided through separate process)

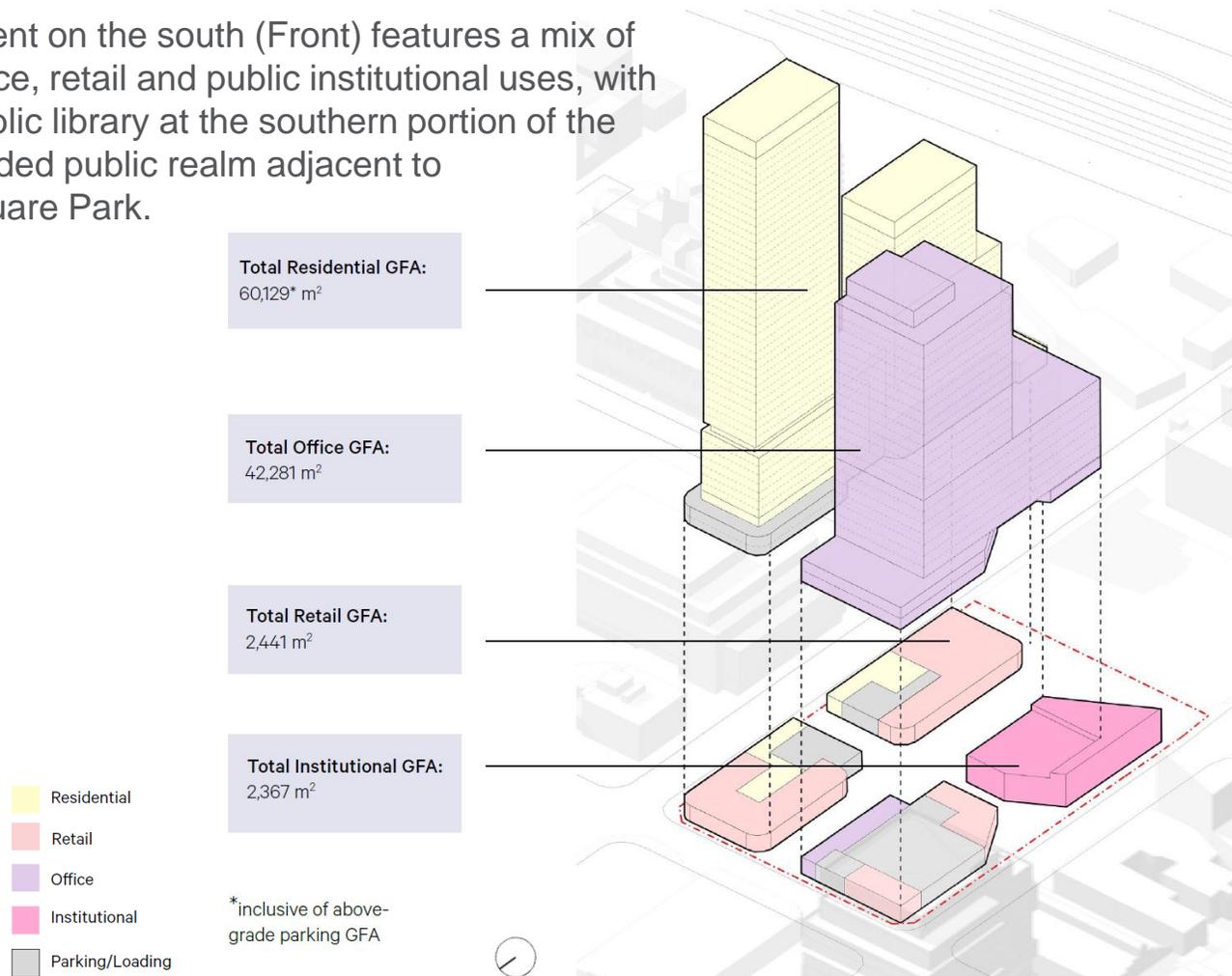
South Site



Illustrative render of public plaza and landscaped open space

South Site

The development on the south (Front) features a mix of residential, office, retail and public institutional uses, with space for a public library at the southern portion of the site and expanded public realm adjacent to Parliament Square Park.



South Site	
Maximum Height (incl. mechanical)	46 storeys 152.0 m
Density (FSI)*	8.6
Total GFA (sq. m)	107,218
Residential GFA	60,129†
Non-Residential GFA	47,089
Residential Units	740
Larger Sized Units	284
Vehicular Parking	297
Bicycle Parking	941

Stats based on indicative concept
 †inclusive of above-grade parking GFA

What We Heard: Key Themes



Density / Heights



Parkland



Public Realm



Public Uses

Density / Heights: What We Heard



Areas of Support:

- Some support for **height and density** increase
- Increasing **housing supply including larger and affordable units**
- **TOC integration with subway station**



Areas of Concern / Improvement:

- Establishing a **new height precedent**
- Consistency with new **King-Parliament Secondary Plan**
- Potential **shadow and wind impacts**
- Better **distribution of height and density** across the site(s)



Parkland & Open Space: What We Heard

✓ Areas of Support:

- **Parkland / open space** on First Parliament site
- Extend **Parliament Square Park**
- Increase in **public realm spaces**

! Areas of Concern / Improvement:

- Desire for **larger park**
- Accommodating **more green space**
- **Suggested amenities** for park: playground area, outdoor ice rink, dog-friendly facilities



Public Realm & Streetscape: What We Heard



Areas of Support:

- **Improved conditions** for pedestrians and cyclists
- **Enhancing existing streetscape character** of the King-Parliament area



Areas of Concern / Improvement:

- **Pedestrian experience** of the **mid-block connections**
- **Pedestrian safety issues**
- Mill St and Esplanade **bike lanes**



Public Uses: What We Heard



Areas of Support:

- Animated gathering space or **community hub**
- Inclusion of a **public library** on site



Areas of Concern / Improvement:

- Information on **housing type, tenure and affordability**
- Desire for **additional community uses**
- **Heritage and archaeological significance** of First Parliament



4 Revised TOC Concept

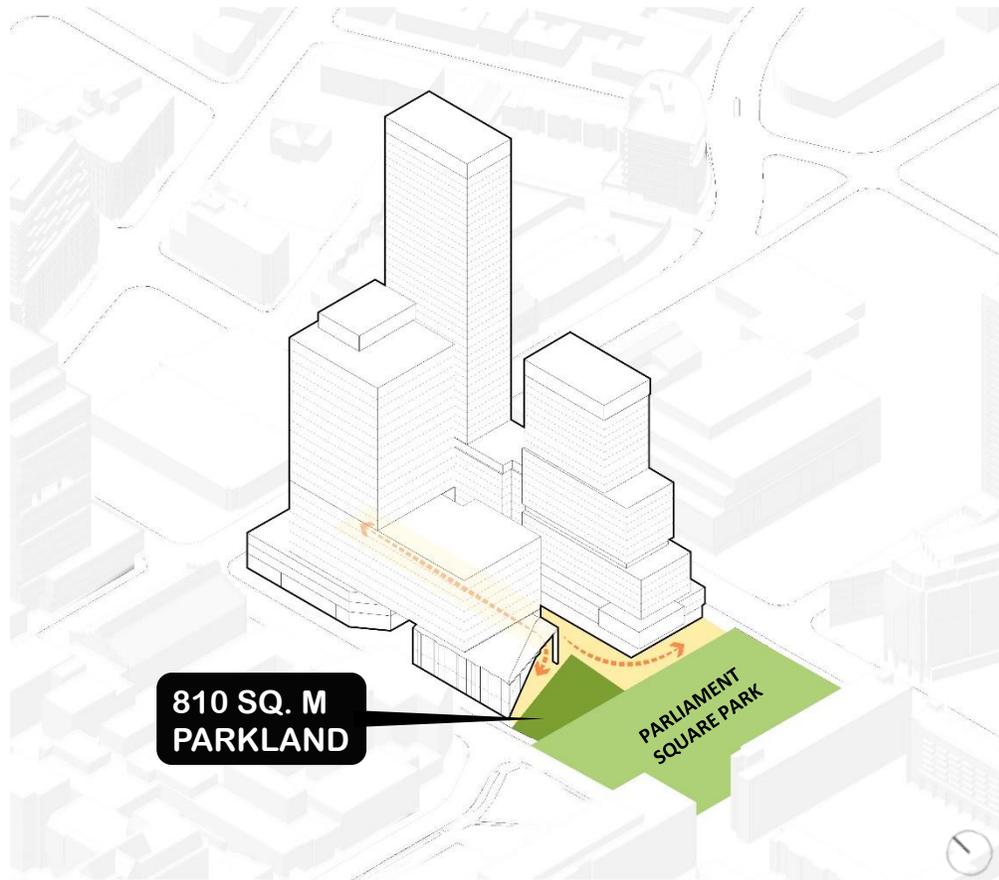
Revised TOC Concept



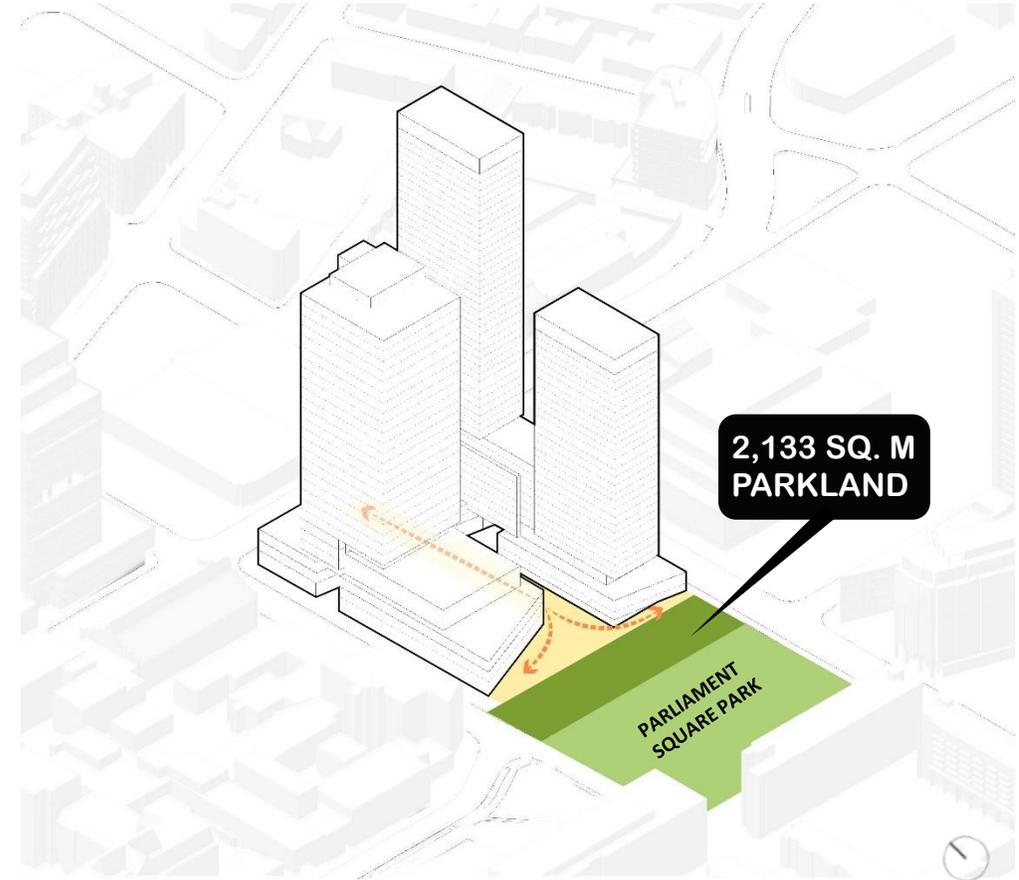
Key Updates:

- Expansion of Park
- Changes to Height / Massing on Front Site
- Integrated Library and Heritage Interpretation Space
- Streetscape and Pedestrian Experience Improvements

Expansion of Park



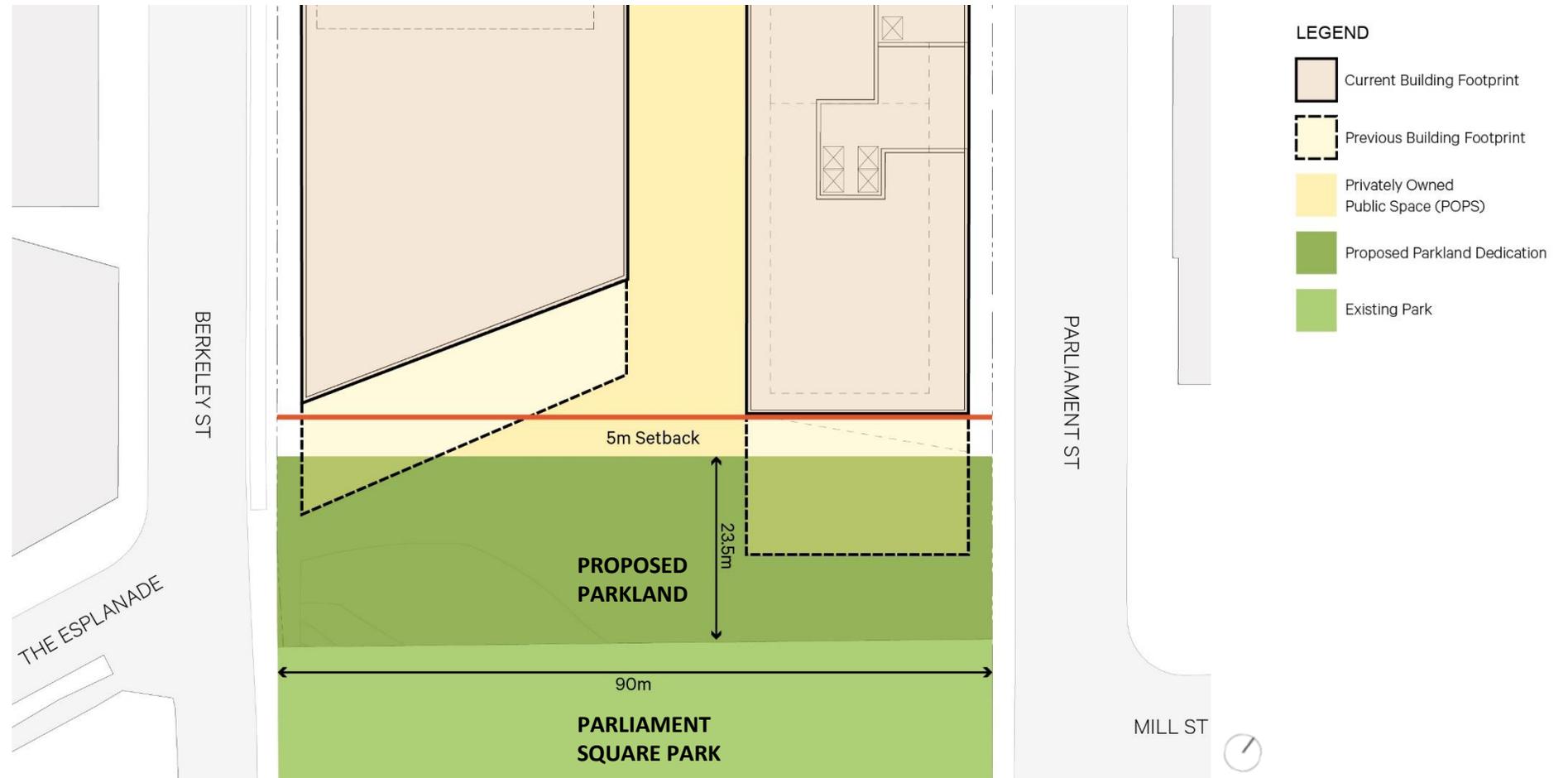
PREVIOUS CONCEPT



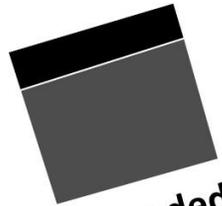
REVISED CONCEPT

SOUTH SITE

Expansion of Park



Expansion of Park



**Expanded
Parliament
Square Park
[8,000 m2]**



**Bellevue
Square Park
[4,900 m2]**



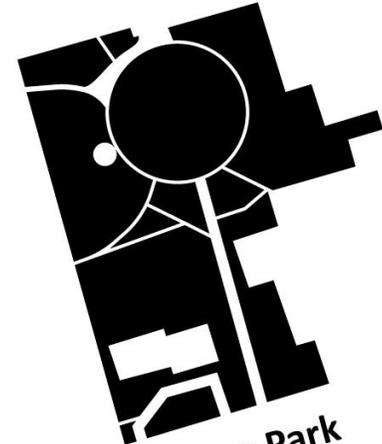
**Berczy Park
[5,600 m2]**



**Victoria
Memorial
Square
[8,900 m2]**

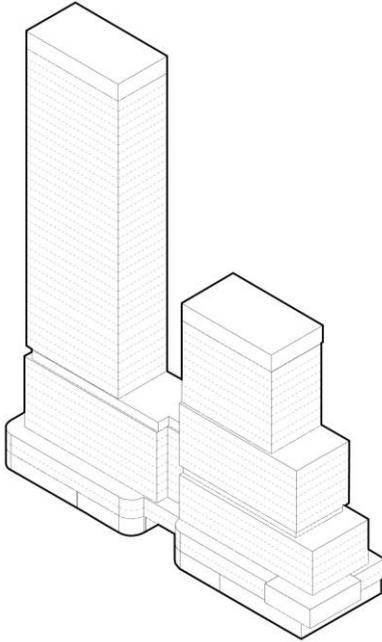


**St. James Park
[19,500 m2]**

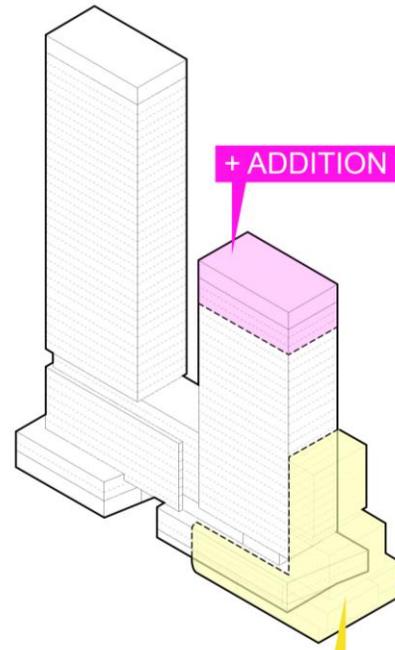


**Grange Park
[27,000 m2]**

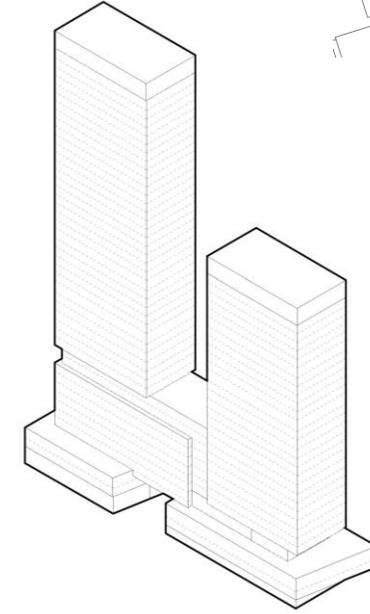
Changes to Height / Massing



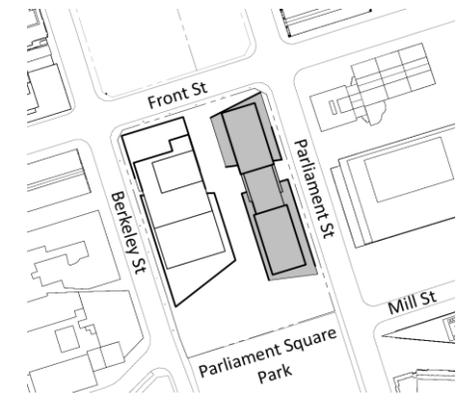
PREVIOUS CONCEPT



MODIFICATIONS

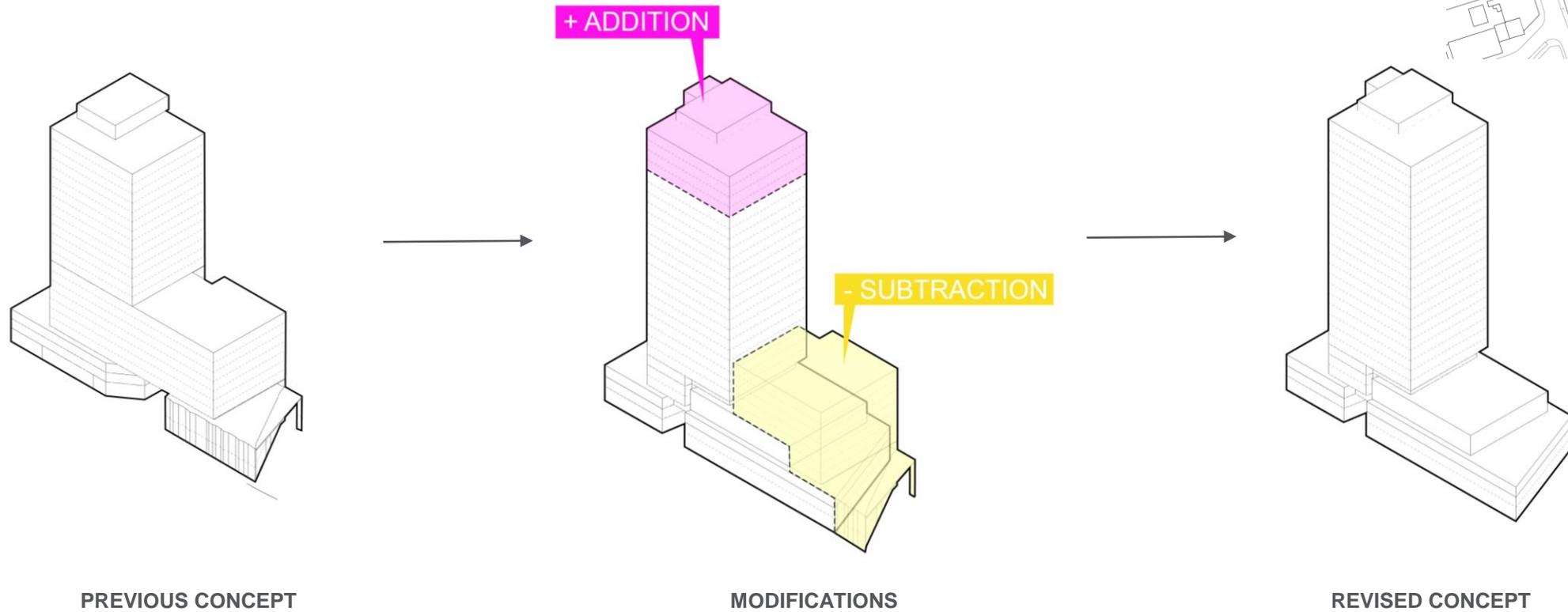


REVISED CONCEPT



SOUTH SITE - EAST BUILDING

Changes to Height / Massing



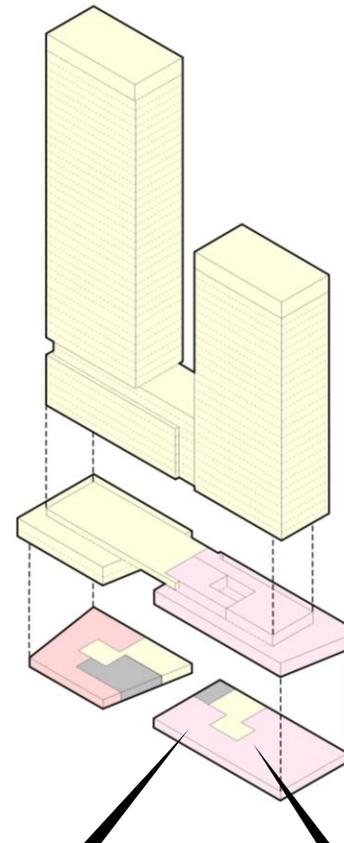
SOUTH SITE - WEST BUILDING

Integrated Library and Heritage Interpretation Space

Heritage Interpretation



Public Library



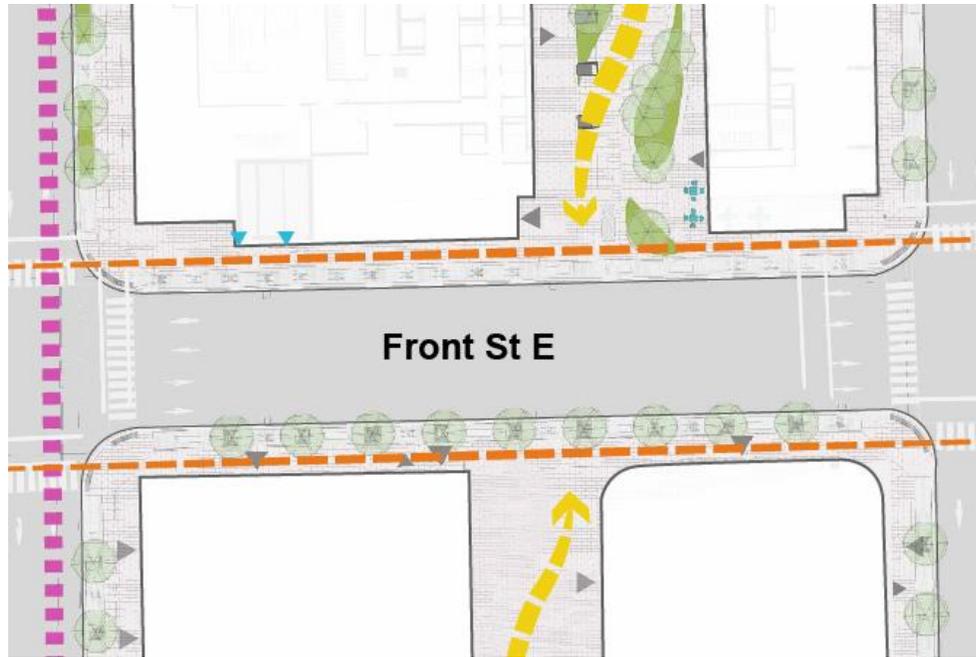
**5,000 SQ. FT.
INTERPRETATION
SPACE**

**25,000 SQ. FT.
PUBLIC LIBRARY**

SOUTH SITE - EAST BUILDING

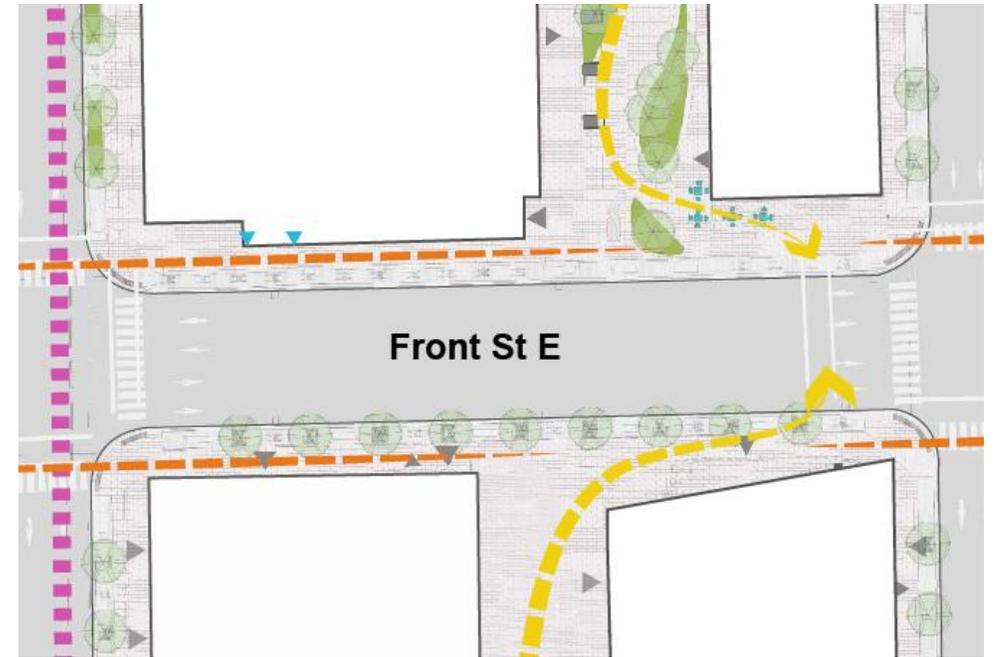
Streetscape and Pedestrian Experience Improvements

PREVIOUS CONCEPT



Existing Pedestrian Circulation
Proposed Pedestrian Circulation
Proposed Cycling Paths/Lanes

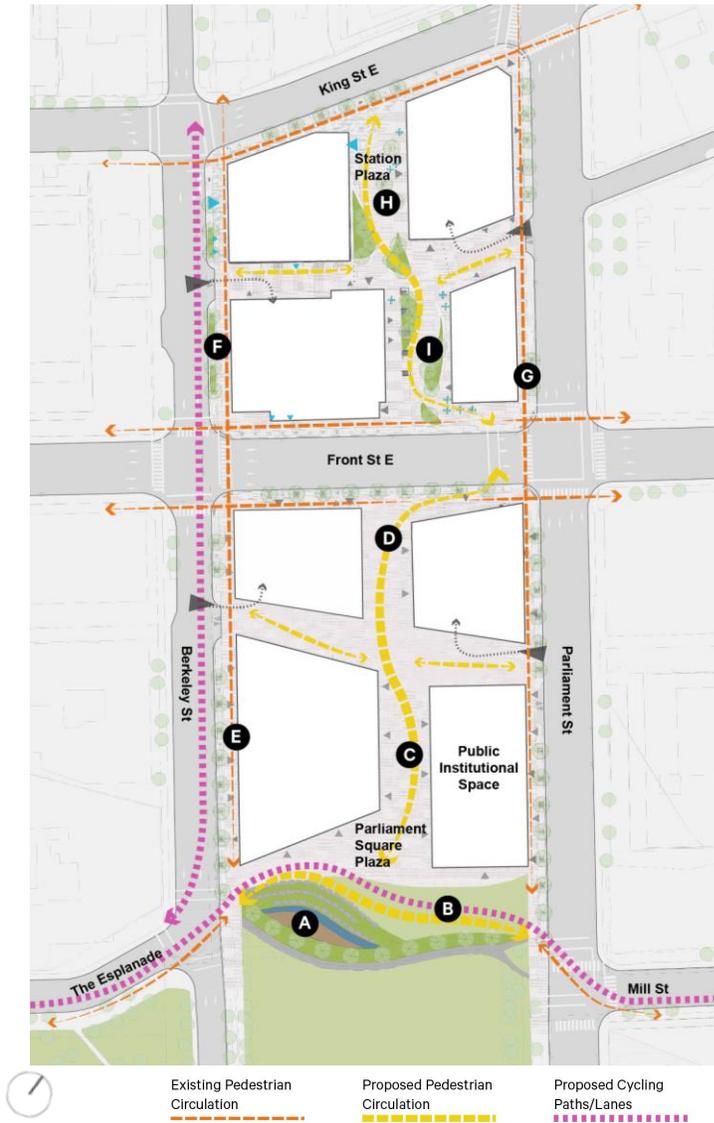
CURRENT CONCEPT



Existing Pedestrian Circulation
Proposed Pedestrian Circulation
Proposed Cycling Paths/Lanes

NORTH & SOUTH SITES

Streetscape and Pedestrian Experience Improvements



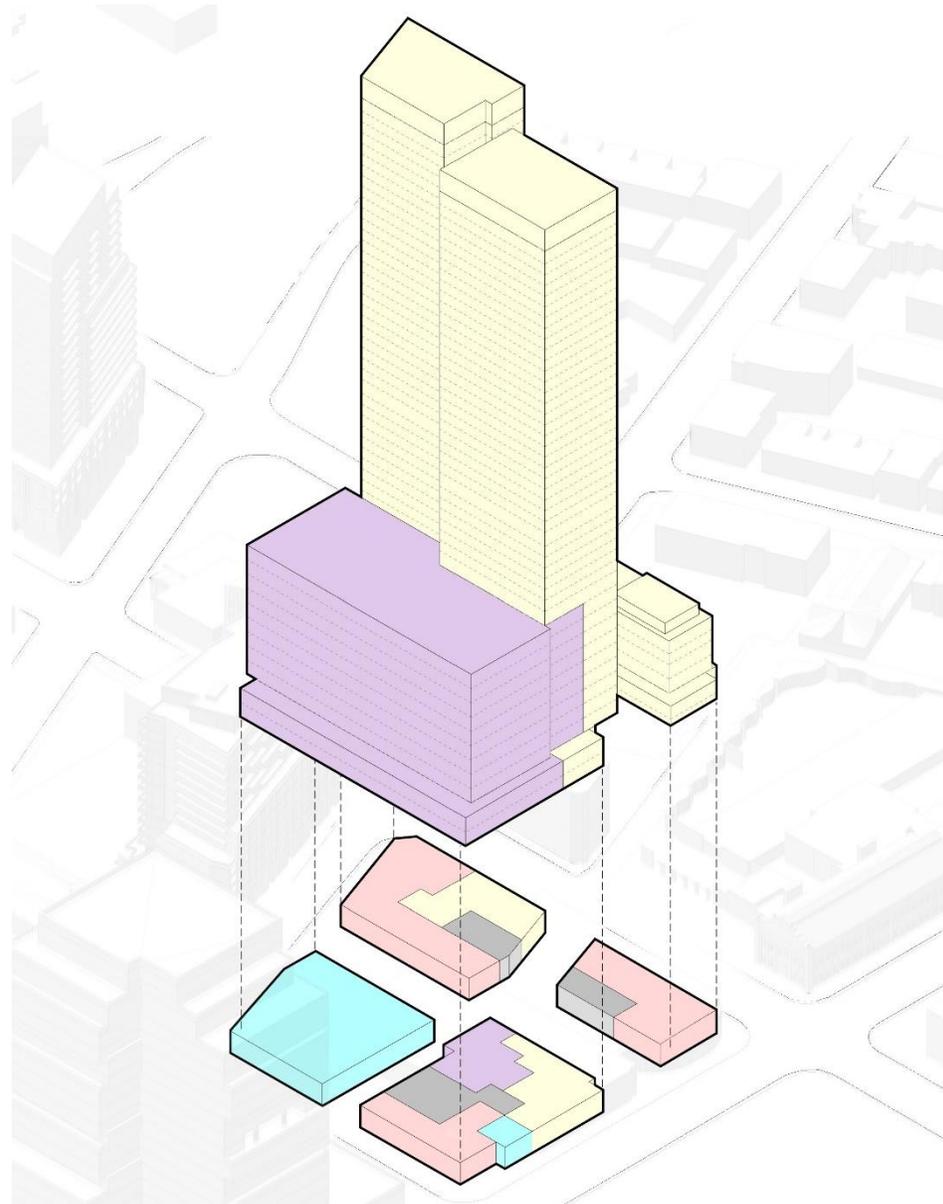
- A** Proposed Parkland Connecting to Parliament Square Park
- B** Proposed Multi-Use Path Connecting Mill St and The Esplanade
- C** Interior Access to Public Library
- D** Midblock Connection from Front Street to Park
- E** Interface with Canadian Stage (Berkeley Street)
- F** Streetscape with Trees and Planters
- G** Retail Frontage to Enhance Priority Streets
- H** Midblock Connection From King Street to Front Street
- I** Interior Landscaping, Planters and Seating



Illustrative rendering, south site looking northeast from Berkeley Street and The Esplanade

North Site

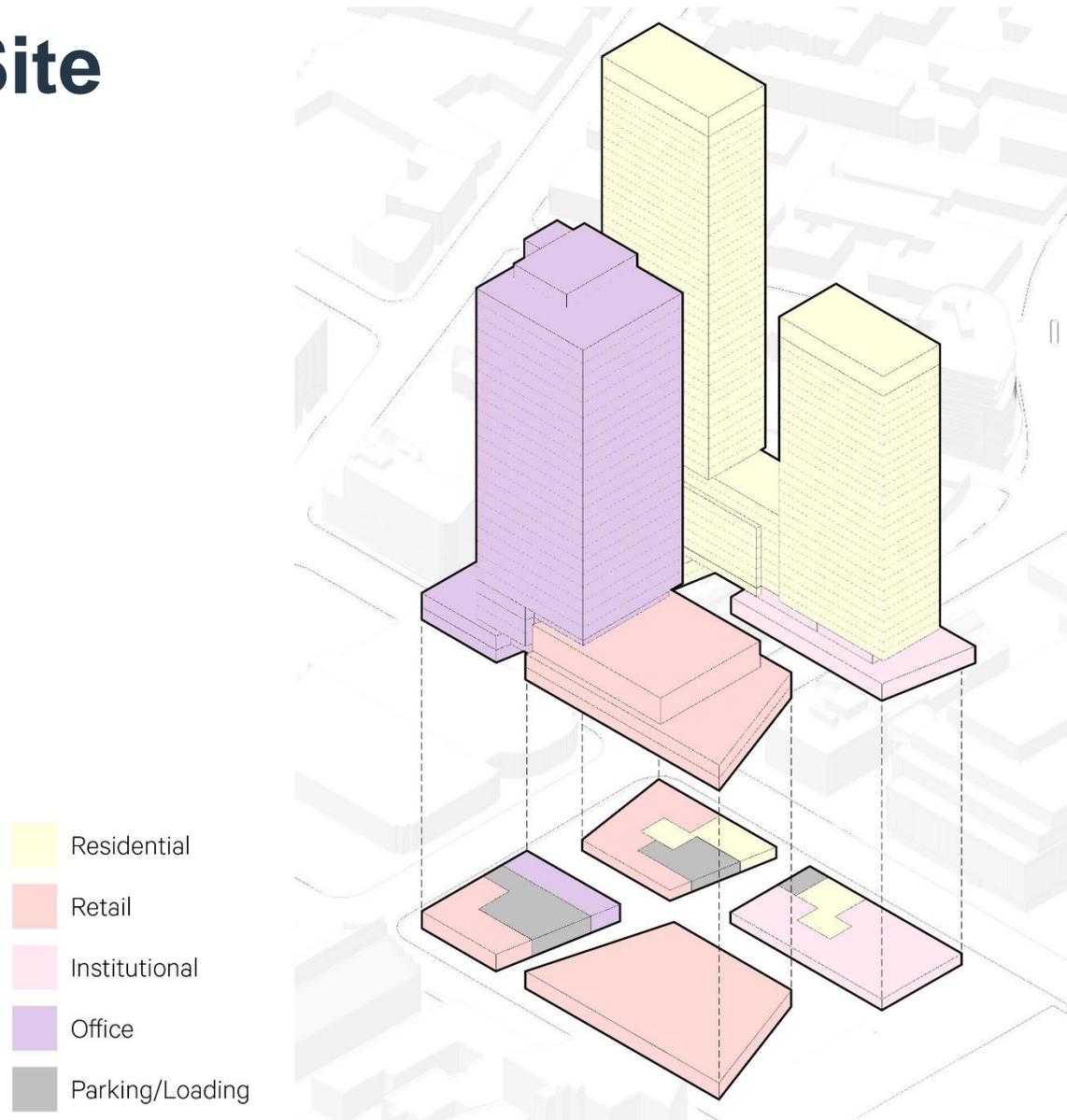
- Residential
- Retail
- Transit
- Office
- Parking/Loading



North Site	
Maximum Height (incl. mechanical)	46 storeys 165.1 m
Density (FSI)*	11.0
Total GFA (sq. m)	93,932
Residential GFA	65,258
Non-Residential GFA	28,674
Residential Units	840
Larger Sized Units	348
Vehicular Parking	271
Bicycle Parking	1135

*Stats based on indicative concept
inclusive of transit station (provided through separate process)

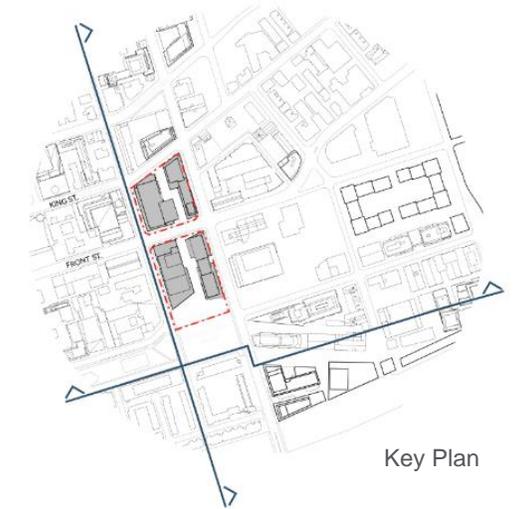
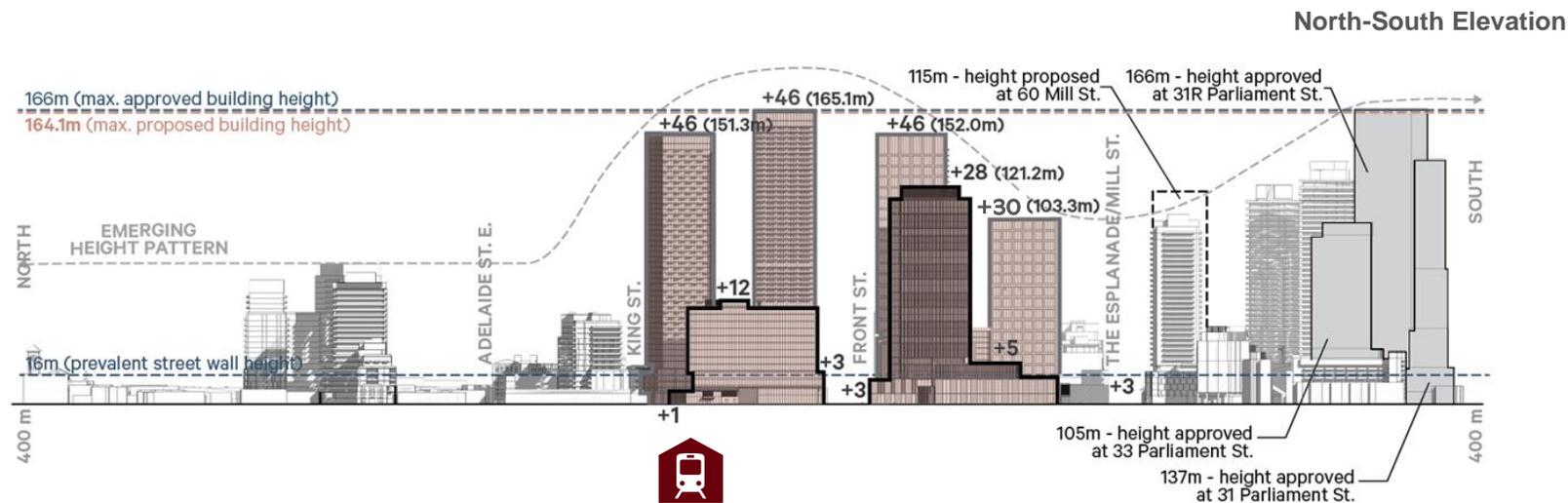
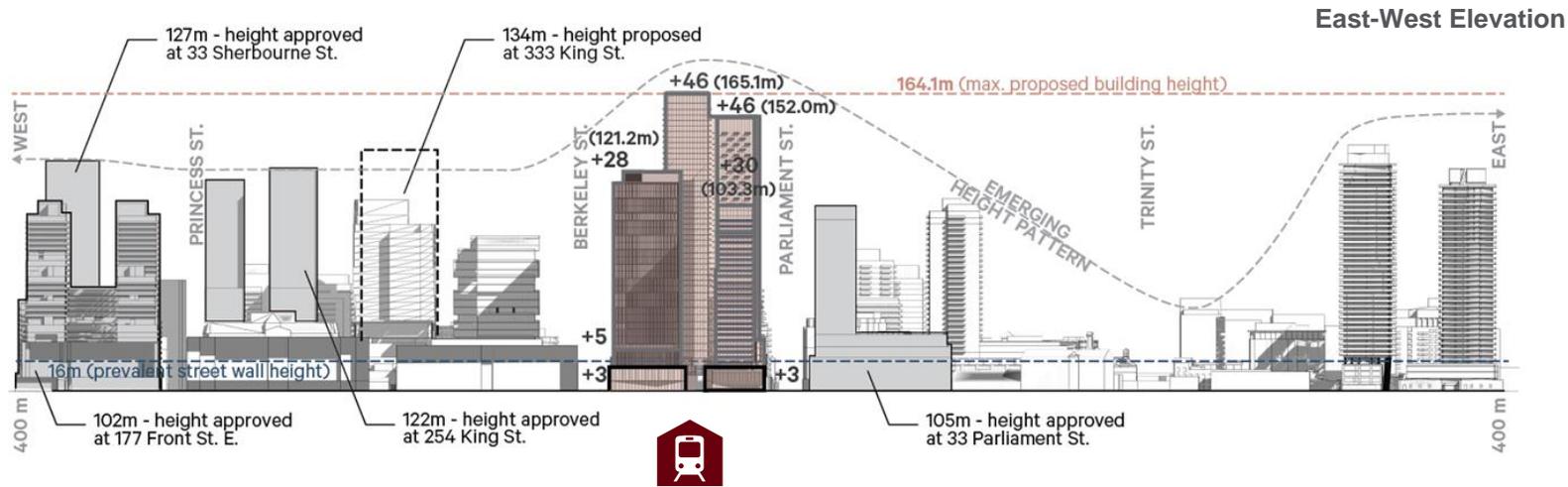
South Site



South Site	
Maximum Height (incl. mechanical)	46 storeys 152.0 m
Density (FSI)	7.2
Total GFA (sq. m)	90,186
Residential GFA	49,921
Non-Residential GFA	40,265
Residential Units	653
Larger Sized Units	261
Vehicular Parking	350
Bicycle Parking	800

Stats based on indicative concept

Height Context



Revised TOC Concept



	Previous Concept (Open House #1)	Revised Concept
Residential GFA (sq. m)	125,387	115,179
Non-Residential GFA (sq. m)	75,823	68,939
Transit GFA (sq. m)	1,351	1,351
Total GFA (TOC only)	201,210	184,118
Parkland Dedication (sq. m)	810	2,133
Lot Coverage	56%	52%
Open Space	44%	48%
Density (FSI) <small>*includes transit</small>	9.6	8.7



5 Discussion

Discussion Questions

- What would you like to see for the design of the proposed park / open space?
- How would you like to see the institutional uses be programmed?
- What other issues or concerns (matters not discussed today) need to be considered?

For Further Questions, Please Visit Our Website:

<https://engageio.ca/en/engagement-initiatives/corktown>

