

EASTERN AVENUE TRANSIT-ORIENTED COMMUNITY

Open House #1
February 15, 2024



Land Acknowledgement

- ▶ We will begin this session by acknowledging that we are 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 Indigenous peoples in Ontario. For those who are participating from another location, we encourage you to reflect on and acknowledge the Indigenous territory and unique history where you are located.
- ▶ 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.
- ▶ Since time immemorial, the land I am on has been the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples, and the City is now home to many diverse First Nations, Inuit and Métis peoples.
- ▶ 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 the Transit-Oriented Communities (TOC) program, timeline and objectives.
- Present the draft concept for Eastern Avenue TOC.
- Gather input on the draft concept for Eastern Avenue TOC.
- Use tonight's feedback to inform concept refinement which will be presented and discussed during the next Virtual Open House.

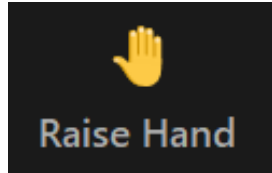
Agenda

- Meeting Expectations
- Zoom Webinar Controls
- Opening Remarks
- Presentation
- Questions & Answers

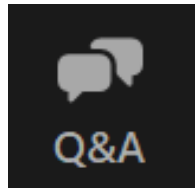
Meeting Expectations

- 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.

Zoom Webinar Controls — Main Controls



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.



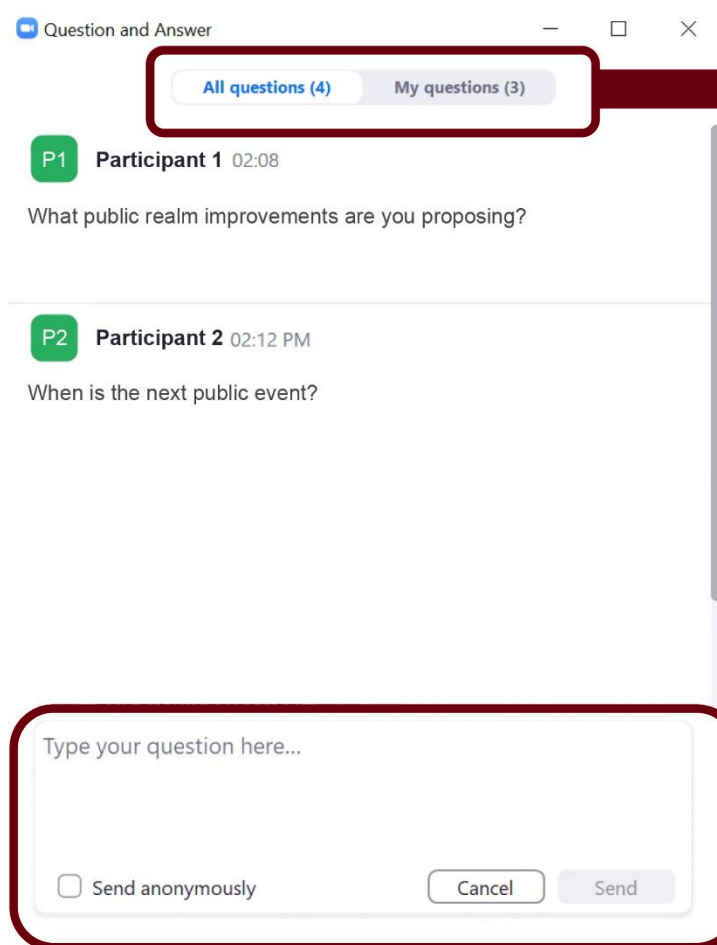
When using the phone:

***6 Unmute/Mute**

***9 Raise/Lower Hand**

Zoom Webinar Controls – Q&A

Use the Q&A module to submit written questions or comments during the Open House.



The **All questions** tab will show questions submitted by both you and other participants.

The **My questions** tab will only show questions that you have submitted.

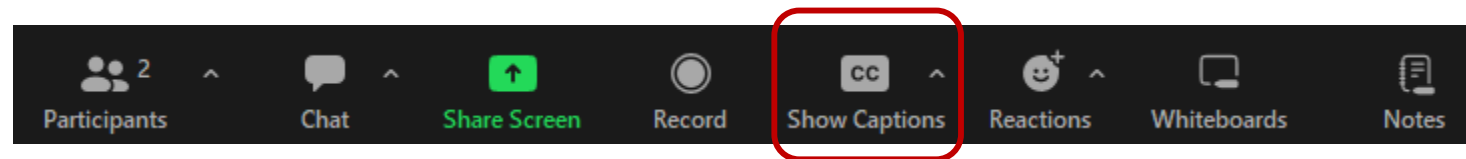
To submit a written question or comment, type it into this box and then click **Send**.

Zoom Webinar Controls — Live Captions

Live automated captioning is available for participants joining through the Zoom app on their computer. This feature is built into the Zoom interface and accessible at the bottom of your screen.

Simply click the “Show Captions” button on the menu and select your preferred language.

You will now see live captions. The transcript will scroll for you automatically and label who is speaking.



1 Opening Remarks

Opening Remarks



Ward Councillor

Councillor Paula Fletcher

2 TOC Program, Timeline & Objectives

The Transit-Oriented Communities Program

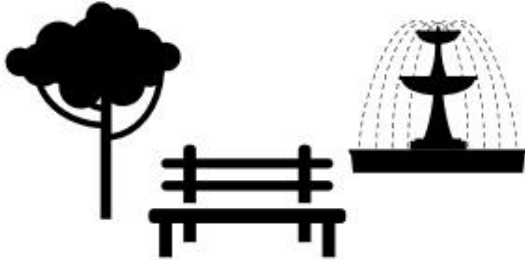
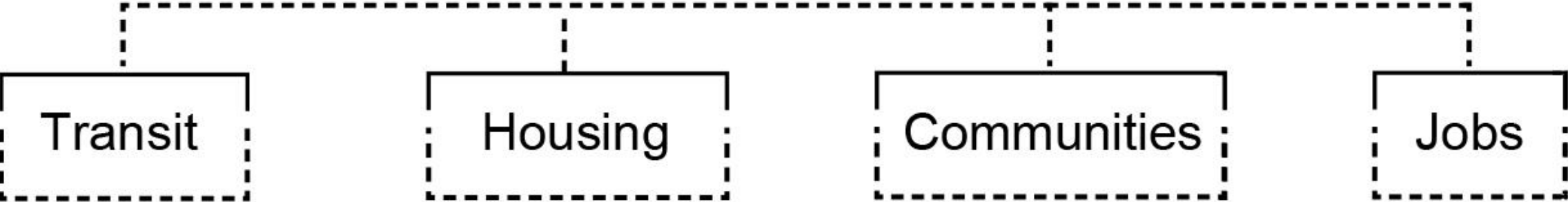
The Transit-Oriented Communities Program will create vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, community amenities and entertainment at or within a short distance of transit stations.

The Transit-Oriented Communities Program will:

- **Increase transit ridership** and reduce traffic congestion.
- **Increase housing supply** (including affordable housing).
- **Stimulate the economy** through major projects and create jobs.
- **Bring retail and community amenities** (for example, community centres) within a short distance of public transit stations.
- **Offset the cost of station construction** which would save taxpayers' money.



Transit-Oriented Communities (TOC)



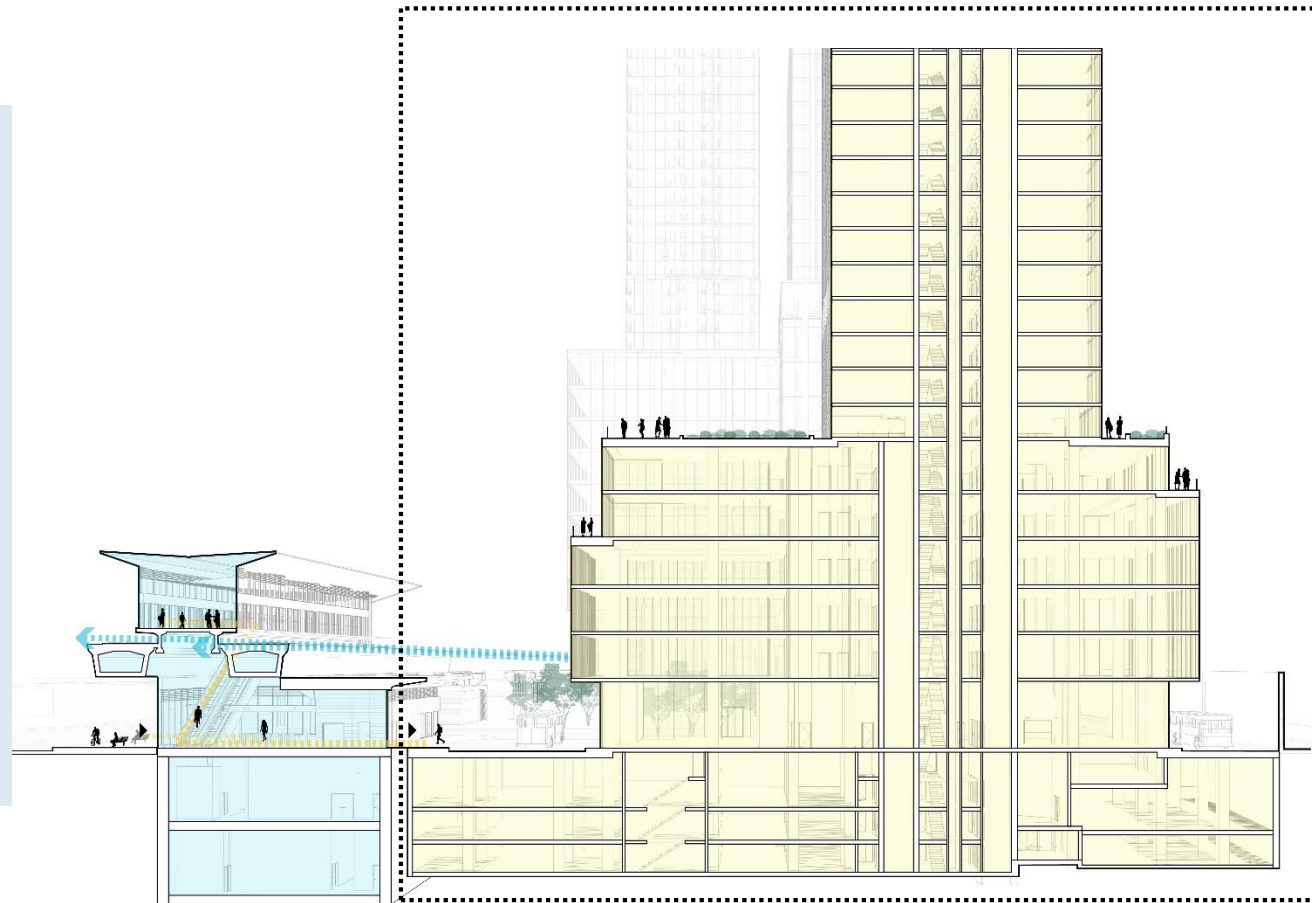
The Ontario Line and Transit-Oriented Communities

Subways Project (Metrolinx)

- Subway & Elevated Guideway
- Station Design & Related Public Realm
- Construction Timing & Impacts

For more information please visit:

<https://www.metrolinx.com/en/ontarioline>



Transit-Oriented Communities (IO)

- TOC Buildings & Related Public Realm
- Streets & Connections
- Community Benefits*

For more information please visit:

<https://engageio.ca>

*Within site-specific scoping.

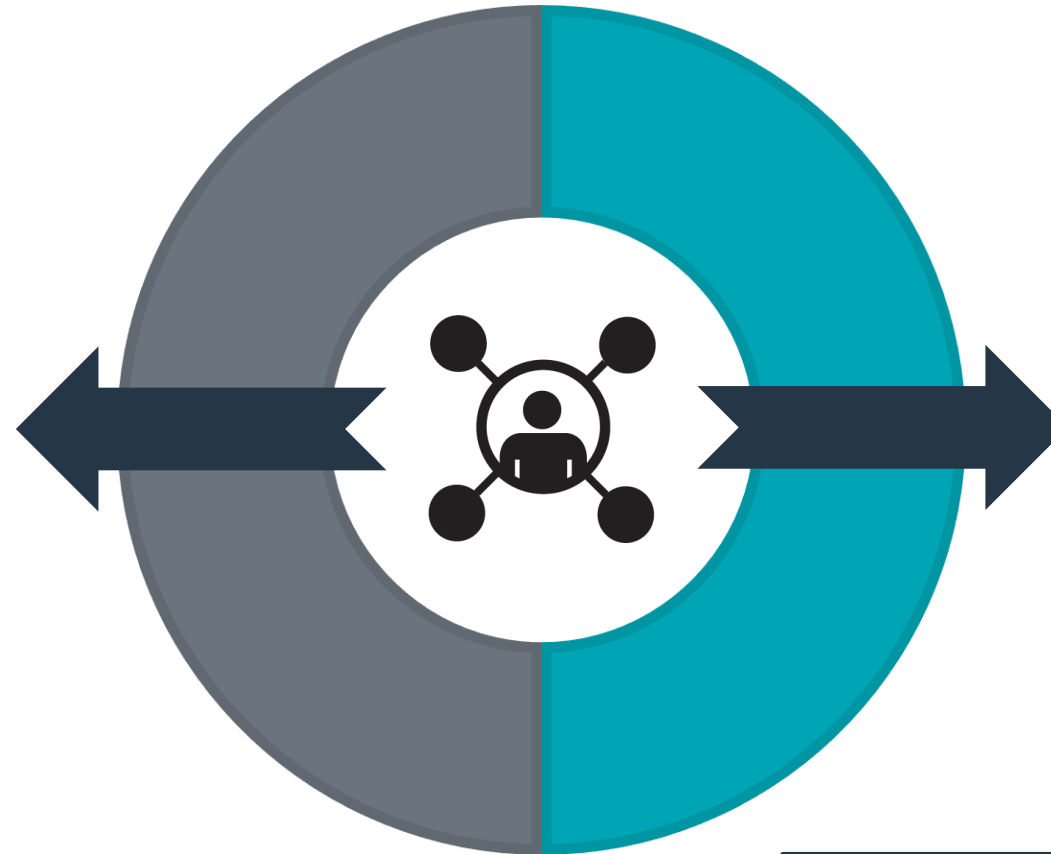
..... Proposed Ontario Line
..... Station Circulation

■ Transit-Oriented Communities (IO)
■ Subways Project (Metrolinx)

Engagement To-Date with Various Stakeholders

City of Toronto

Infrastructure Ontario is meeting regularly with City of Toronto staff. Through this process, Infrastructure Ontario is able to share planning materials and gather feedback throughout the design and engagement process.

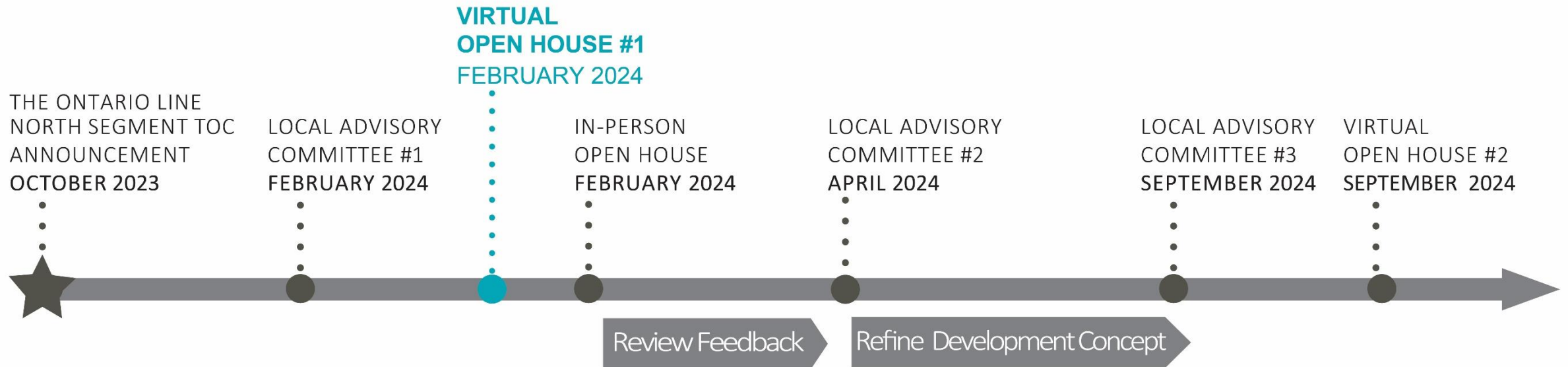


Local Advisory Committee

Infrastructure Ontario has started engaging with key community/stakeholder representatives to receive early feedback on the priorities for the community.

For more information,
visit EngageIO.ca/en/EasternAvenue

What is the Engagement Timeline for Eastern Avenue TOC?



What are the Next Steps?

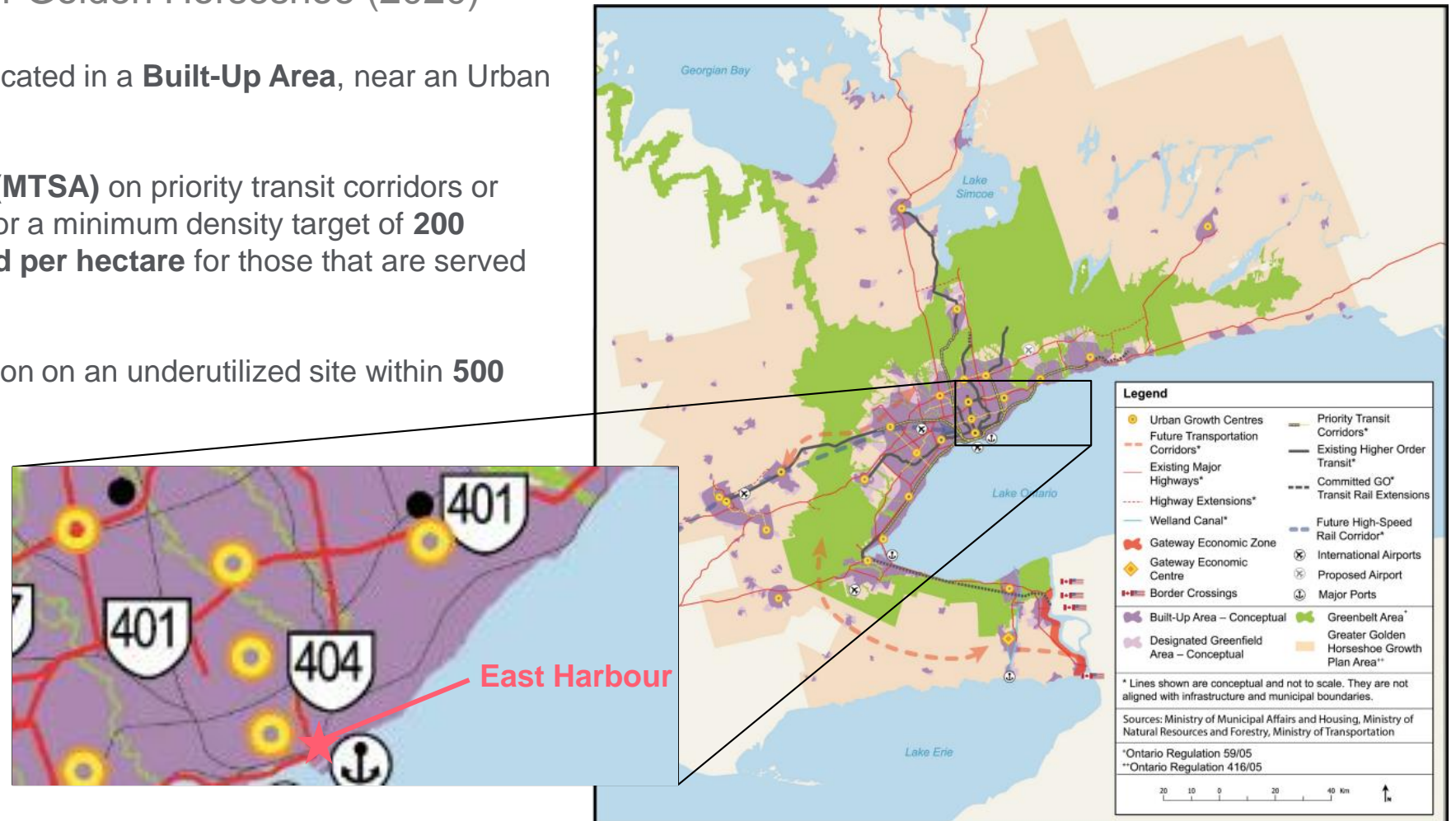


3 TOC Concept — Site Context

Provincial Planning Context

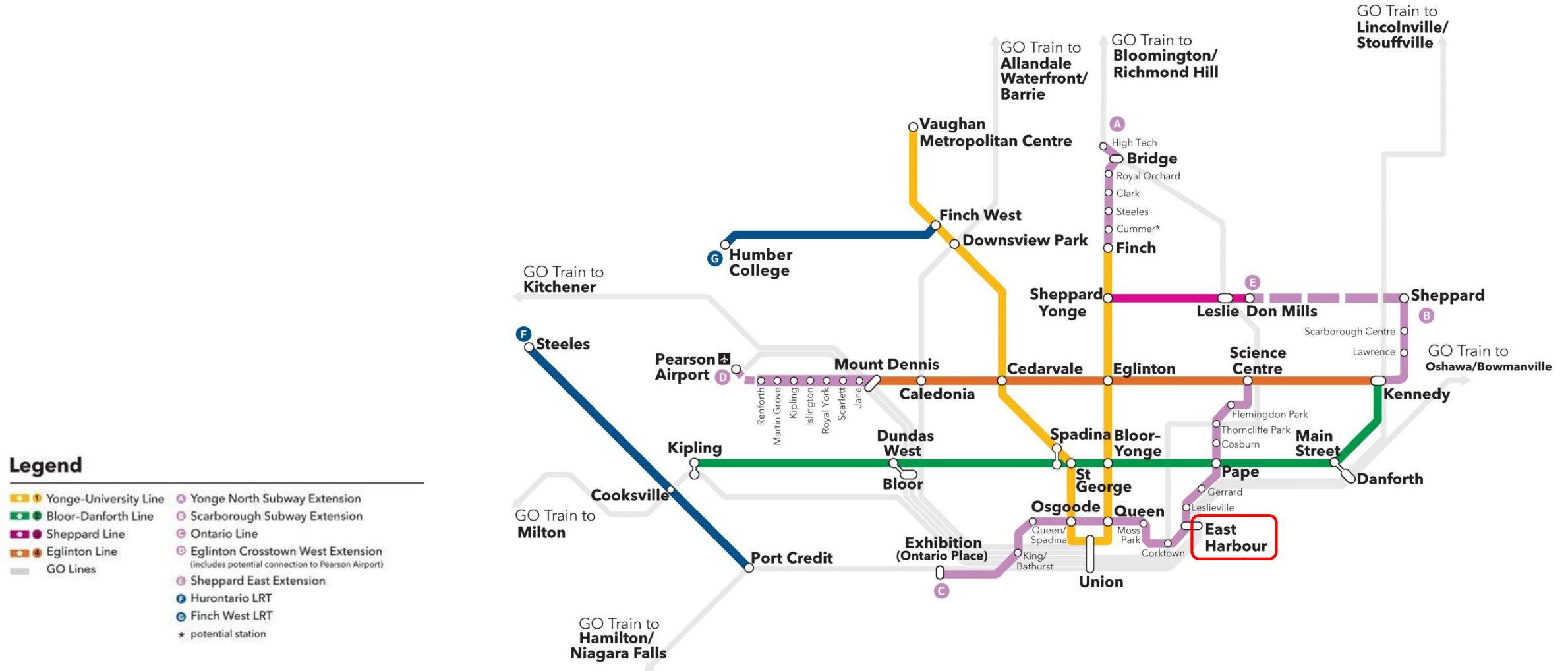
Growth Plan for the Greater Golden Horseshoe (2020)

- The Eastern Avenue TOC is located in a **Built-Up Area**, near an Urban Growth Centre
- **Major Transit Station Areas (MTSA)** on priority transit corridors or subway lines will be planned for a minimum density target of **200 residents and jobs combined per hectare** for those that are served by subways
- The TOC supports intensification on an underutilized site within **500 metres of rapid transit**



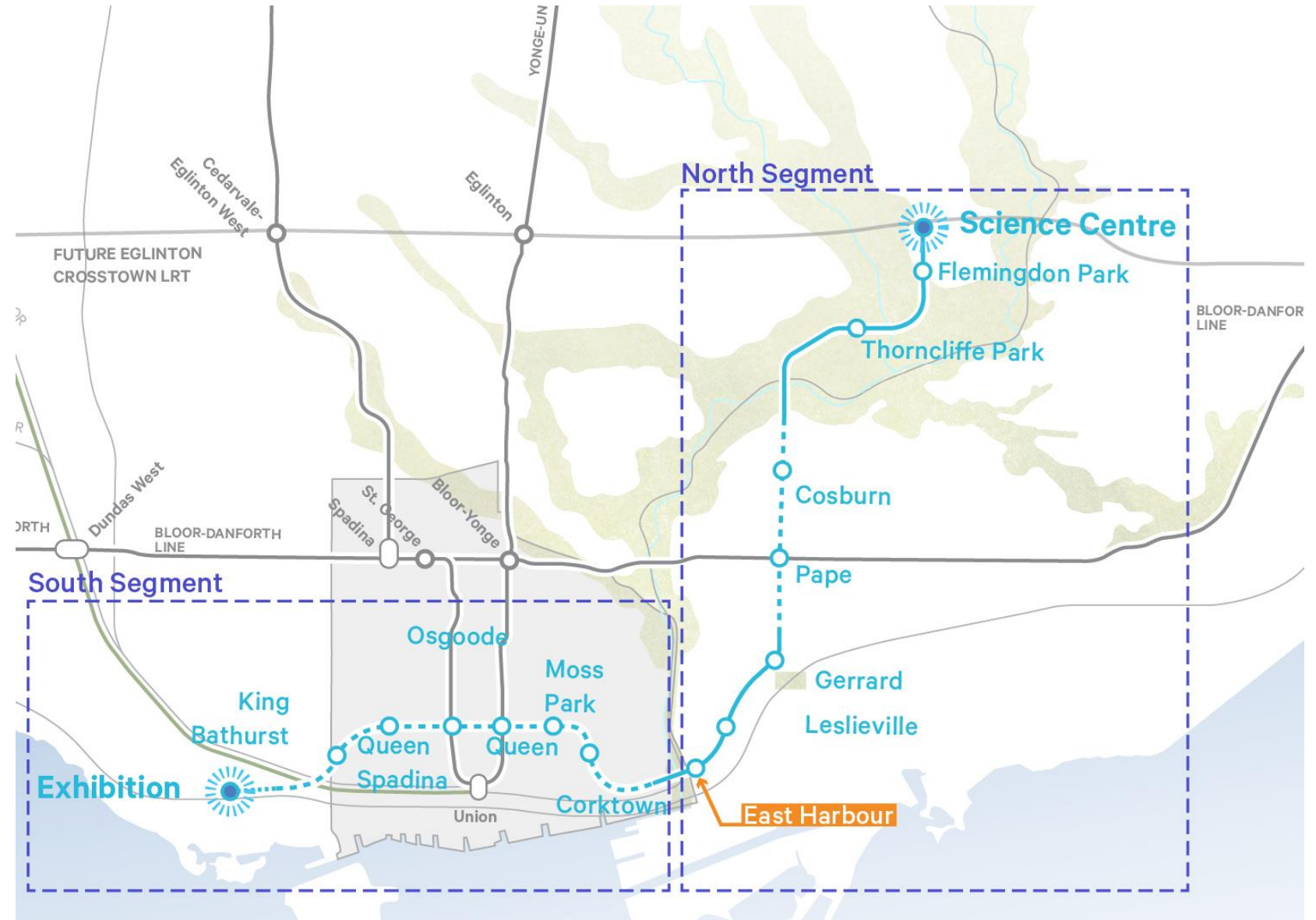
Regional Context

Four Priority Subways (2019)



City Context

The Ontario Line (Alignment)

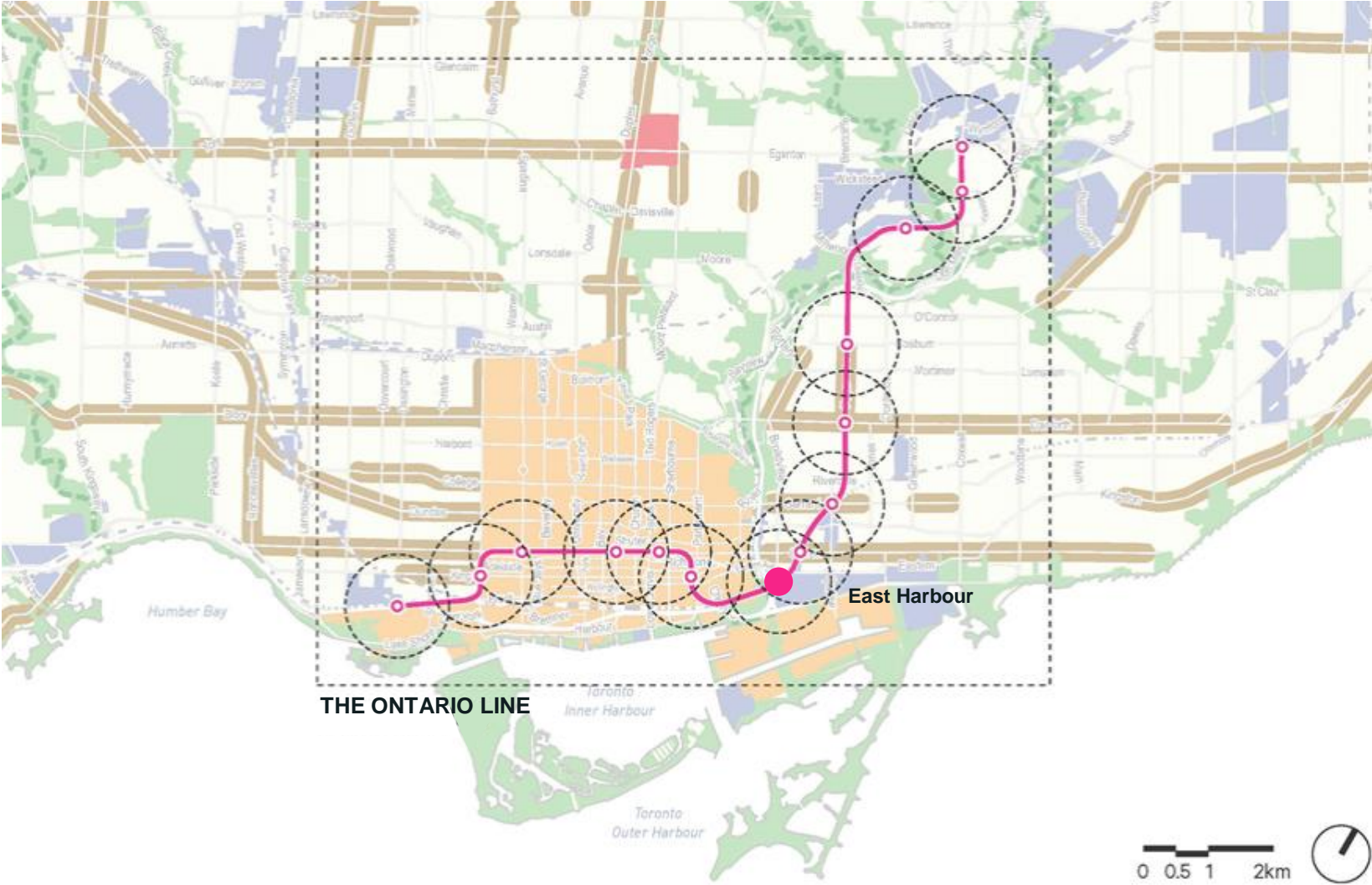


- The Ontario Line – Above Ground
- - - The Ontario Line – Below Ground
- TTC Line
- UP Express Line
- GO Corridor
- ☀ OL Start/End Station
- OL Station
- TTC Station
- UP Express Line
- GO Corridor

City Context

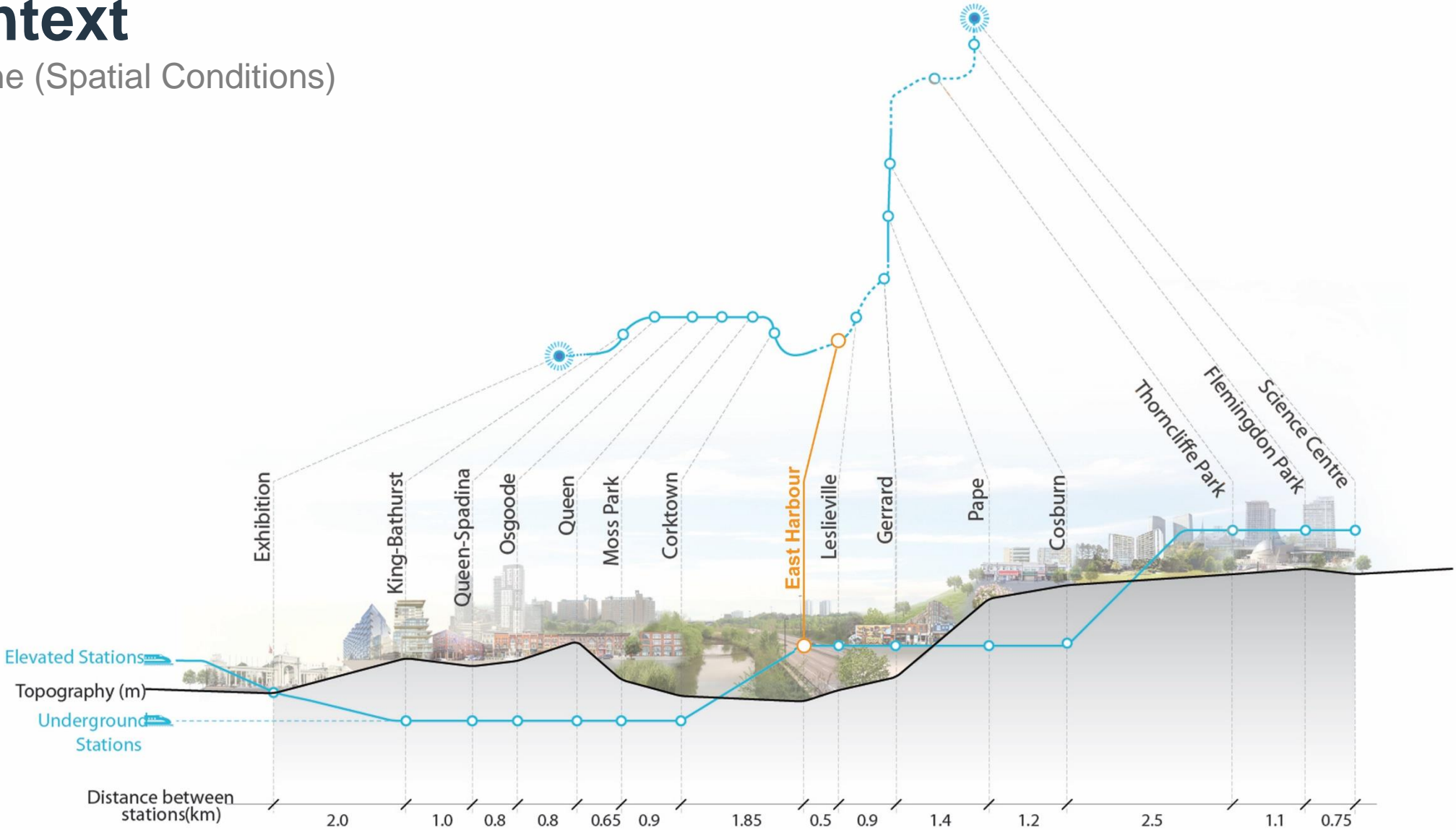
The Ontario Line and City of Toronto Official Plan (Urban Structure Map 2)

- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System
- Greenbelt River Valley Connections
- The Ontario Line
- 800 m Radius (10-minute walk)



City Context

The Ontario Line (Spatial Conditions)



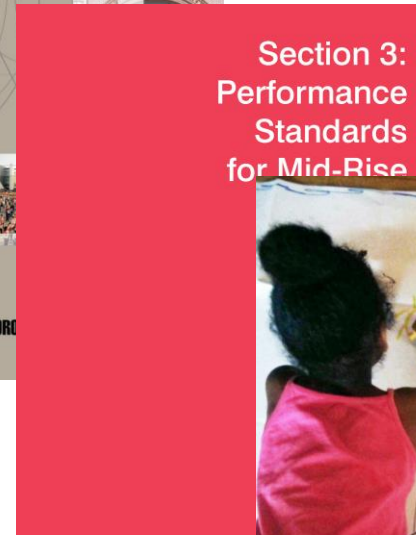
Planning Policy Context

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

Provincial



City of Toronto



Eastern Avenue TOC Site














Land Use Designation

Eastern Avenue TOC is located on lands that are designated as **General 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 General Employment Areas.

Land Use Designations

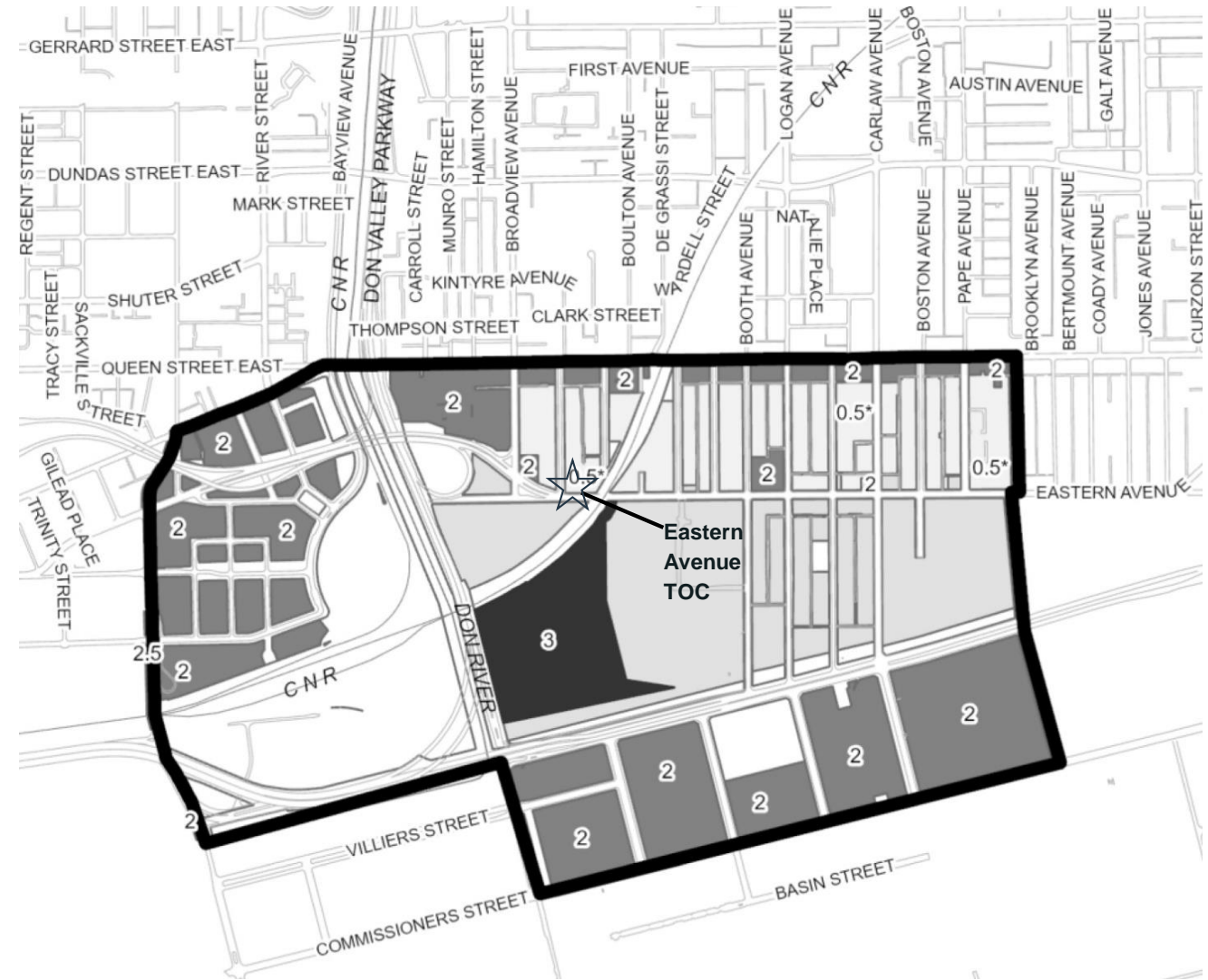
	Neighbourhoods		General Employment Areas
	Apartment Neighbourhoods		Core Employment Areas
	Mixed Use Areas		Utility Corridors
	Natural Areas		Streets and Highways
	Parks		Railway Lines
			Hydro Corridors





East Harbour Protected Major Transit Station Area

Site and Area Specific Policy (SASP) 689

- The site is located within the East Harbour **Protected Major Transit Station Area (PMTSA)** which has a minimum density target of **300 people and jobs per hectare**.
- The East Harbour PMTSA policies are under review and pending approval from the Minister of Municipal Affairs and Housing.



Minimum Density

 0 FSI ⁽¹⁾	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units ⁽²⁾	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units ⁽²⁾	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units ⁽²⁾		

⁽¹⁾ FSI (Floor Space Index) is the maximum area that can be constructed on a plot of land.

⁽²⁾ Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Neighbourhood Context



The South Riverside neighbourhood is mostly low-rise, medium-density residential with employment uses scattered throughout, particularly within the Port Lands and Waterfront.

The area has seen an increase in development especially along its main streets and within development pockets such as the new Riverside community.



Low-rise Residential Homes Along Saulters Street



Low-rise Residential Homes Along Lewis Street

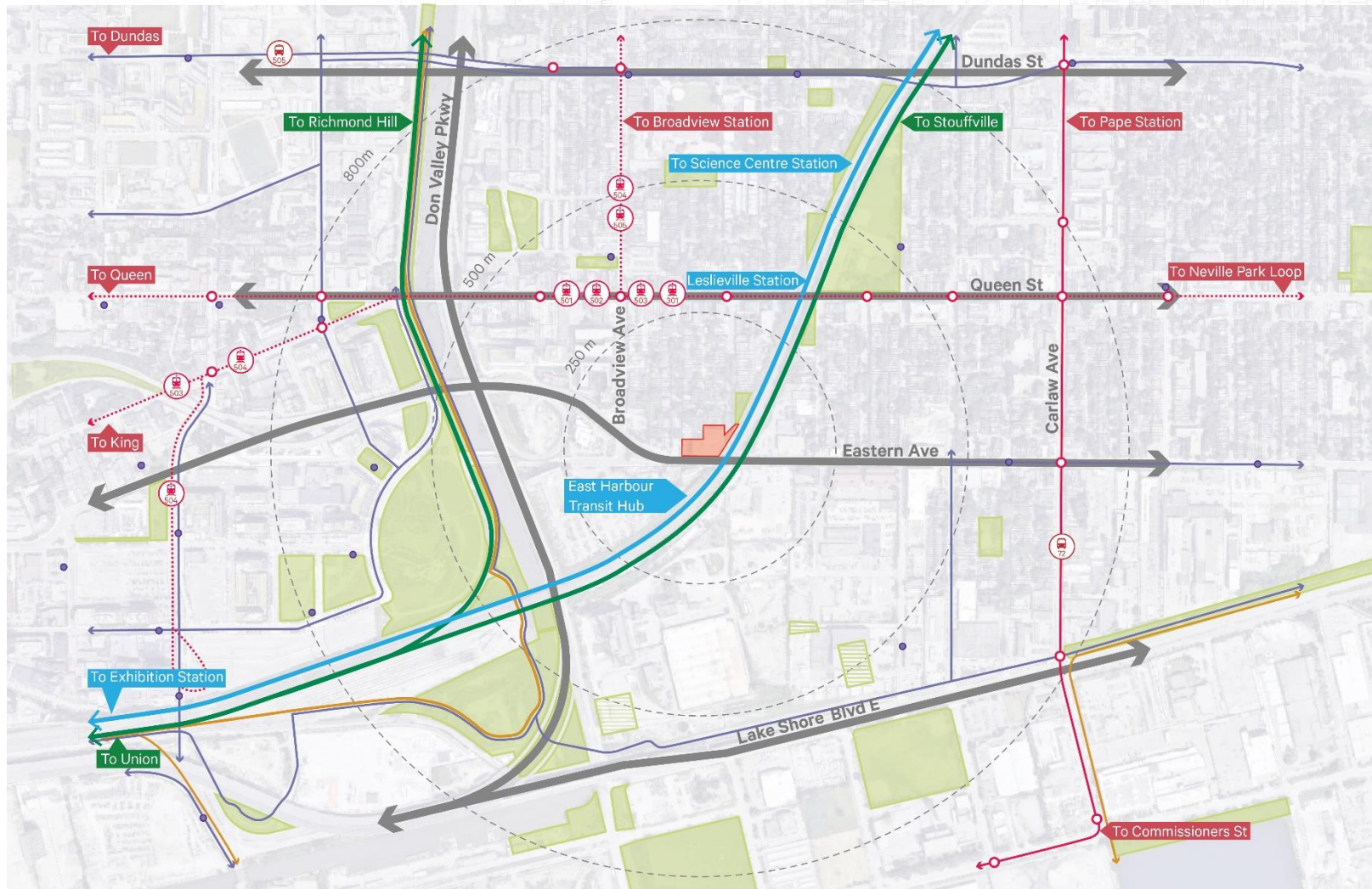


New Development at Saulters Street and Broadview Avenue



Eastern Avenue Underpass and Former Street Edge

Existing Transportation Network and The Ontario Line



The proposed TOC is close to a number of local and regional rapid transit routes, including:

- Future East Harbour Transit Hub:
 - The planned Ontario Line (East Harbour Station)
 - Smart Track
 - GO Train Lakeshore East and Stouffville Lines
- 501 Queen and 504 King Streetcars, and the 503 Kingston Bus
- Future Broadview Streetcar Extension

- TOC Site
- Major Streets
- The Ontario Line - Above Ground
- GO Line - Above Ground
- Green Space
- Bus Route
- ⋯ Streetcar Route
- Cycling Route
- Bicycle Sharing Station
- TTC Stop



Existing Community Services and Facilities

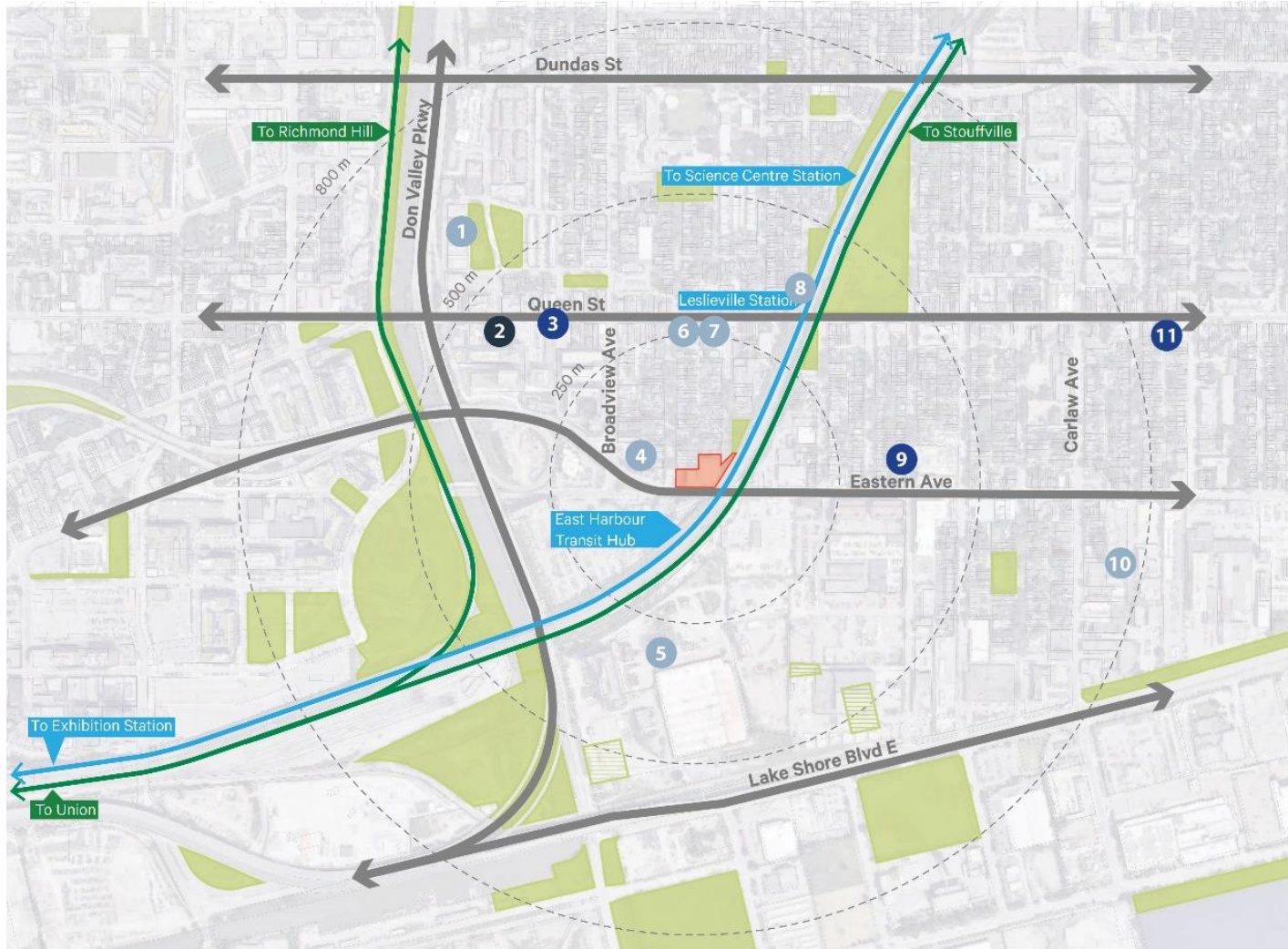


The proposed TOC is close to a number of existing community services and facilities, including community centres, schools, daycares, libraries and parks.

- TOC Site
- Major Streets
- The Ontario Line - Above Ground
- ▤ The Ontario Line - Below Ground
- GO Line - Above Ground
- Green Space
- 👤 Community Centre
- 🎓 School
- 👶 Daycare
- 📖 Library
- 🌳 Parks



Surrounding Development Activity



The surrounding neighbourhood is seeing a lot of development, including the East Harbour TOC and the Riverside Square. The future growth potential for the Eastern Avenue site is dependent on a planned transit station at the East Harbour Transit Hub, which will serve the surrounding neighbourhood with connections to streetcar, bus, and subway service along the Ontario Line.

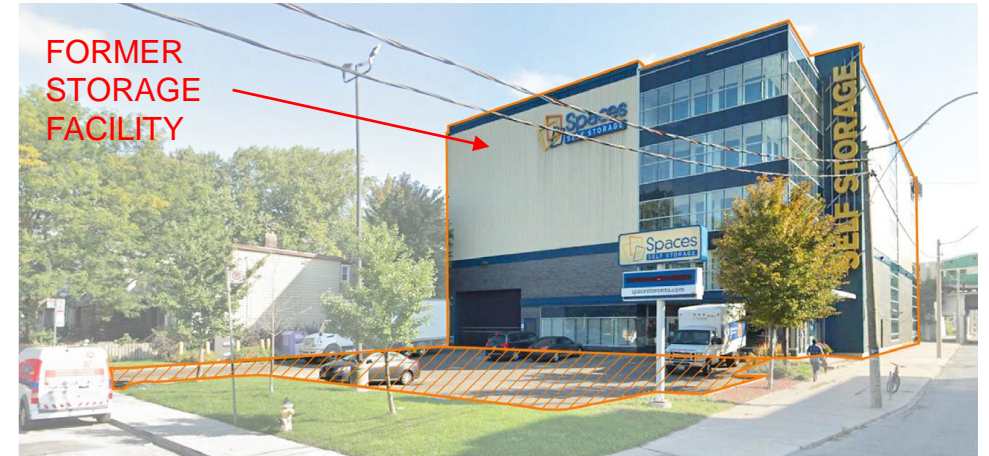
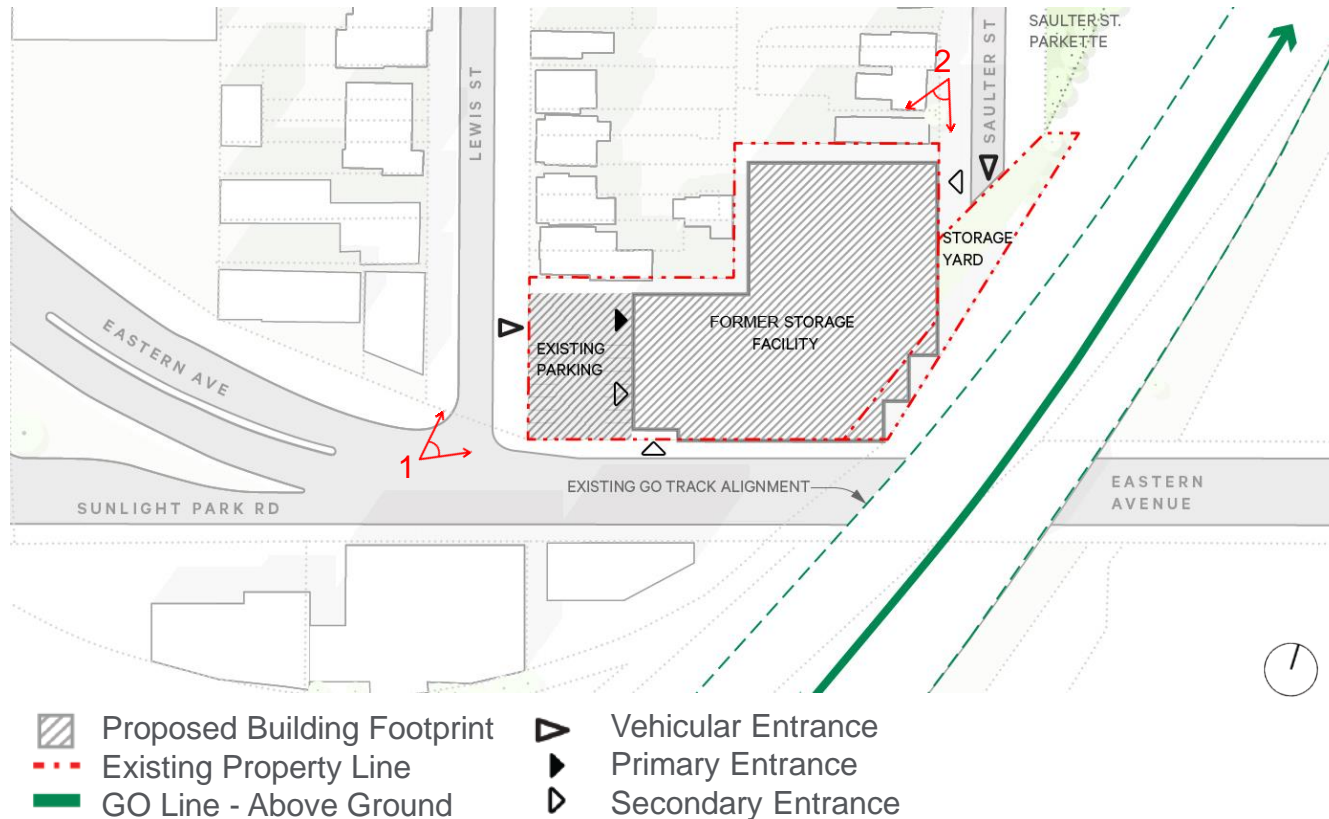
- TOC Site
- # Proposed Development
- # Approved Development
- # Partially-Constructed Development
- Major Streets
- The Ontario Line - Above Ground
- Go Line - Above Ground

- | | |
|--|--|
| 1 33 - 39 Davis Ave. | 5 East Harbour TOC |
| 2 661 - 677 Queen St. E. and
77 - 79 East Don Roadway | 6 751 Queen St. E. |
| 3 685 Queen St. E. | 7 759 - 763 Queen St. E. |
| 4 344 Eastern Ave., 21-53
Broadview Ave., and 18-34 &
40 Lewis St. | 8 8 De Grassi St. |
| | 9 462-470 Eastern Ave. |
| | 10 65 - 87 Heward Ave. |
| | 11 1001 Queen St. E. |

Eastern Avenue TOC: Existing Uses

The site currently groups the properties: 356 Eastern Avenue and 364 Eastern Avenue.

- TOC Site Area: 3,514 sq.m.
- Current Use: Storage and Staging for Bridge Rehab Works



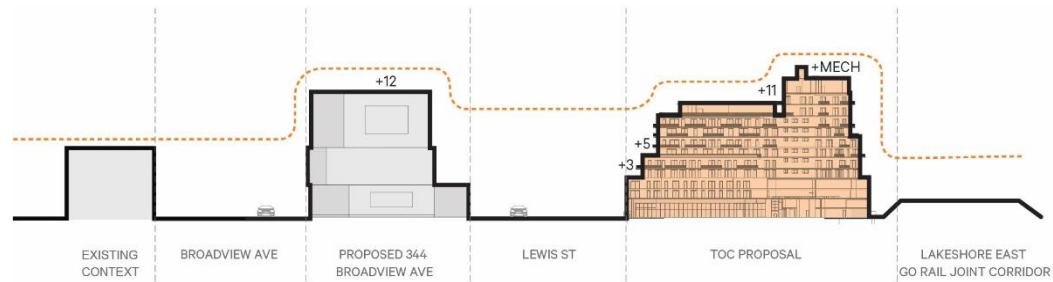
1. Southwestern portion of site at Lewis Street and Eastern Avenue



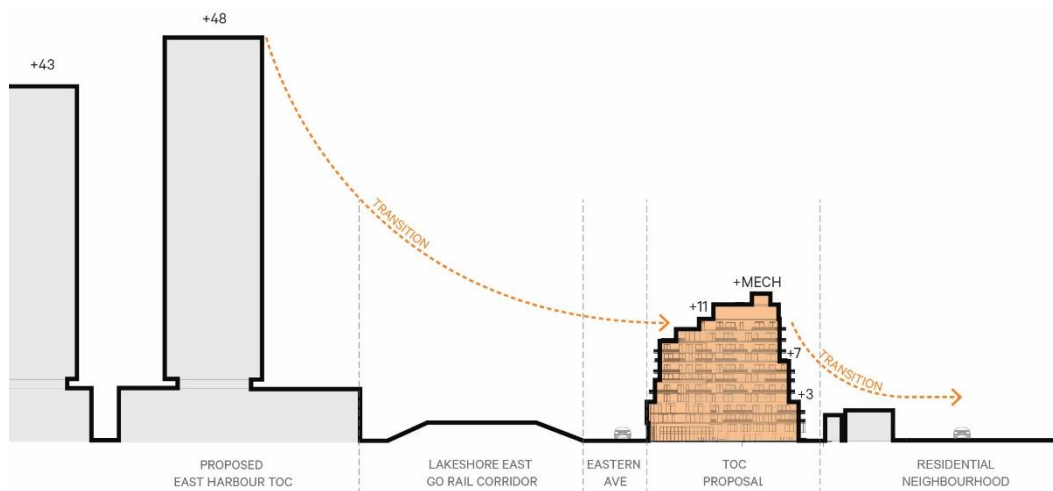
2. Eastern edge of site along Saunter Street

4 TOC Design Concept

Eastern Avenue TOC: Design Objectives

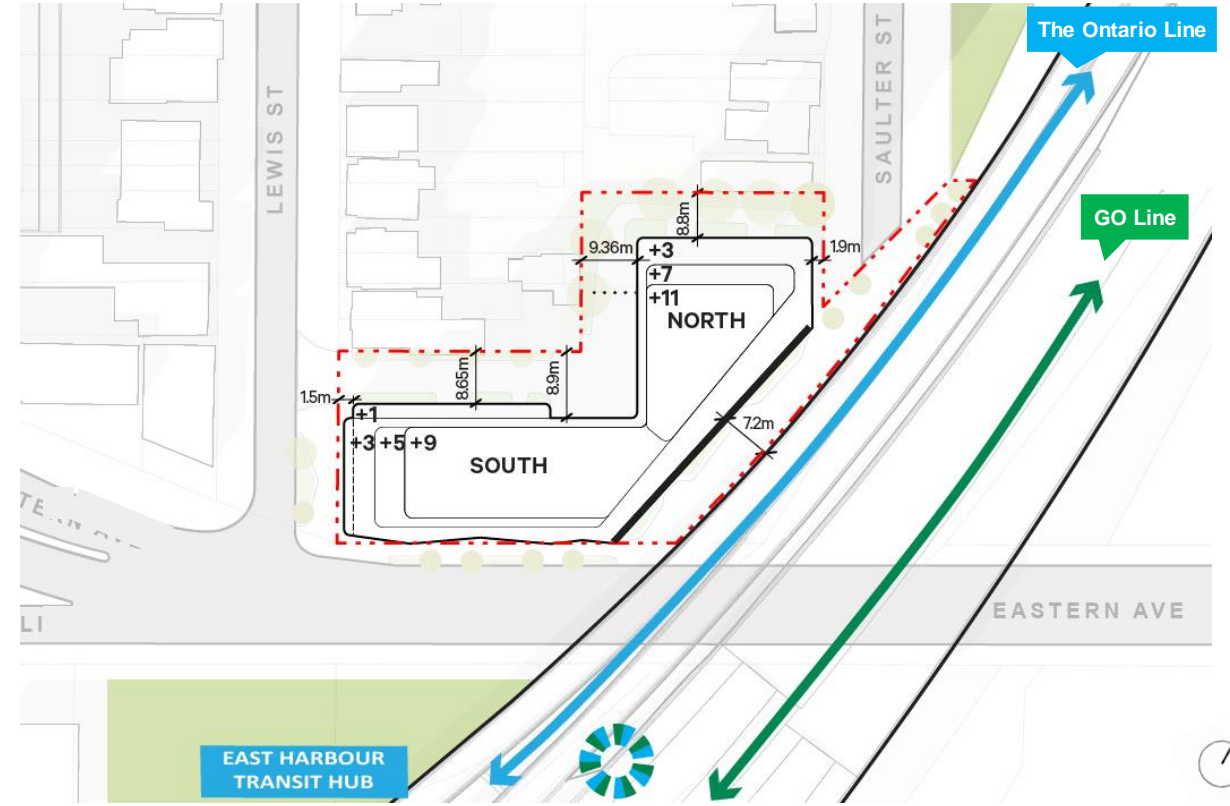


Building Profile along Eastern Avenue



East Harbour TOC and the Existing Residential Neighbourhood

Provides a Gentle Transition

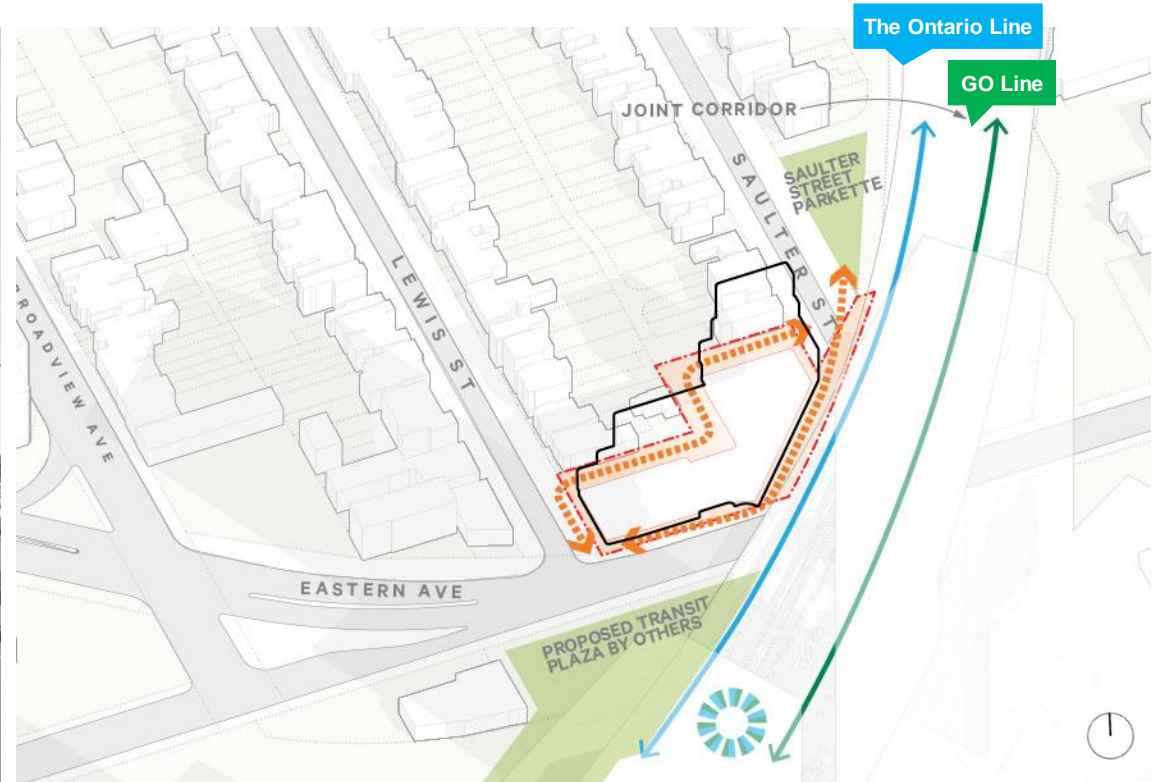


Provides a minimum 8.6 m setback from properties to the north

Eastern Avenue TOC: Design Objectives



Enhances the Public Realm




Improves Pedestrian Circulation

Eastern Avenue TOC Proposed Concept



 The Ontario Line - Above Ground

 GO Line - Above Ground



Increases the number of jobs on site from 4 (at the former storage facility) to approximately 23



Approximately 142 residential units



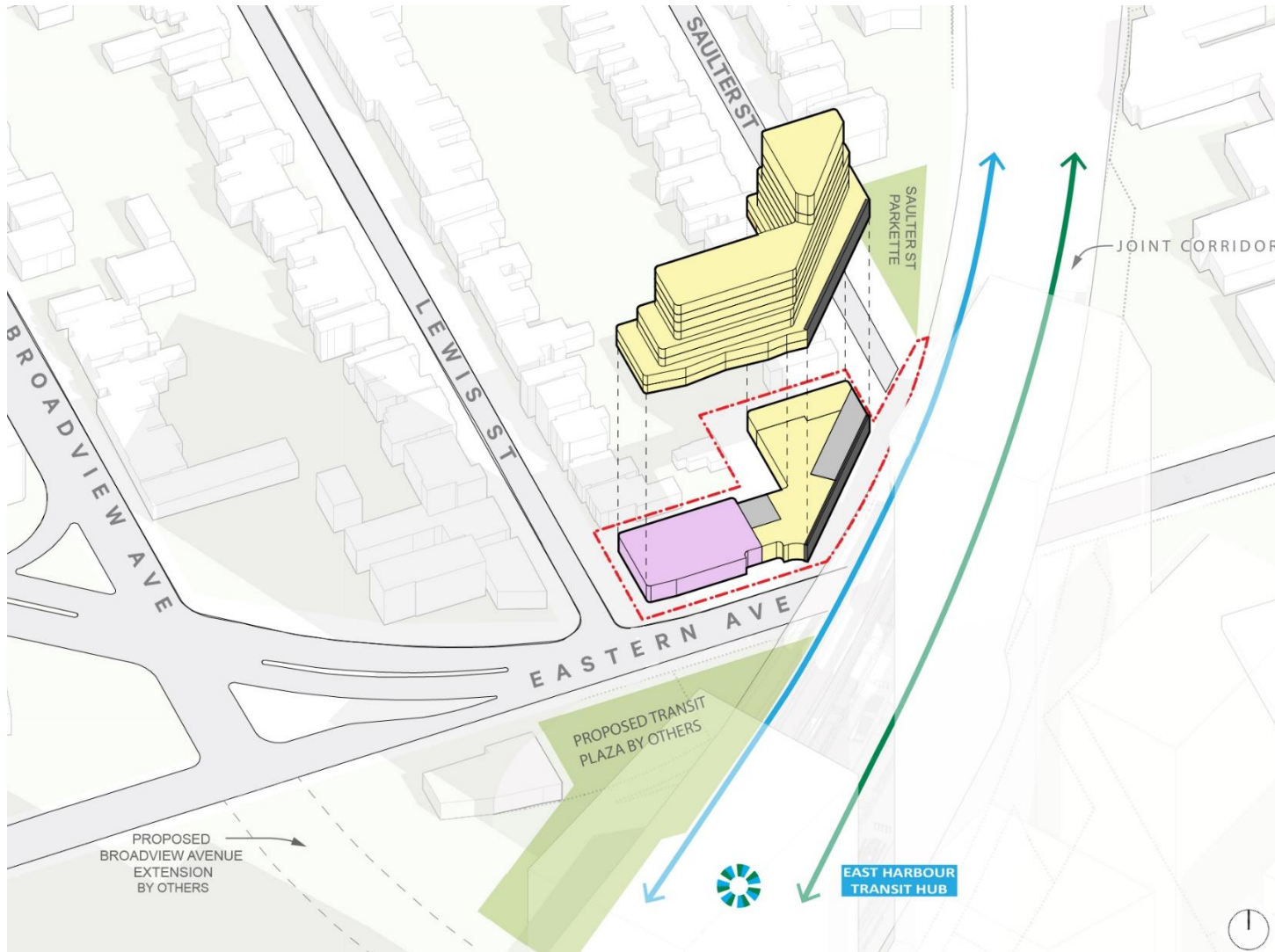
Enhances the public realm and provides new connections to local and regional transit



Respects adjacent low-rise neighbourhood and provides a transition in form to new planned high-density community



Proposed Land Use Mix



The proposal provides over 800 square metres of non-residential floor space at the ground level.

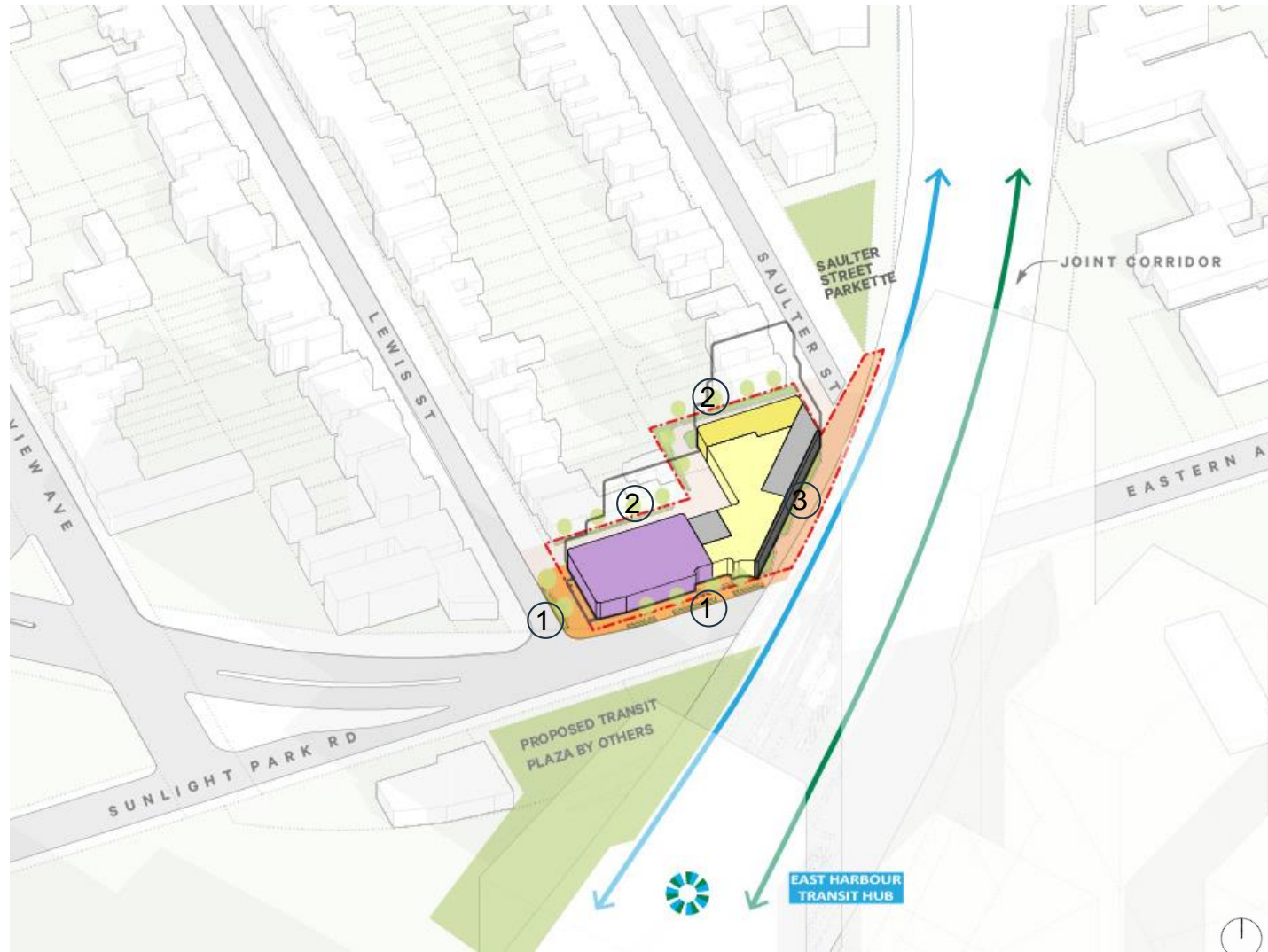
The former storage facility, although large in area, only provided 4 fulltime jobs. (2019 Toronto Employment Survey).

The proposal will provide approximately 23 jobs that will include small scale retail.

The increase in jobs next to a future transit hub is in conformity with Provincial and Municipal policy objectives.

- TOC Site
- Residential
- Non-Residential
- Loading/Parking
- The Ontario Line - Above Ground
- GO Line - Above Ground
- Station Headhouse

Proposed Public Realm Network and Pedestrian Experience



The TOC will expand and improve the public realm, enhancing pedestrian activity, connections, and comfort.

- | | | | |
|--|---------------------------------|--|---------------------------|
| | TOC Site | | Residential Lobby |
| | The Ontario Line - Above Ground | | Residential Townhouses |
| | GO Line - Above Ground | | Non-Residential |
| | Station Headhouse | | Loading/Parking |
| | A Generous Public Realm | | Green Space |
| | Shared Street | | Enhanced Public Realm |
| | Pedestrian Connection | | New Pedestrian Connection |

Proposed Public Realm and Landscape Approach

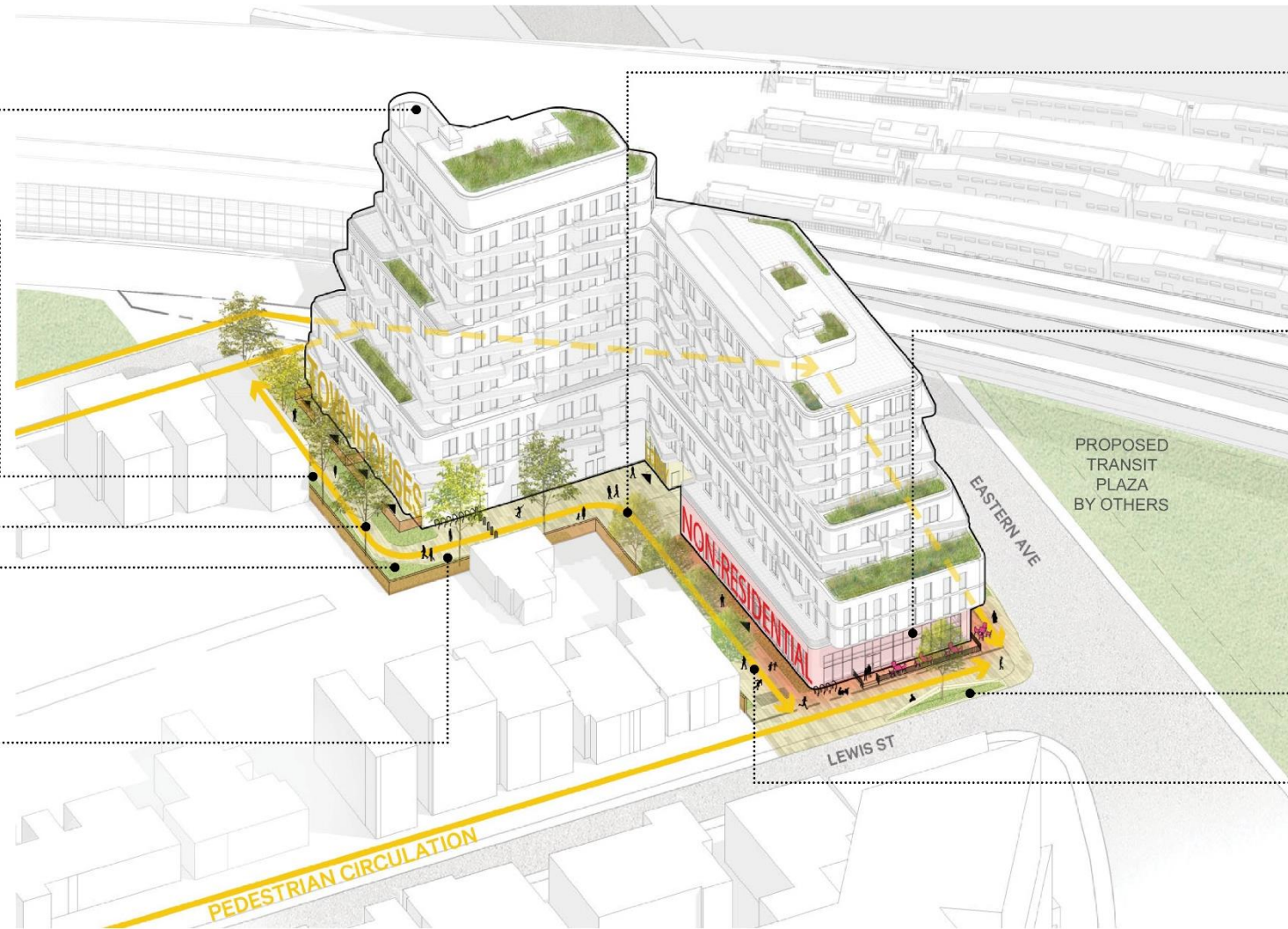
Green Roofs and Terraces
 Capture rain water, contribute to biodiversity, cool the buildings, and provide gathering space

Stormwater Management
 Green infrastructure and low-impact development opportunities in planted areas

Shared Street (East)
 The pedestrian and cyclist-only portion of the shared street has enlarged planting areas. Townhouses front onto the space and their small patios create a buffer

Planter Boxes
 Open planted areas combined with soil trenches to achieve soil volumes for trees and shrubs

Landscaping
 The shared street can be identified with unique high-quality pavers. Seating is integrated with planters to provide shaded resting areas



Connectivity
 New routes through the site connect the existing neighbourhood with the Transit Plaza and the East Harbour Transit Hub

Patio Space
 located on the TOC site to animate Lewis Street

Native Plantings
 Large canopy shade trees and groundcovers that are adapted to the seasonal climate

Shared Street (West)
 Shared space provides pedestrian and cyclist circulation and vehicle access for loading and servicing

Proposed Circulation, Parking and Loading



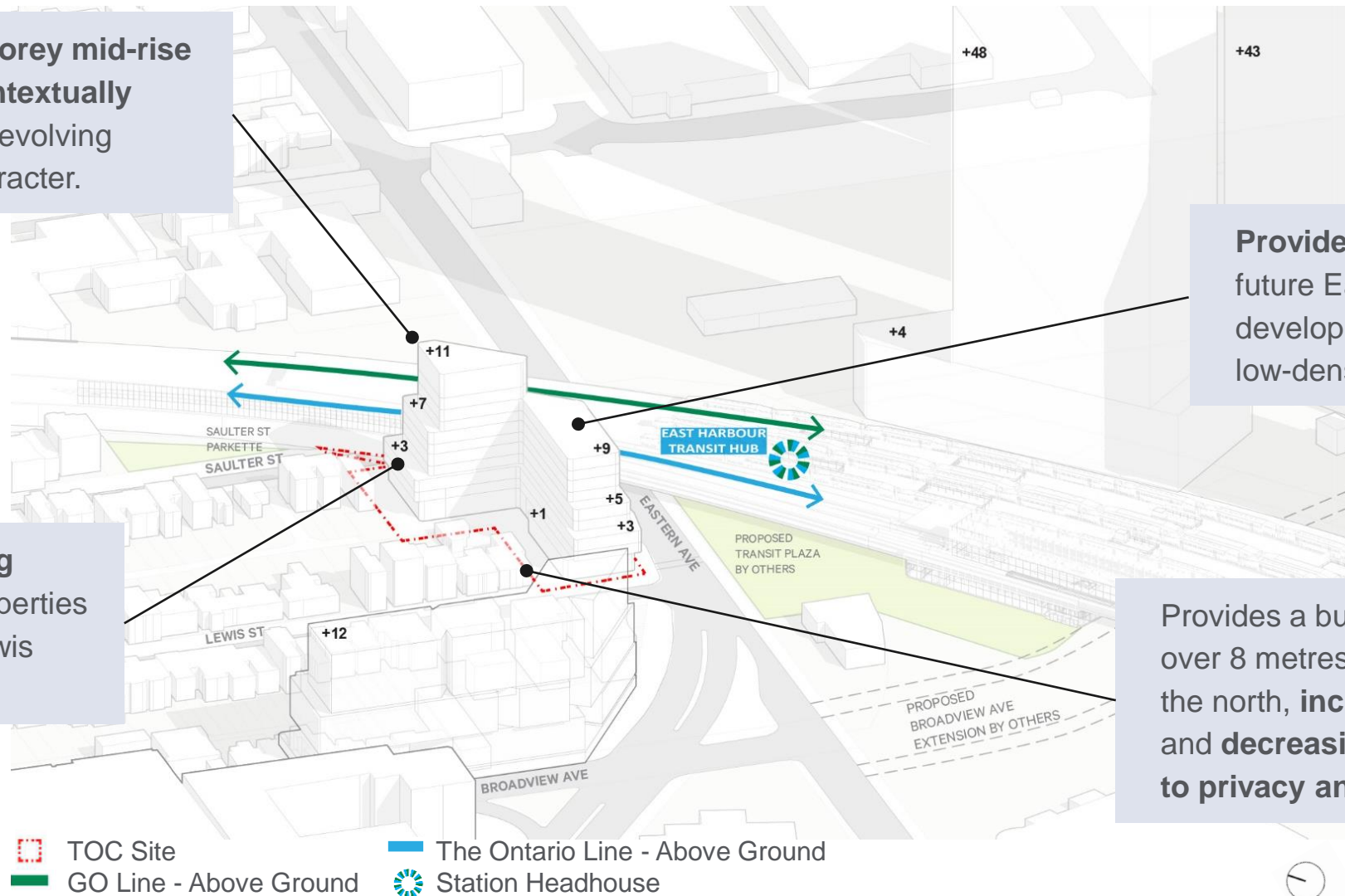
Proposed Built Form

Introduces an **11-storey mid-rise building** that is **contextually appropriate** within evolving neighbourhood character.

Provides transitions from future East Harbour development to adjacent low-density neighbourhoods.

Decreases building heights toward properties to the north and Lewis Street.








Provides a building setback of over 8 metres from properties to the north, **increasing sunlight** and **decreasing impacts related to privacy and shadowing**.

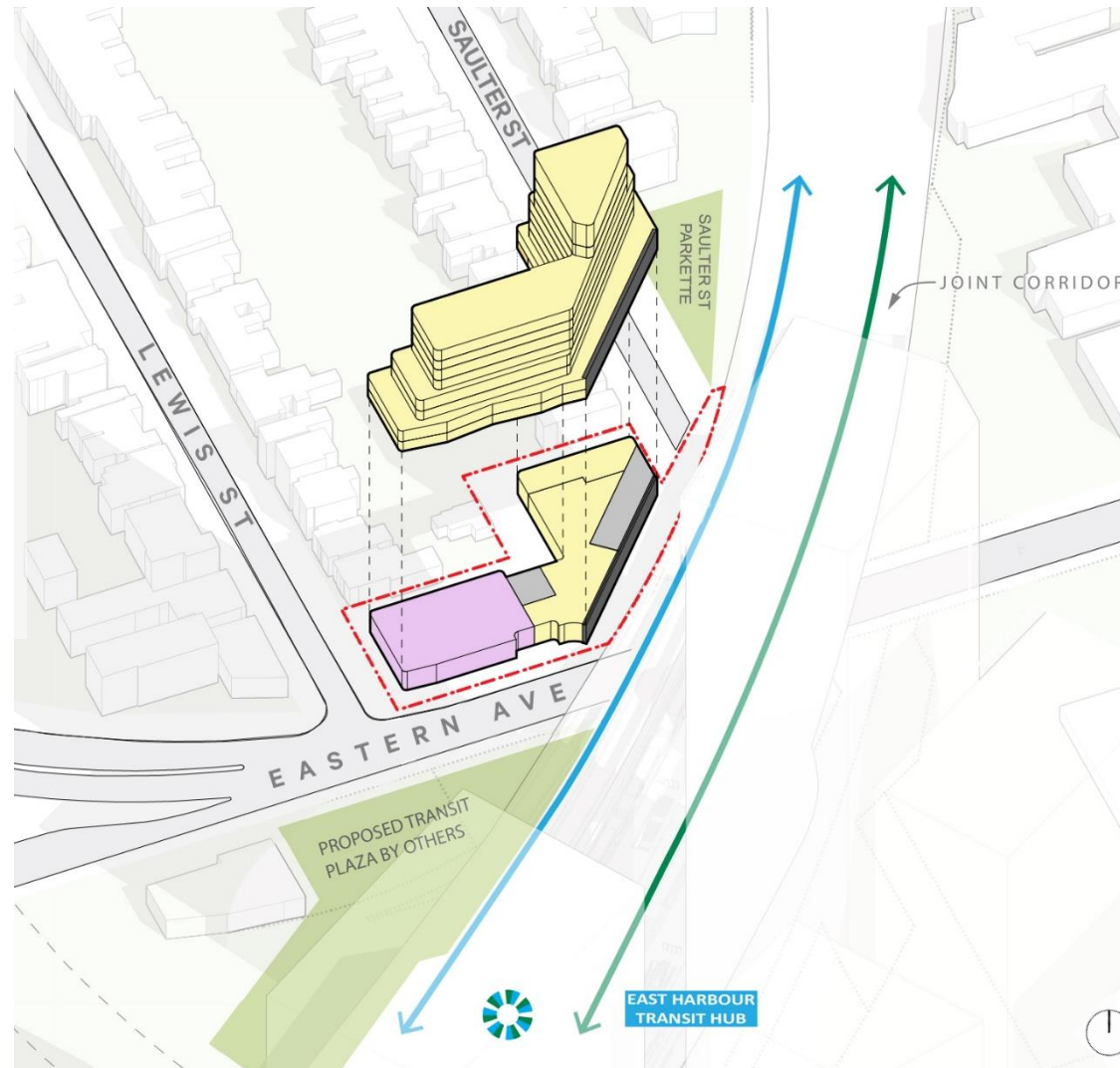


Proposed Program

The TOC proposal includes both **residential and non-residential uses**. The non-residential uses are located at street-level and on a mezzanine level.

The proposal also includes 4 **townhouse units** that front onto the eastern portion of a new shared street.

-  TOC Site
-  The Ontario Line - Above Ground
-  GO Line - Above Ground
-  Station Headhouse
-  Residential
-  Non-Residential
-  Loading/Parking

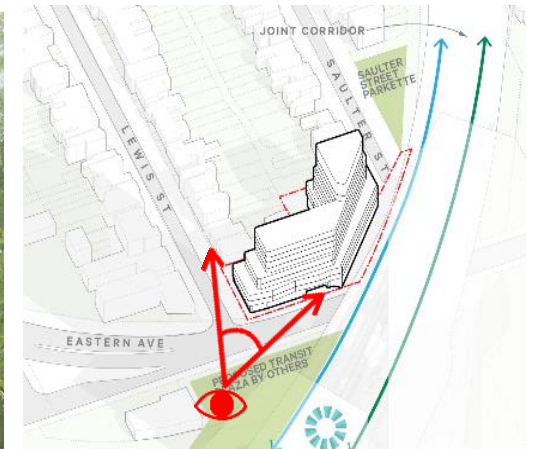


Overall	Eastern Avenue TOC
Height (exclusive of mechanical) (metres)	39.7
Height (storeys)	11
Gross Floor Area (m²)	
Residential	11,348
Non-Residential	907
Total	12,255
Vehicular Parking	
Total Vehicular Parking	35
Bicycle Parking	
Total Bicycle Parking	over 160
Loading	
Loading Spaces	2
Residential Units	
Total	142

Proposed Connectivity



Illustrative rendering, looking towards the TOC from East Harbour Transit Plaza.

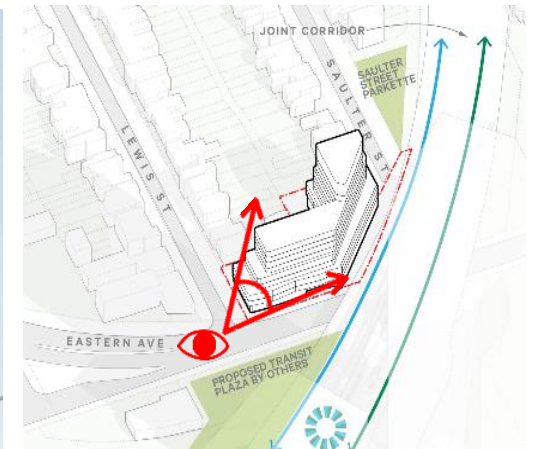


The TOC provides an improved edge with Eastern Avenue and Lewis Street, providing widened sidewalks, opportunities for retail, a large planting area, seating and patio space.

Proposed Active Public Realm



Illustrative rendering, Eastern Avenue TOC at Lewis Street and Eastern Avenue.

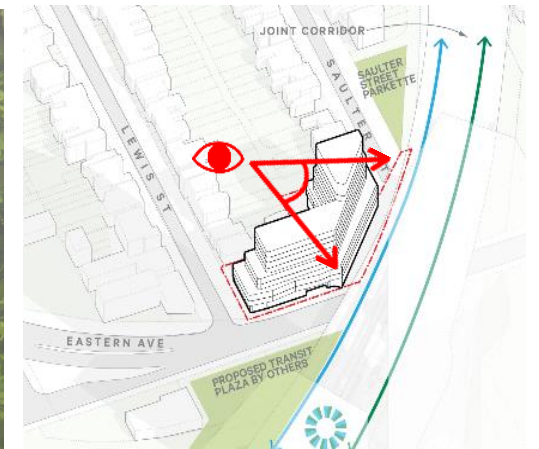


The TOC proposal will deliver better uses at ground level including a patio space, large boulevards, and two new pedestrian connections. This will support lively streets, particularly along Lewis Street and Eastern Avenue.

Proposed New Shared Street

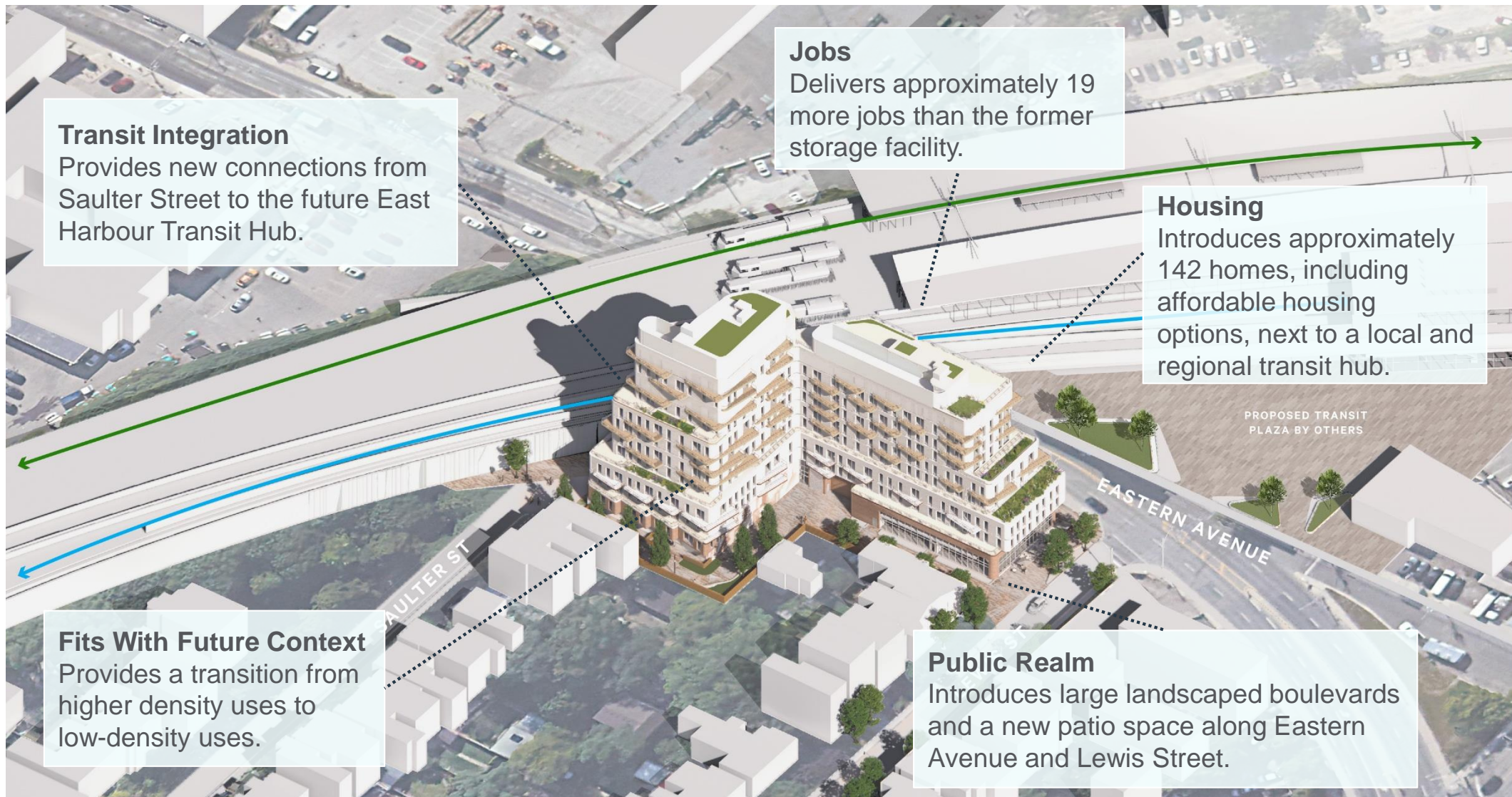


Illustrative rendering, proposed Eastern Avenue TOC looking along the shared street.



The new shared street will connect Saulter Street to Eastern Avenue. It contains a walkway complemented by planting areas, townhouse entrances, and small patio spaces that bring activity to the shared street.

Overview of the Proposed TOC



Transit Integration

Provides new connections from Saulter Street to the future East Harbour Transit Hub.

Jobs

Delivers approximately 19 more jobs than the former storage facility.

Housing

Introduces approximately 142 homes, including affordable housing options, next to a local and regional transit hub.

Fits With Future Context

Provides a transition from higher density uses to low-density uses.

Public Realm

Introduces large landscaped boulevards and a new patio space along Eastern Avenue and Lewis Street.

5 City of Toronto Commitment

Provincial Transit-Oriented Communities Program: City of Toronto Commitment



Council Direction

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 20% percent of all units as affordable**)
 - Although the City's Inclusionary Zoning by-law is not yet in force Staff have reviewed the TOC proposals through it to determine what levels of affordable housing would be required
- Provision of **parkland** prioritising on-site land dedication, and including innovative approaches to secure off-site
- Consult with the community and City service providers on possible **community benefits** that could be provided by the TOC. All TOCs will be subject to the Community Benefits Charge by-law.

Council Direction: City-led Engagement Process

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

Affordable Housing Approach

Partner	Policy/Program
Future Developer	Community Benefits Contribution
	Inclusionary Zoning
City of Toronto	Open Door Program

Key Considerations: Land value, duration of affordability, depth of affordability, unit size, type of tenure, and availability of incentives.



1st Submission: City Review

Built Form & Building Program

1

Transition to Adjacent Properties

2

Mid-Rise Massing

3

Unit Sizes & Configuration

4

Non-Residential Use



Parks & Public Realm

1

Mid-Block Connection Location & Safety

2

Pedestrian Connection Design & Safety

3

Vehicular Entrance

4

Public Realm Activation



Transportation

1

Bicycle Spaces Provided and Design

2

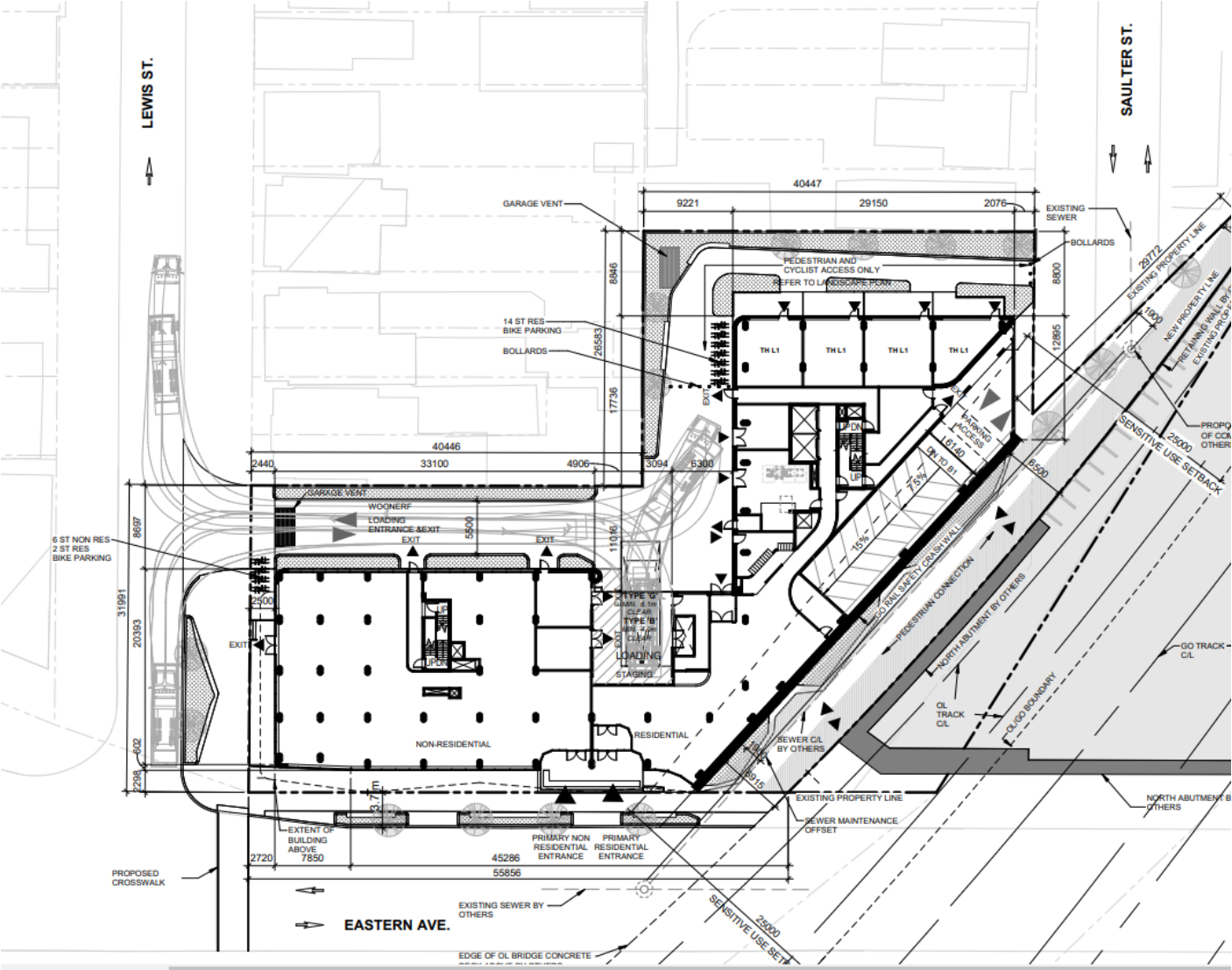
Proposed Crosswalk

3

Cul-de-Sac at Saulter Street

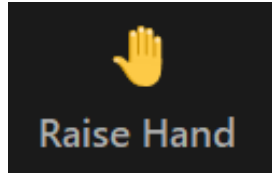
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Future Eastern Ave Cycle-Track and Broadview/Eastern Configuration

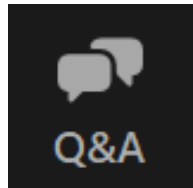


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Tonight's Q&A



EngageIO.ca/en/EasternAvenue

Toronto.ca/services-payments/streets-parking-transportation/transit-in-toronto/transit-oriented-communities



Future Open Houses

Next Event:

- February 21, 2024,
at Ralph Thornton
Community Centre

For Further Questions, Please Visit Our Website:

[Engage10.ca/en/EasternAvenue](https://engage10.ca/en/EasternAvenue)

