

Lawrence East TRANSIT-ORIENTED COMMUNITY

Virtual Open House #1
March 26, 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 development concept for Lawrence East TOC.
- Gather input on the draft development concept.
- 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 and answers

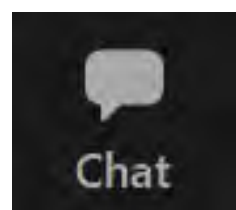
Meeting Expectations

- 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.

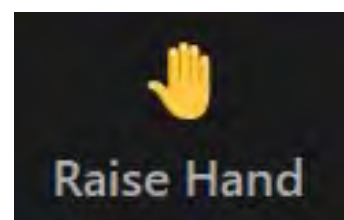
What are the Community's Priorities?

- Enhance the public realm
- Explore active transportation opportunities in the area
- Different types of active public uses
- Community benefits

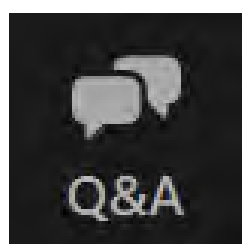
Zoom Webinar Controls — Main Controls



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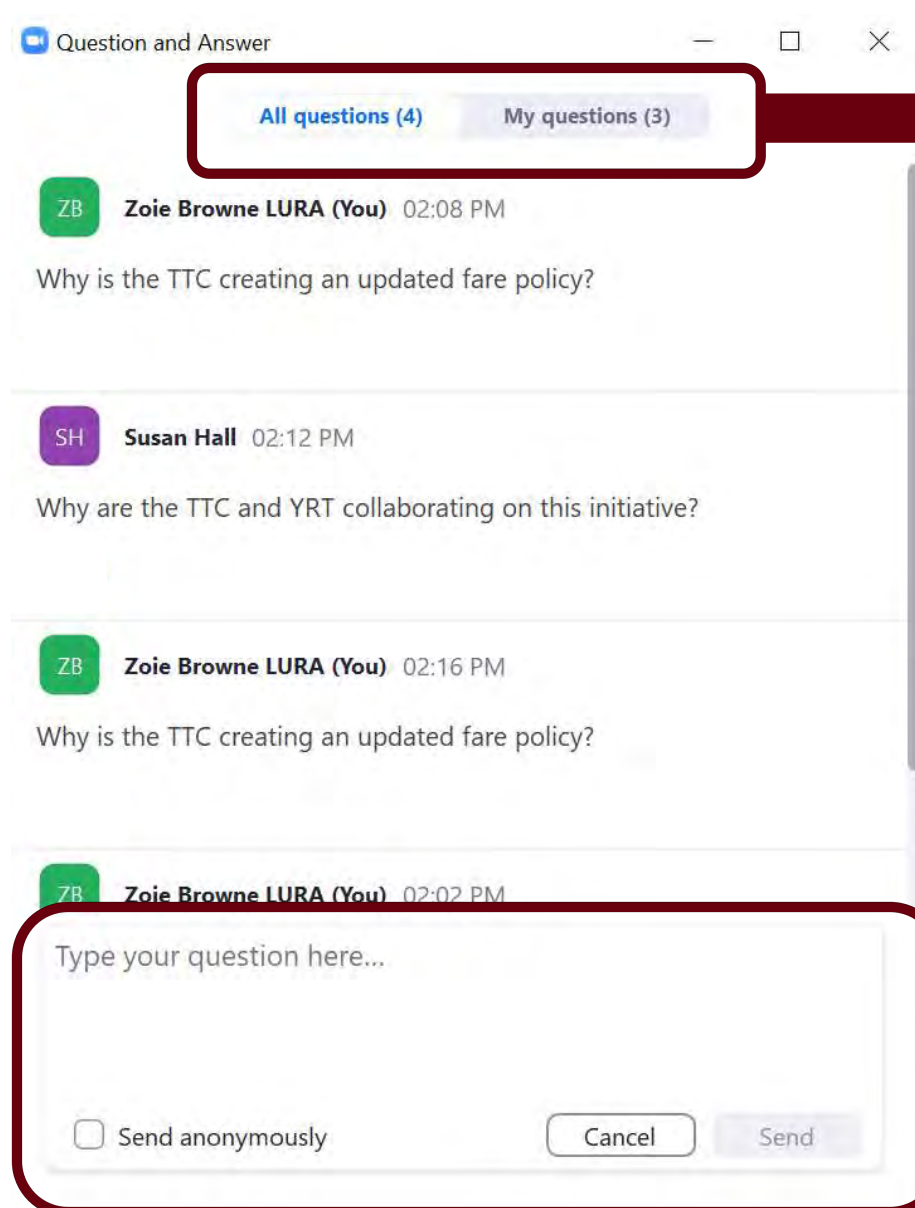
When using the phone:

***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.



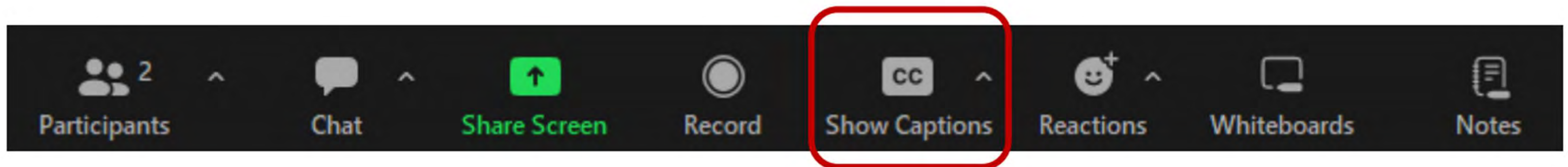
The **All questions** tab will show questions submitted by both you and other participants.

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 is 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 21 Councillor

Councillor Michael Thompson

Opening Remarks



Senior Vice President, Development

Kelly Skeith



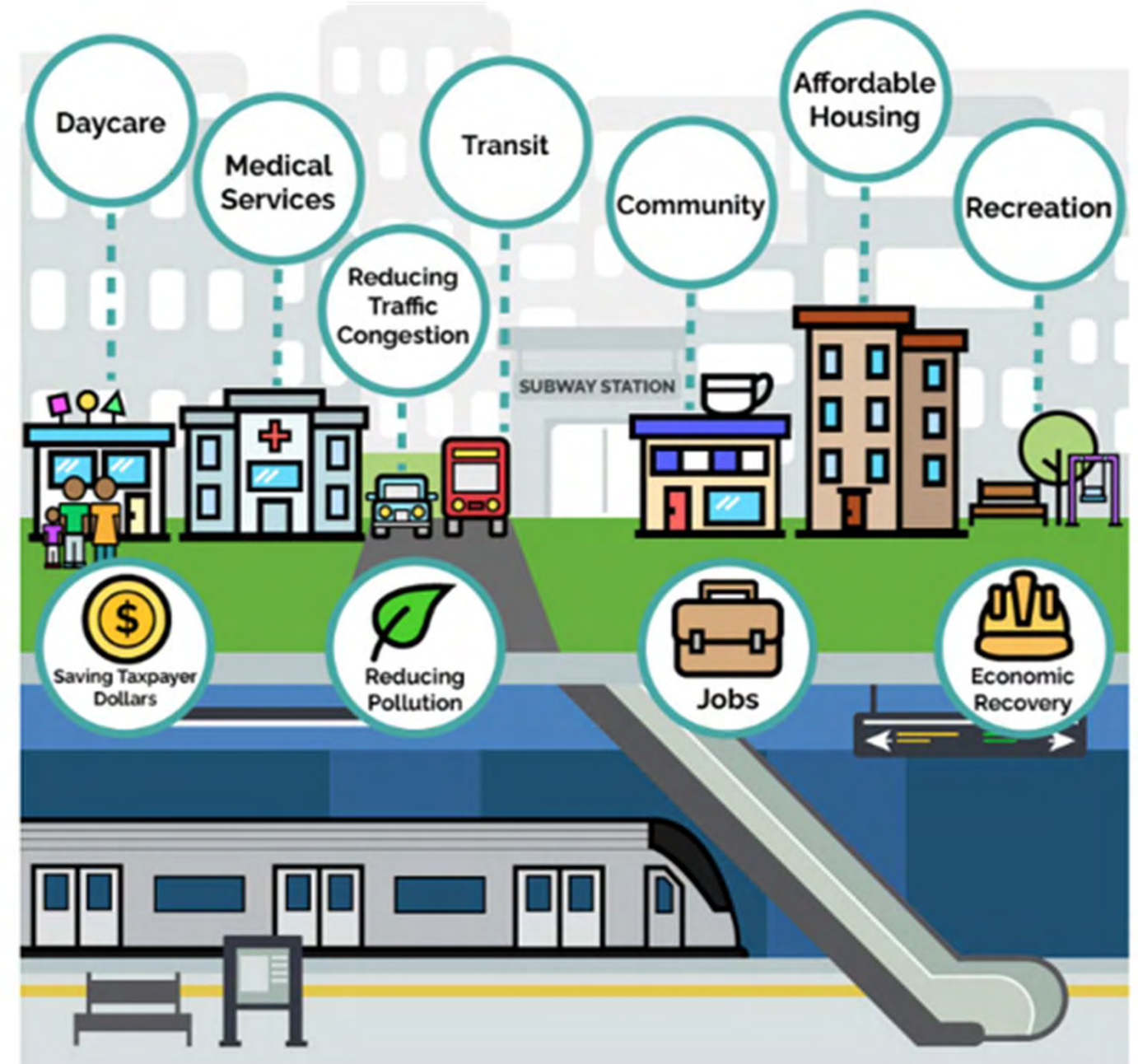
2 Transit-Oriented Communities Program Timeline & Objectives

The Transit-Oriented Communities (TOC) Program

The Transit-Oriented Communities Program will build vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, community amenities and entertainment 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) and jobs.
- Stimulate the economy through major projects
- 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.



The Scarborough Subway Extension (SSE) and Transit-Oriented Communities (TOC)

Subways Project (Metrolinx)

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

For more information please visit:

<https://www.metrolinx.com/en/projects-and-programs/scarborough-subway-extension>

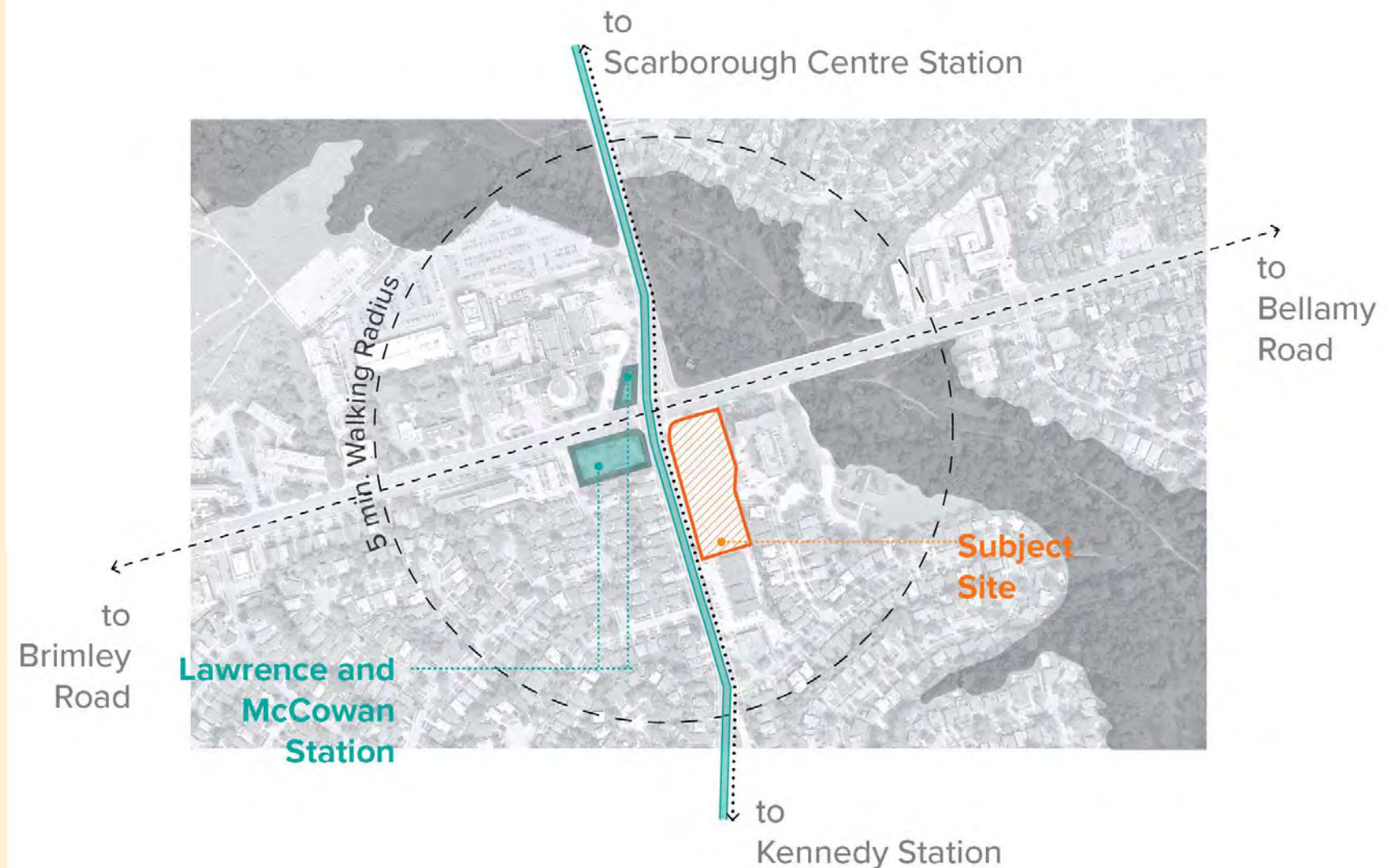
Transit-Oriented Communities (Infrastructure Ontario (IO))

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

For more information please visit:

<https://engageio.ca/>

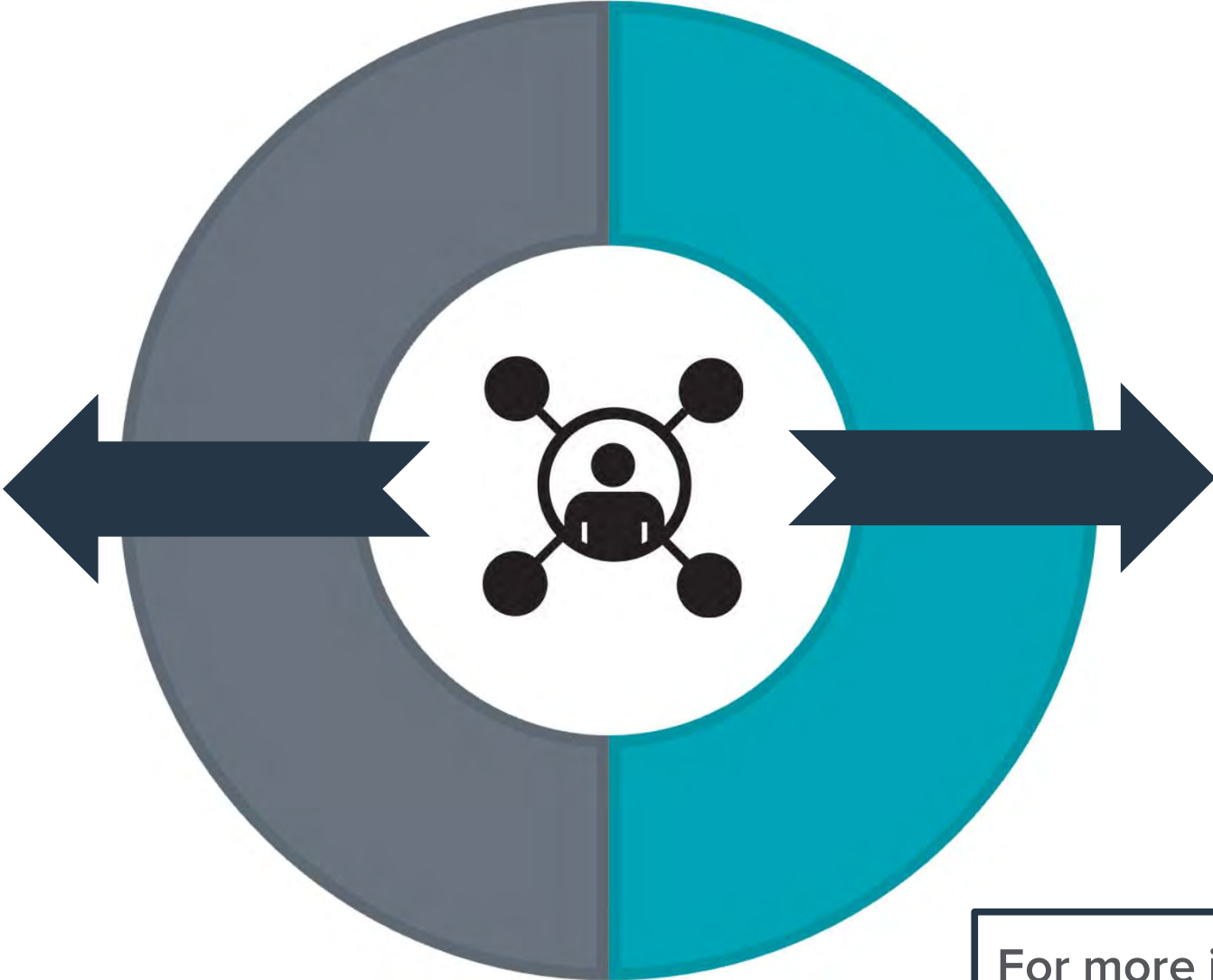
*Within site-specific scoping.



Engagement To-Date with Key Stakeholders

City of Toronto

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

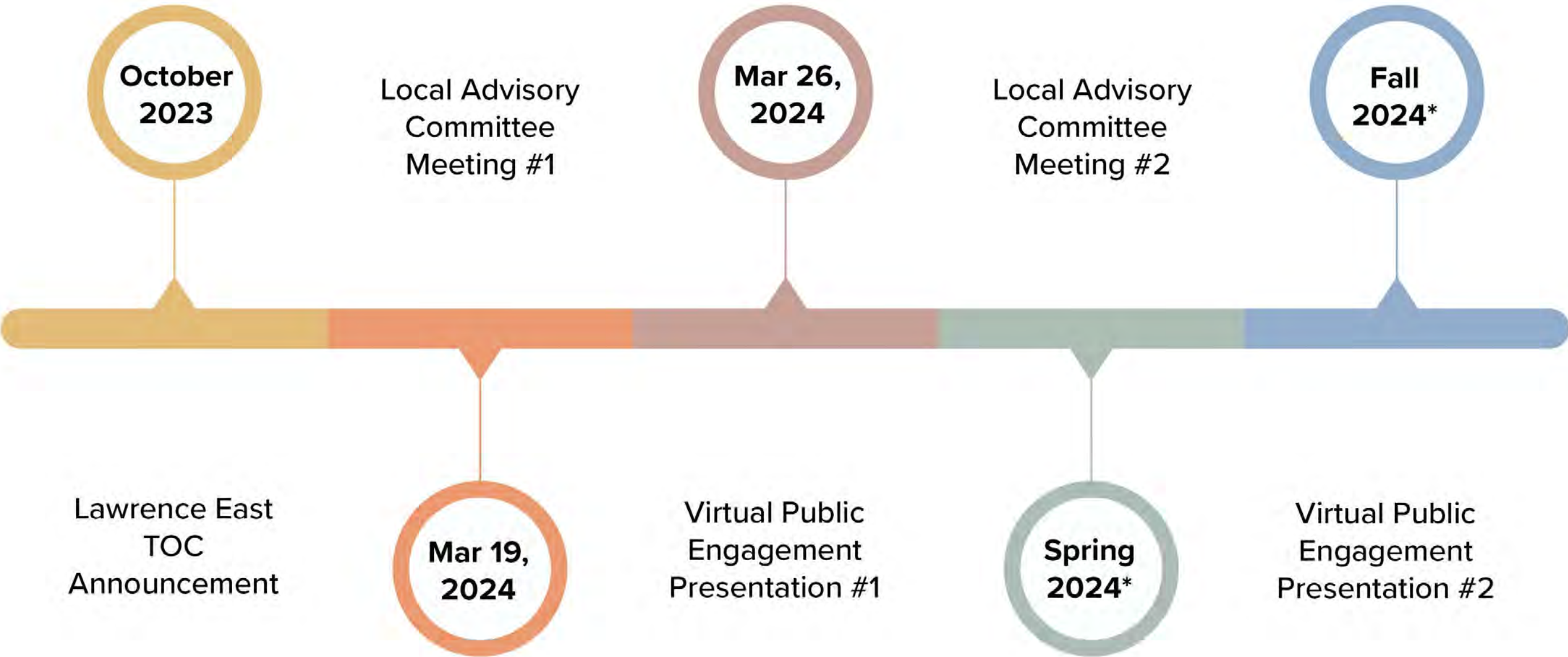


Local Advisory Committee

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

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

What is the Engagement Timeline for Lawrence East TOC?



**Dates are to be confirmed*

What are the Next Steps?

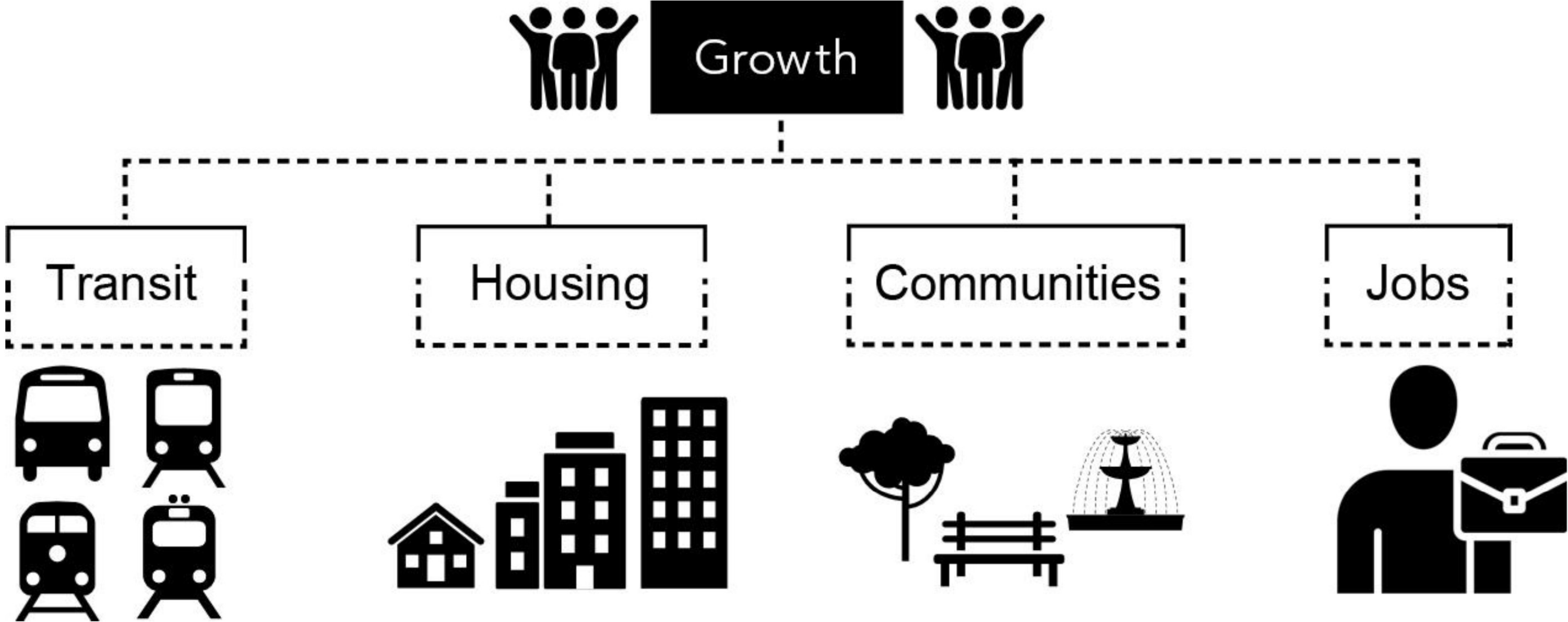


** Estimated date based on Transit Construction Schedule*



3 Transit-Oriented Communities Concept Site Context

Transit-Oriented Communities (TOC)



Provincial Planning Policy Context

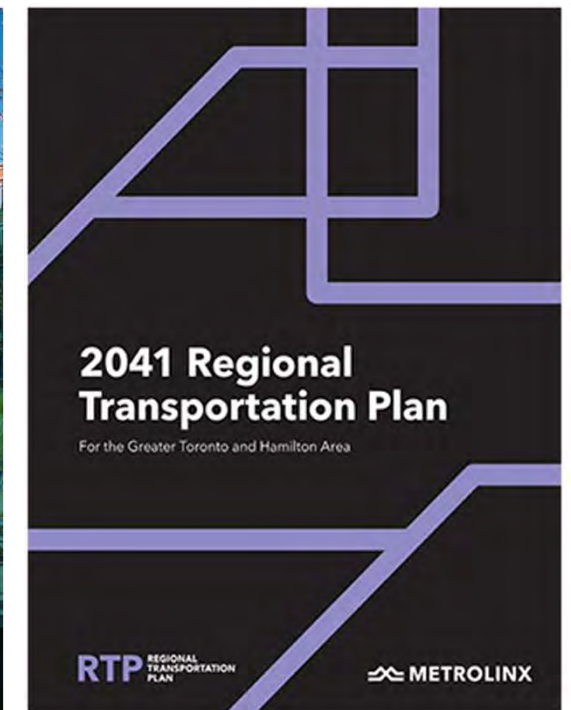
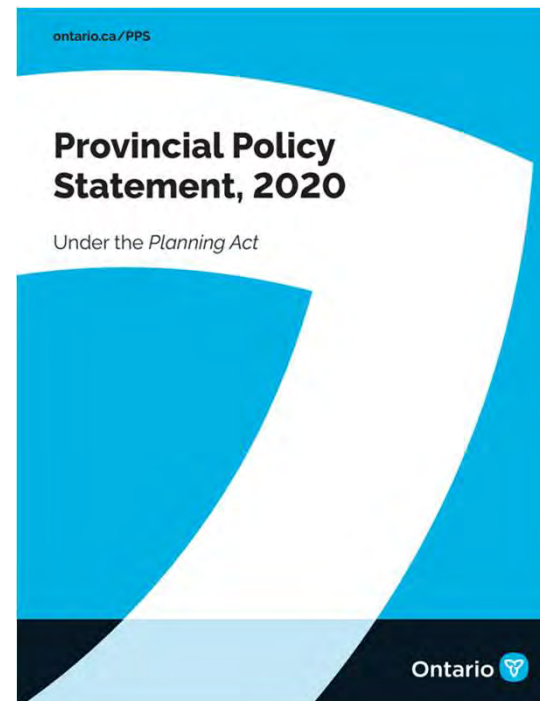
TOC plans respond to a range of provincial and municipal policy objectives

Provincial Policy Statement:

- Integrates land use planning, growth-management, transit-supportive development, intensification as infrastructure
- Contributes to housing supply
- Promotes transit ridership and active transportation

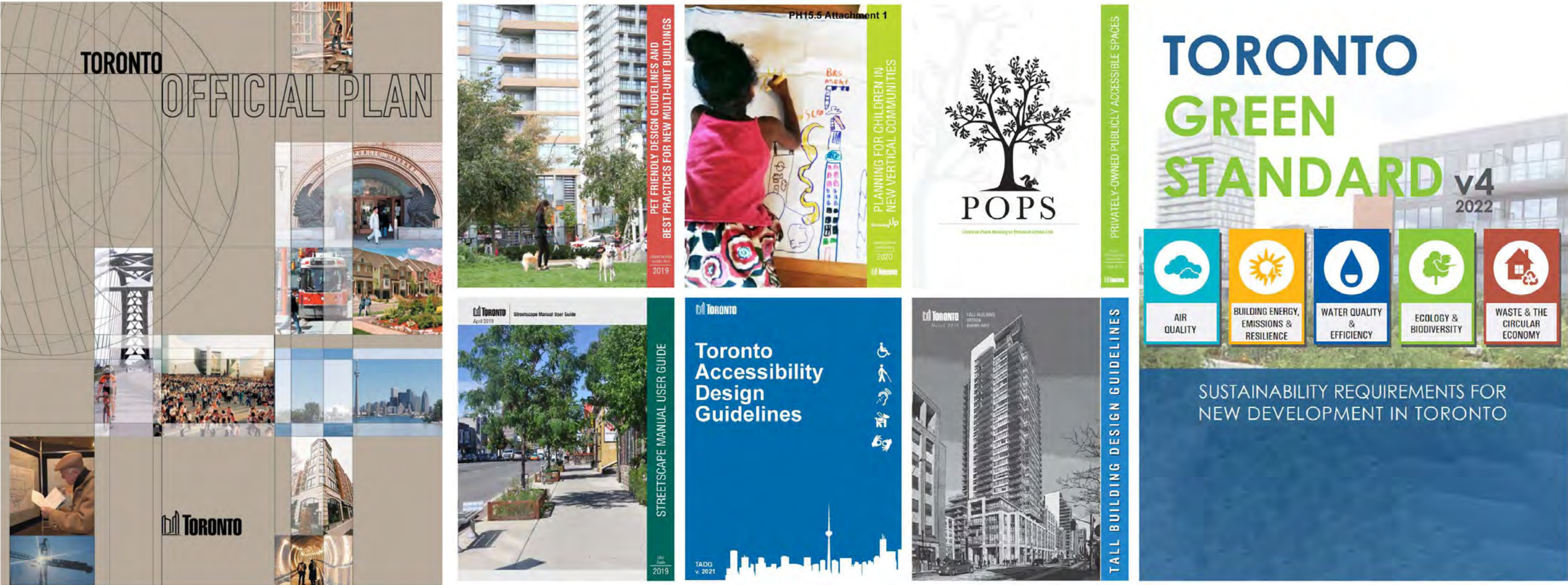
A Place to Grow:

- Supports complete communities
- Creates community connections
- Coordinates government priorities, such as:
 - Increasing the supply of housing
 - Improving transit
 - Intensification and land use compatibility



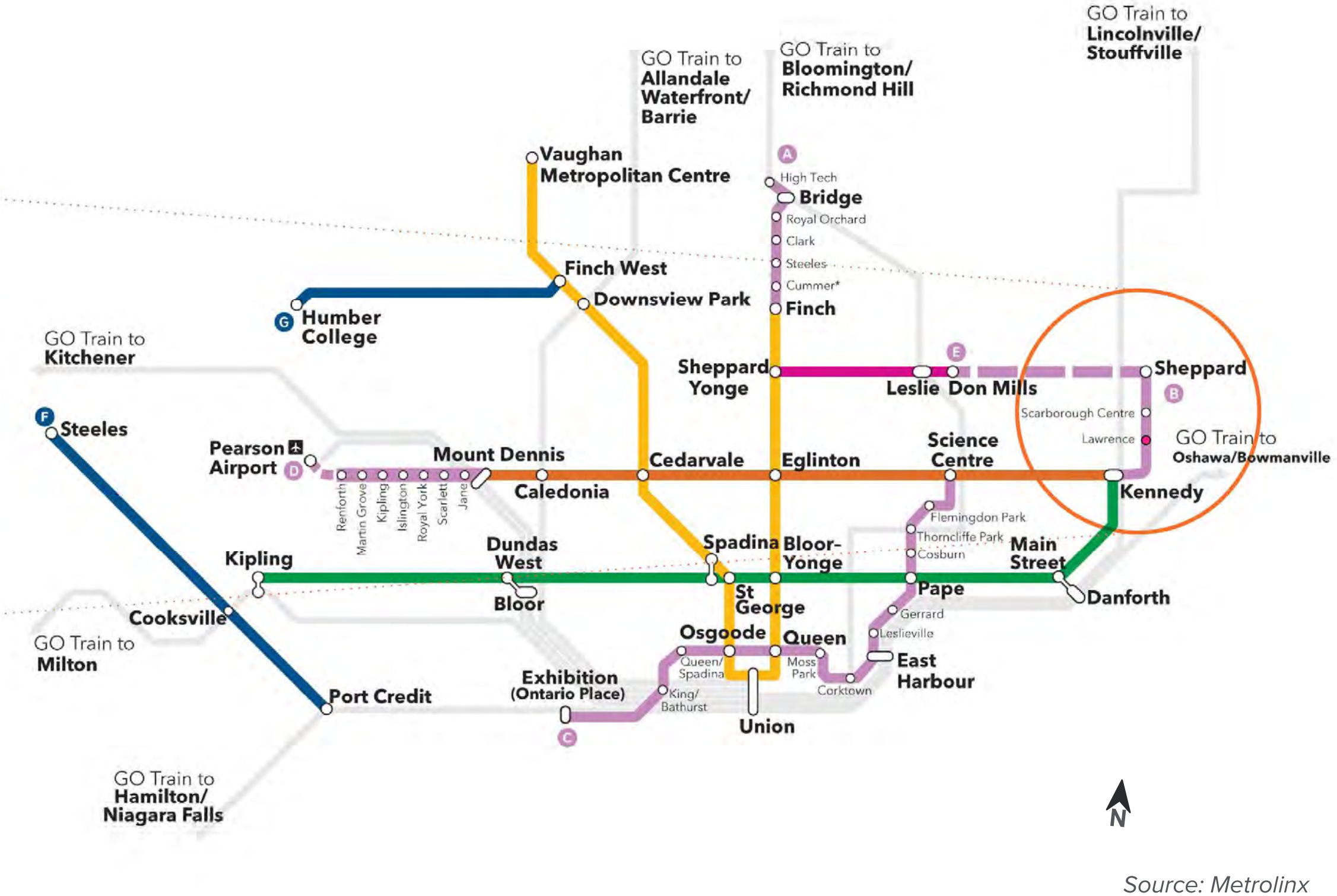
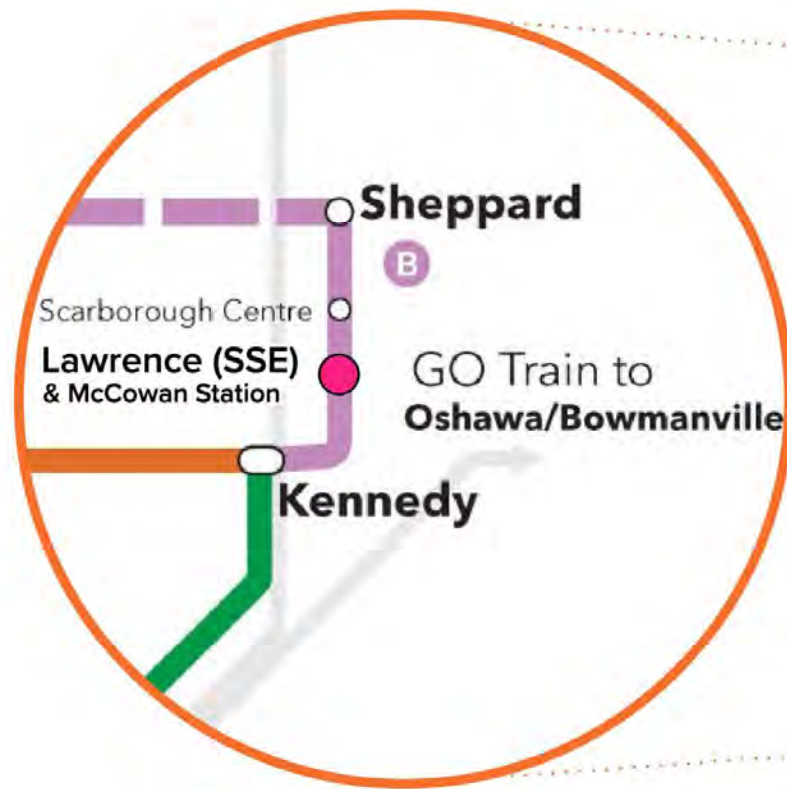
Municipal Planning Policy Context

TOC plans respond to a range of policy objectives mandated by the City of Toronto



Regional Context

Four Priority Subways (2019)



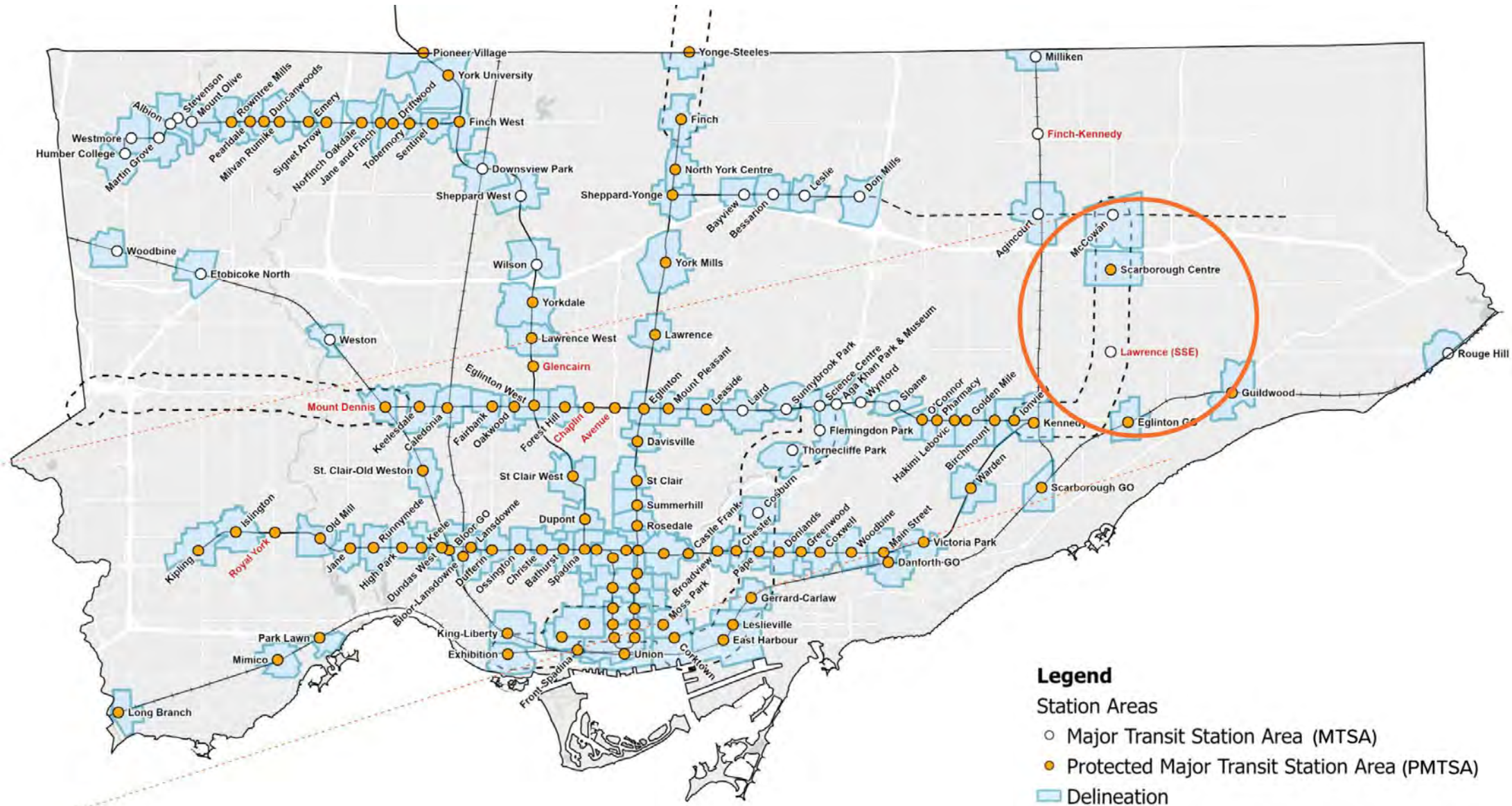
Legend

- 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

Source: Metrolinx

Key Map of MTSA/PMTSAs

- The City of Toronto is reviewing Lawrence and McCowan Station on the Scarborough Subway Extension (SSE)
- Local Area Studies are required to explore how to increase minimum density targets to meet provincial goals



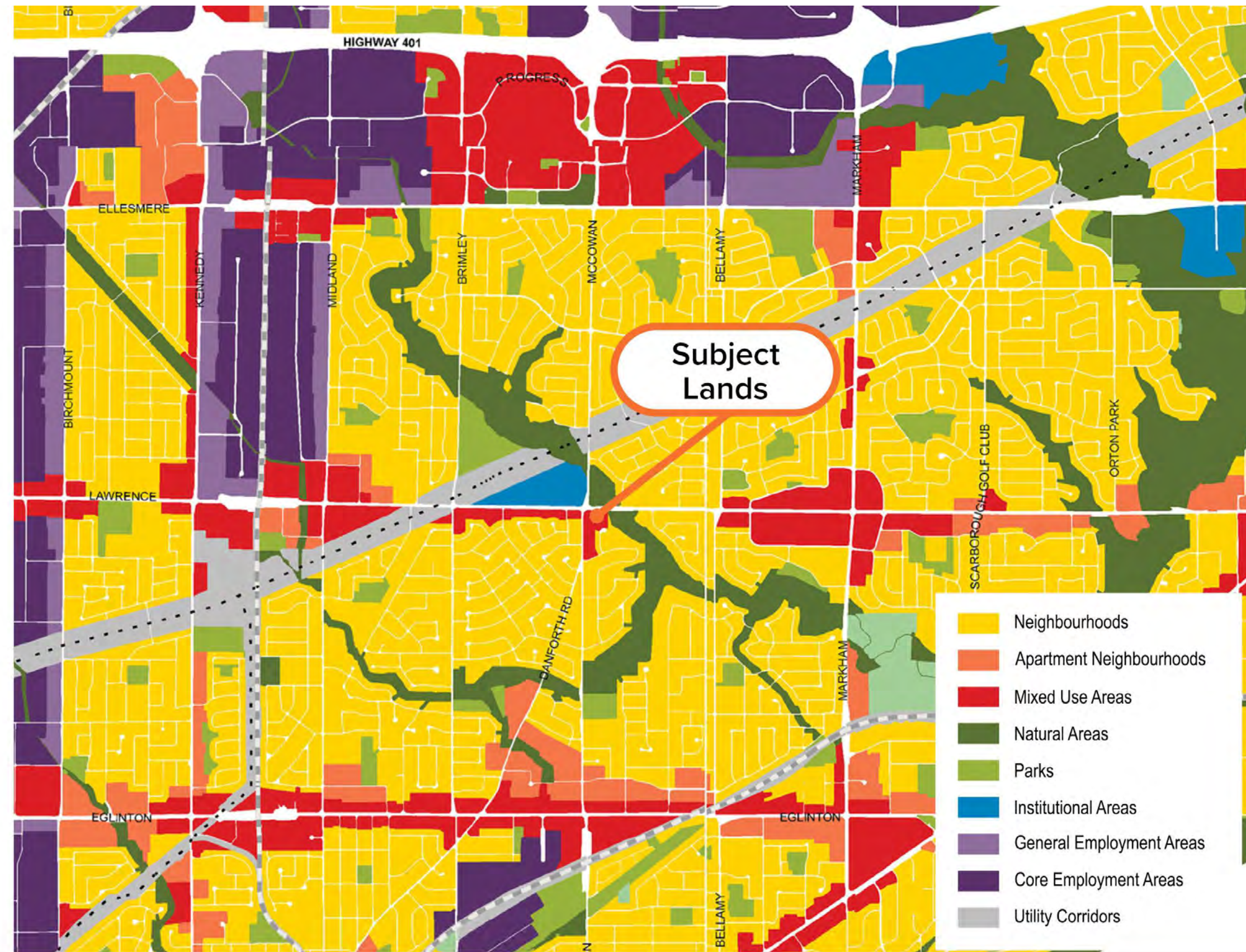
Note: MTSAs, while Council approved are pending approval from the Minister and hence not yet in-effect.

Source: City of Toronto

Land Use

Official Plan, Map 20

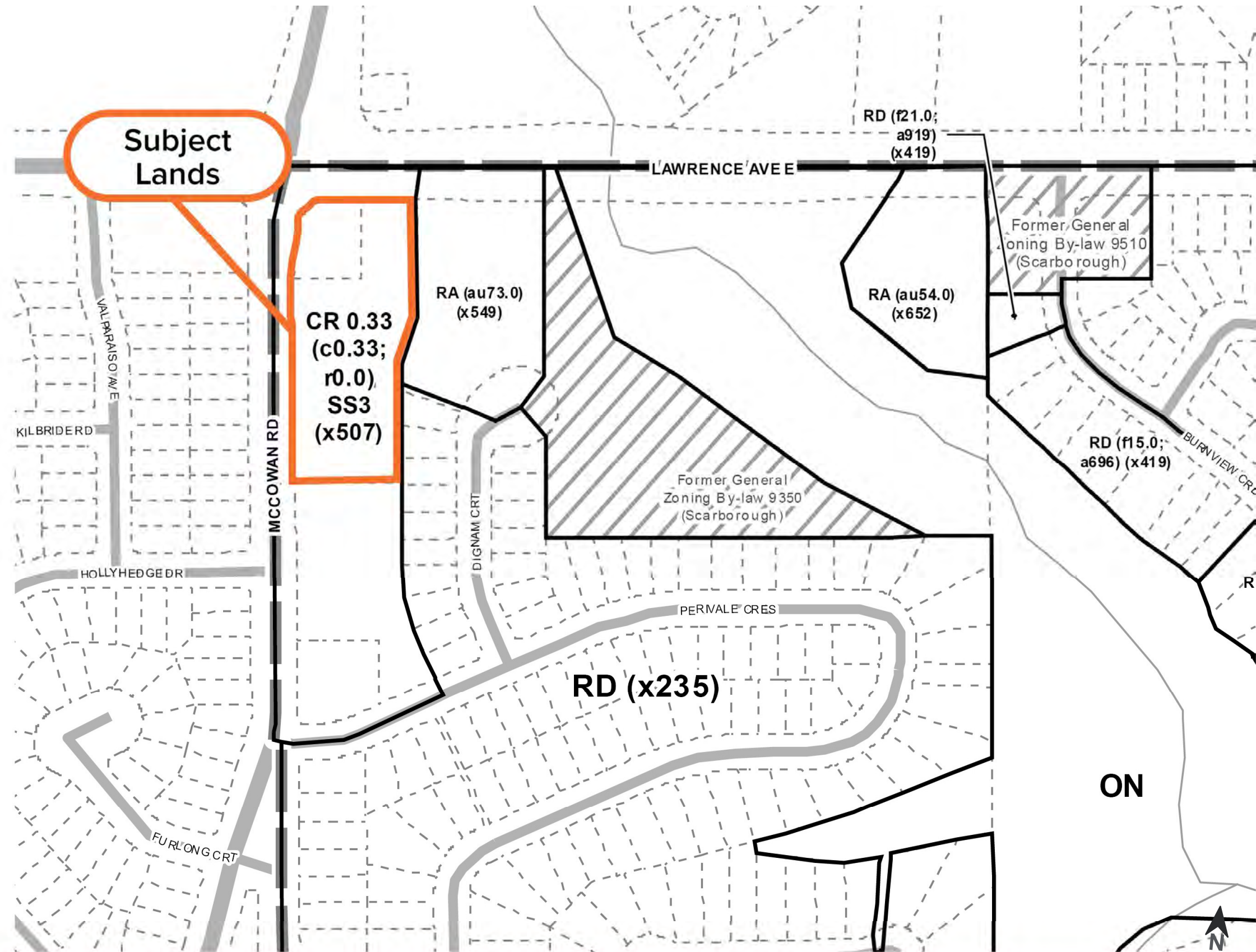
- Located within a *Mixed Use Area*
- *Mixed Use Areas* are designed to accommodate for office, employment, residential and retail uses



City Wide Zoning By-law

By-law 569-2013

- Zoned Commercial Residential (CR)
- Mixed-use buildings are permitted on the subject site



Neighbourhood Context



| | |
|----------------------|--|
| Subject Site | |
| Low-rise Residential | |
| Apartments | |
| Commercial | |
| Institutional | |
| Park | |

Existing Uses and Transportation Network



**Major Streets
Vehicular Traffic**

- Lawrence Avenue
- McCowan Road
- Bus Routes 54, 16, 302, 954
- 39,690 TTC users*

**2022 TTC data by bus route*



**Neighbourhood
Buildings**

- Hospital
- Retail plaza
- Apartment building
- Single-family homes



Natural Features

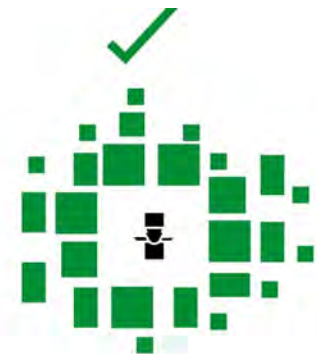
- Site topography
- Highland Creek
- Bendale Park



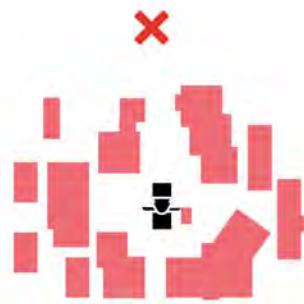


4 Transit-Oriented Communities Design Design Principles

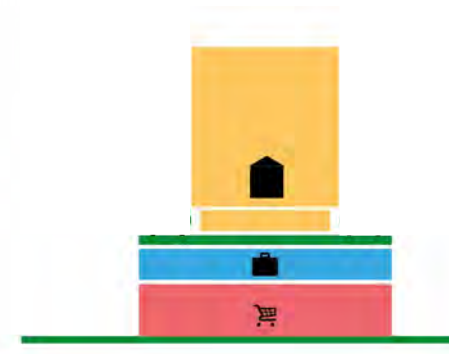
Lawrence East TOC: Design Principles



Context
Responsive
Design



Built Form



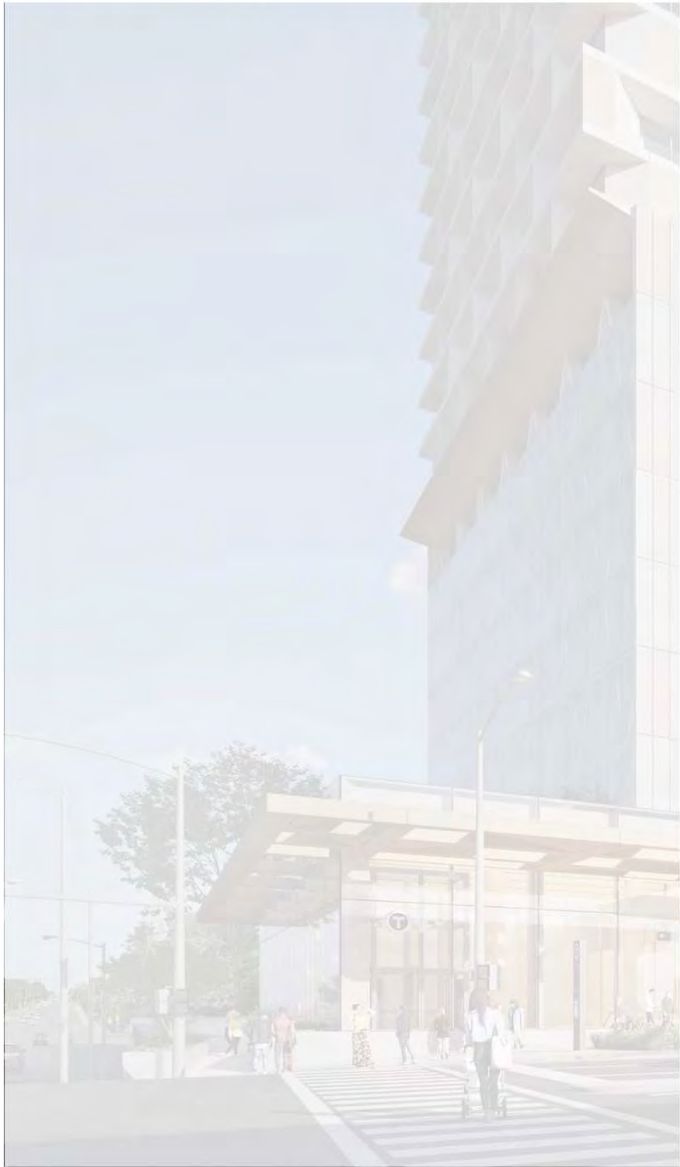
TOC Integration with
Station Facilities



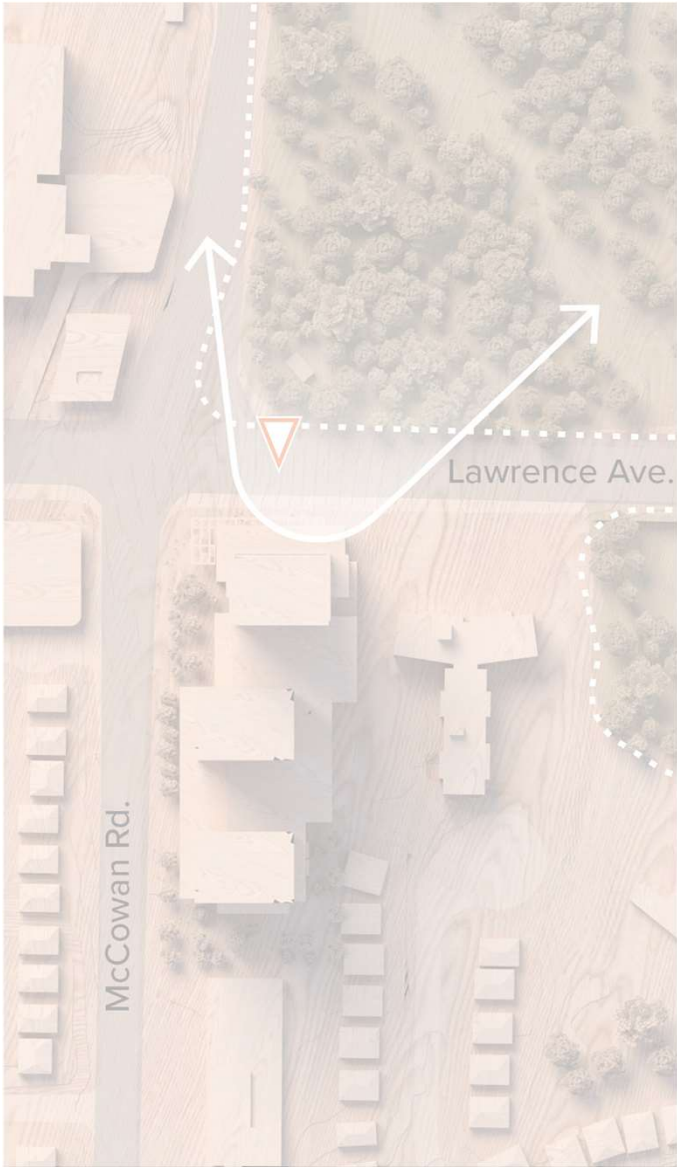
Parks and
Public Realm

Lawrence East TOC: Design Objectives

Identify site challenges and opportunities to enhance the neighbourhood.



A built form that engages with surrounding site characteristics.



A public realm that focuses on a vibrant pedestrian spaces with quality commercial amenities.



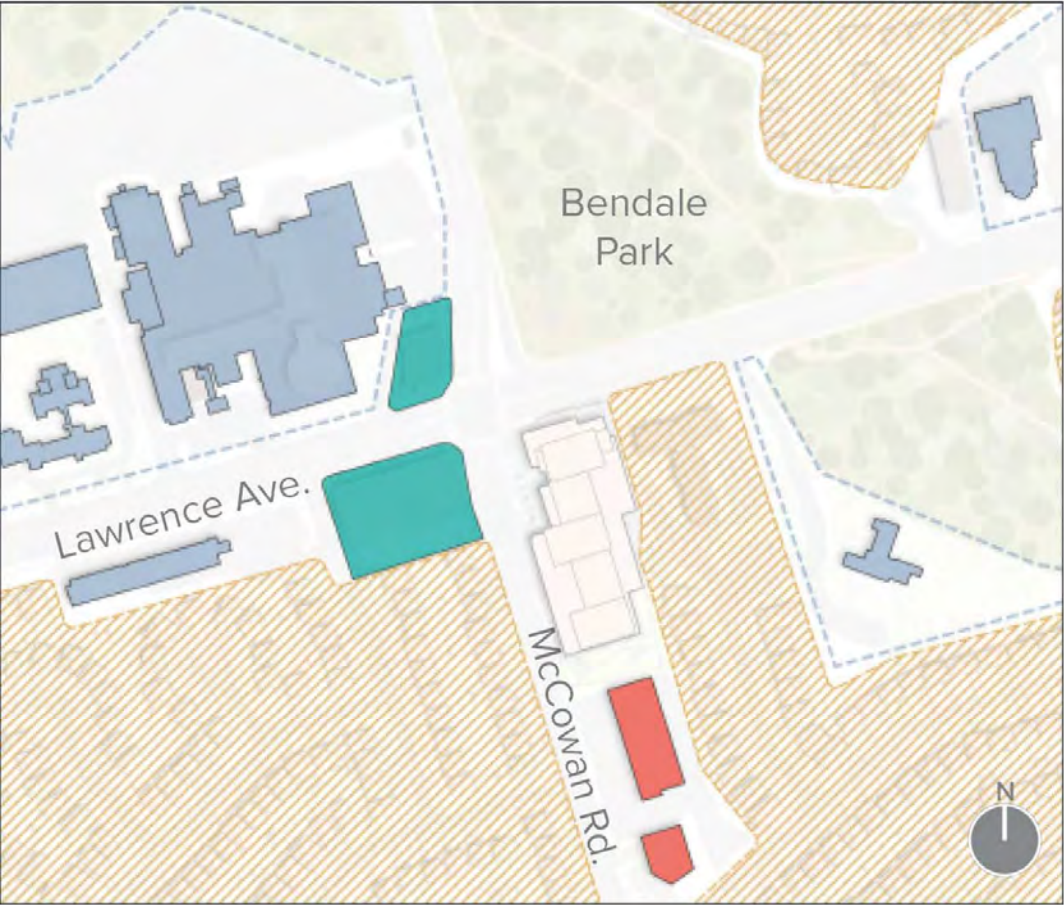
A project that accommodates a diversity of scales in the neighbourhood.





5 Transit-Oriented Communities Design Proposed Concept

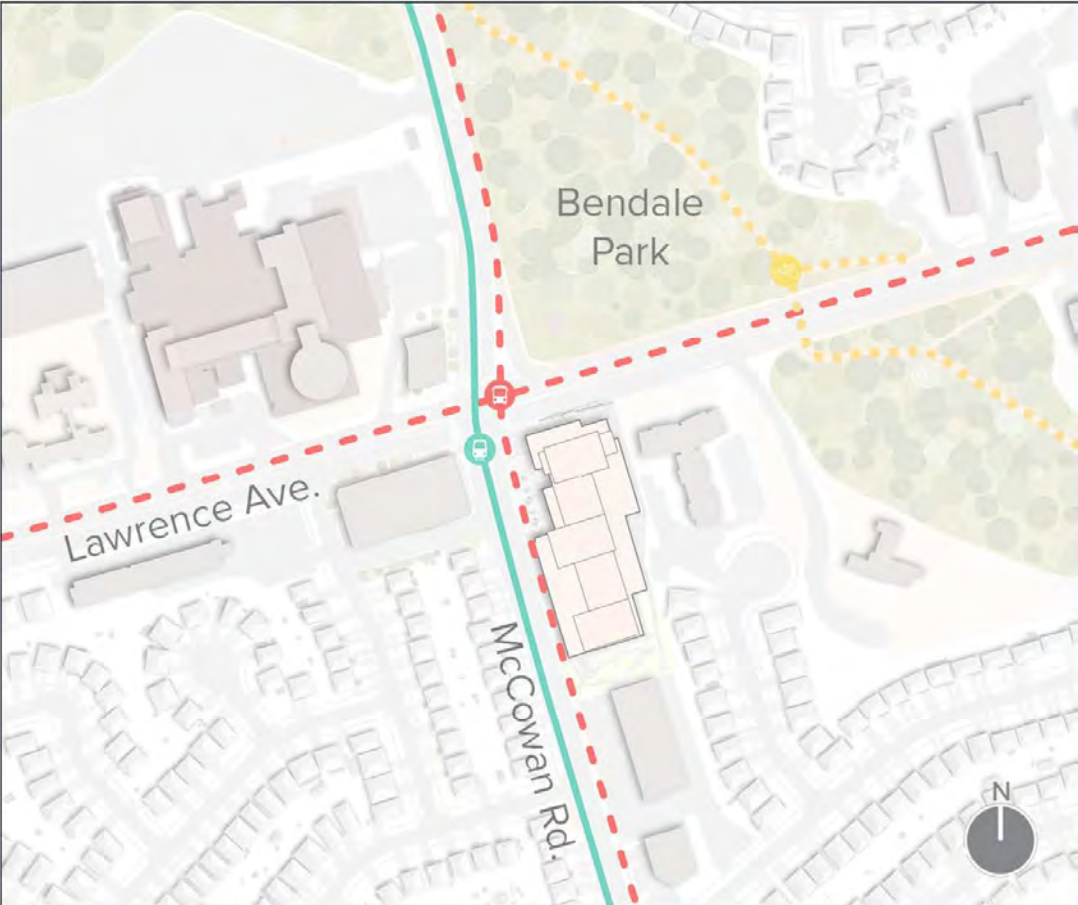
Site Approach



Responsive to
Land Use Context

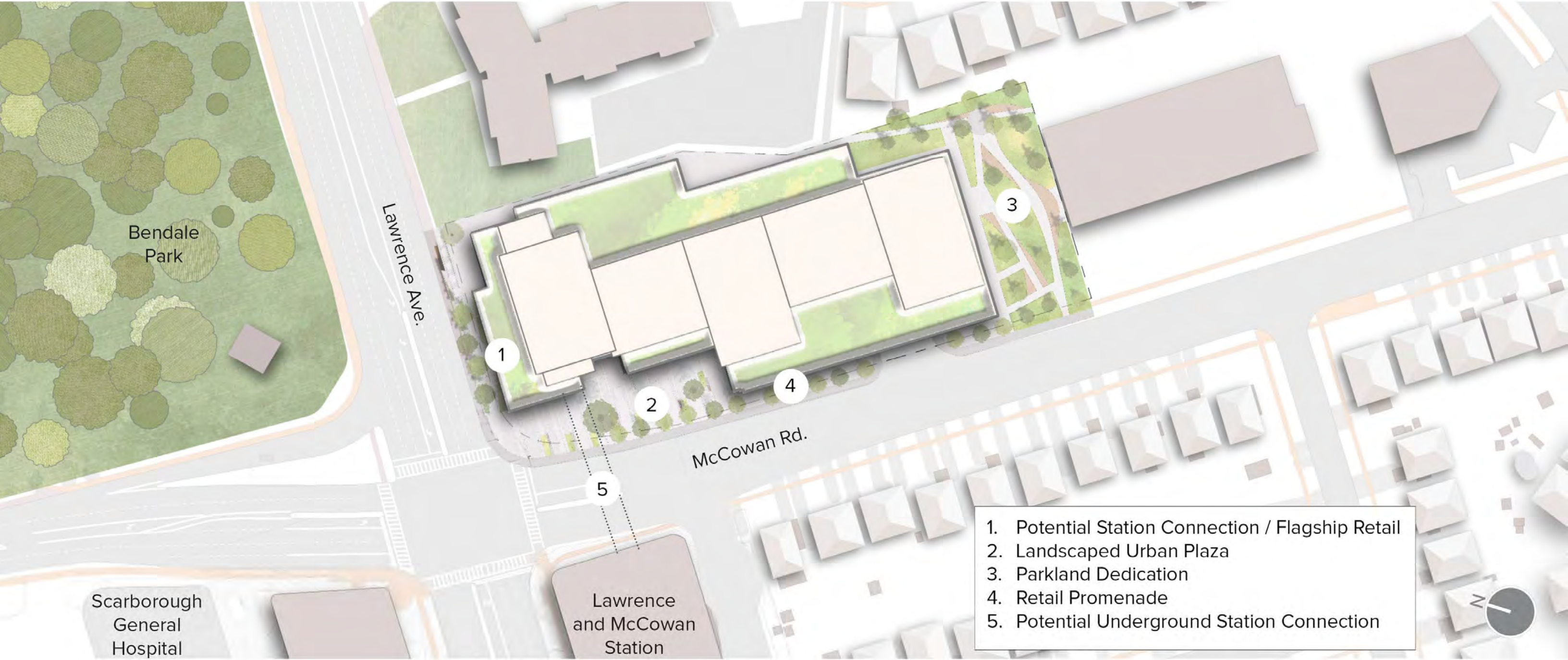


Extension of
Green Edge



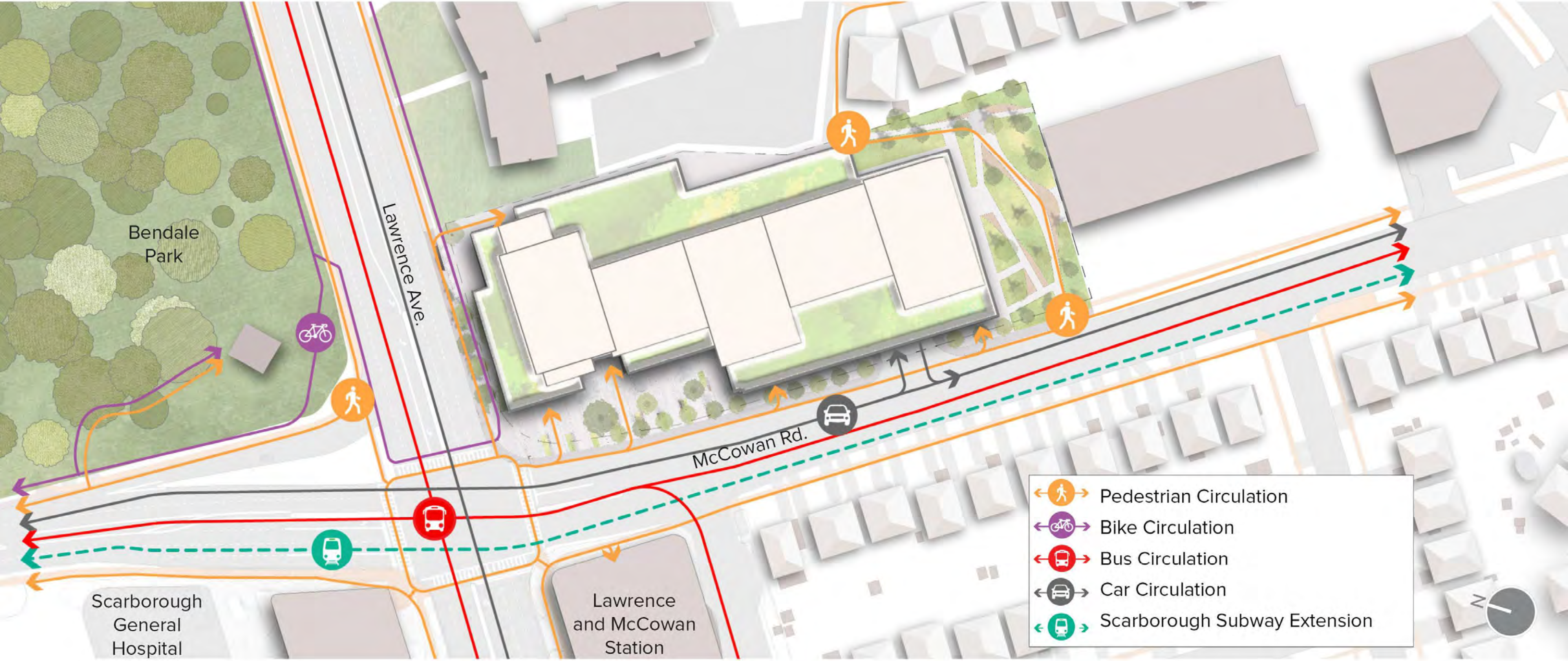
Connecting
Transportation Networks

Site Plan

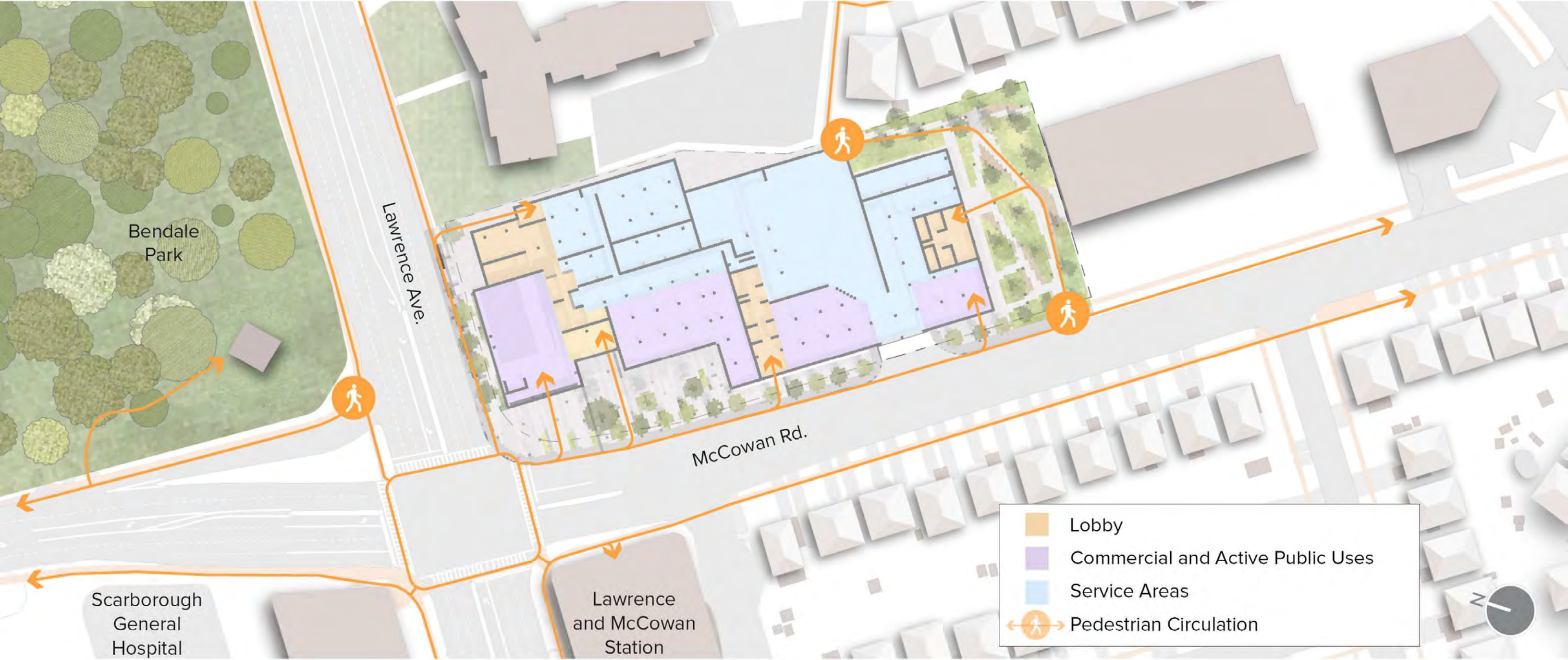


- 1. Potential Station Connection / Flagship Retail
- 2. Landscaped Urban Plaza
- 3. Parkland Dedication
- 4. Retail Promenade
- 5. Potential Underground Station Connection

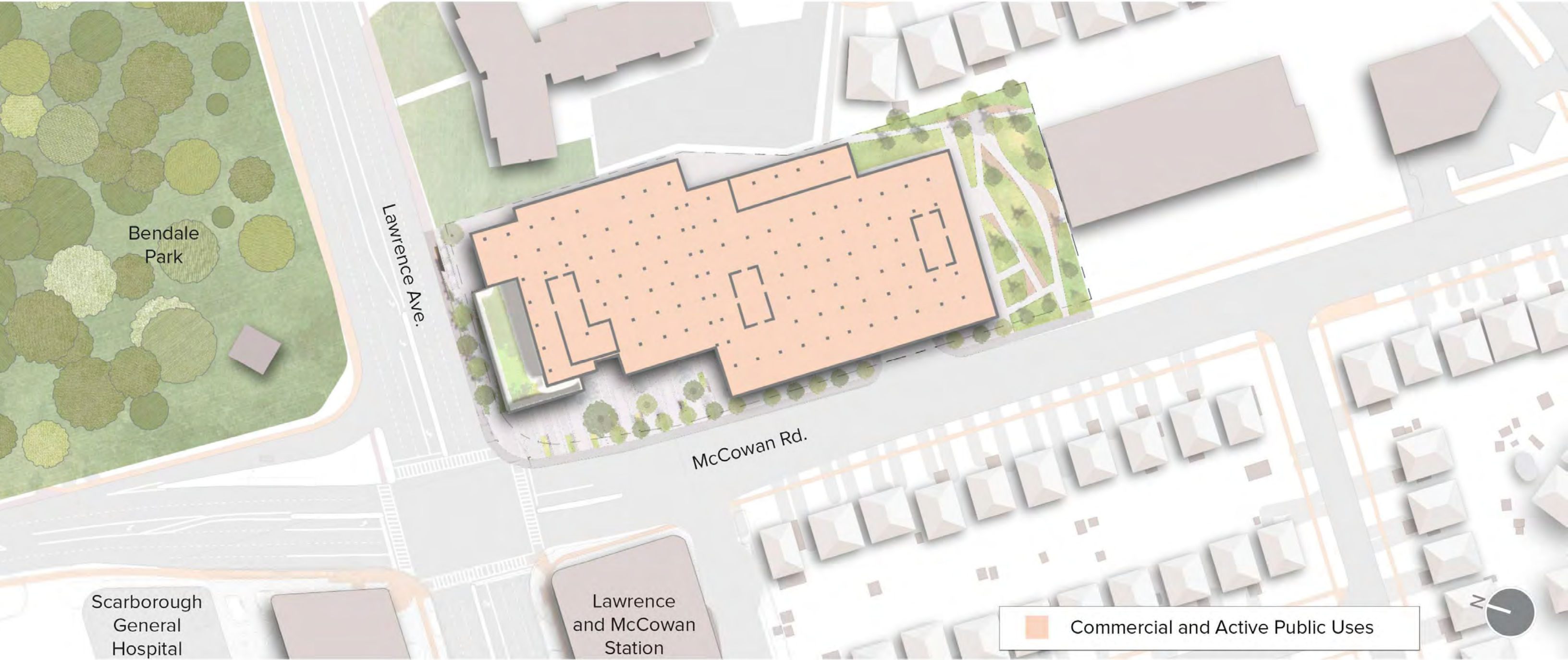
Site Circulation



Ground Floor Plan



Third Floor Plan



Project Overview



774 units
min 25% 2 & 3 bedroom units
50,632 m² residential



1,400 m² retail
6,500 m² office space

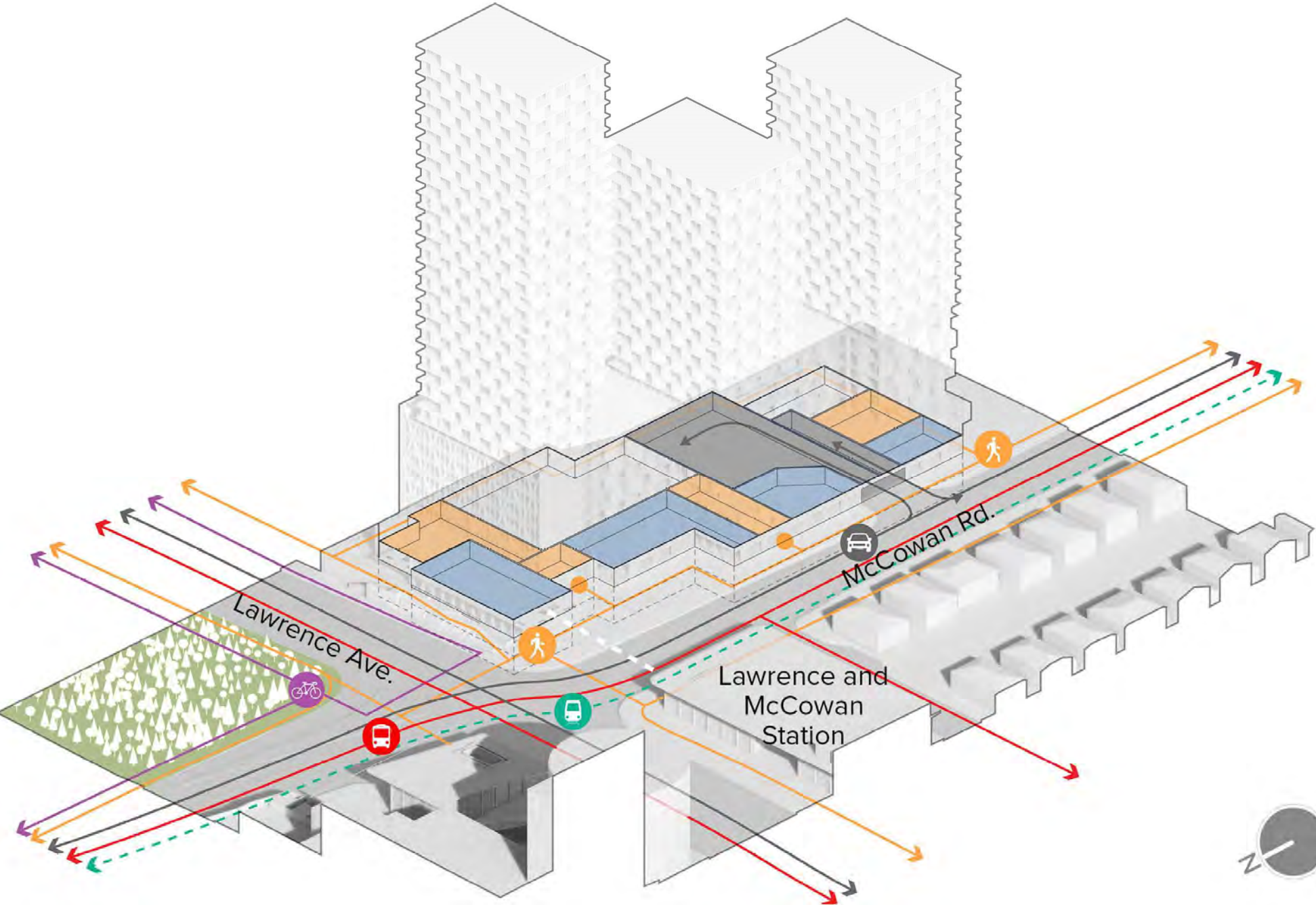


978 new residents
357 new jobs



Scarborough Subway Extension

Pedestrian and Vehicular Movements



228 *underground*
car parking spots
600 *at-grade & below-grade*
bike parking spots



Lobby



Commercial and Active Public Uses



Parking/ Loading



Pedestrian Circulation



Bike Circulation



Bus Circulation



Car Circulation



Scarborough Subway Extension

Public Realm Network and Pedestrian Experience



1,047 m² parkland dedication
 1,235 m² landscape plaza
 2,664 m² green roof



5,000 m² of connected
 landscaped spaces
 30+ new trees

Landscaped retaining wall with integrated ramp

Arrival plaza

Feature tree

Secure bike storage

Retail promenade and shaded seating

Toronto Green Standard (TGS)

TGS compliance for total energy demand and operational carbon can be achieved through built form and building envelope performance

Embodied & Operational Carbon

Modularized façade systems offers construction efficiency, value engineering and higher performance through quality control

Green Roof

min. 60% green roof

*Note:
Park design under separate process with PFR.*

Solar Intake

40/60% window-to-wall ratio

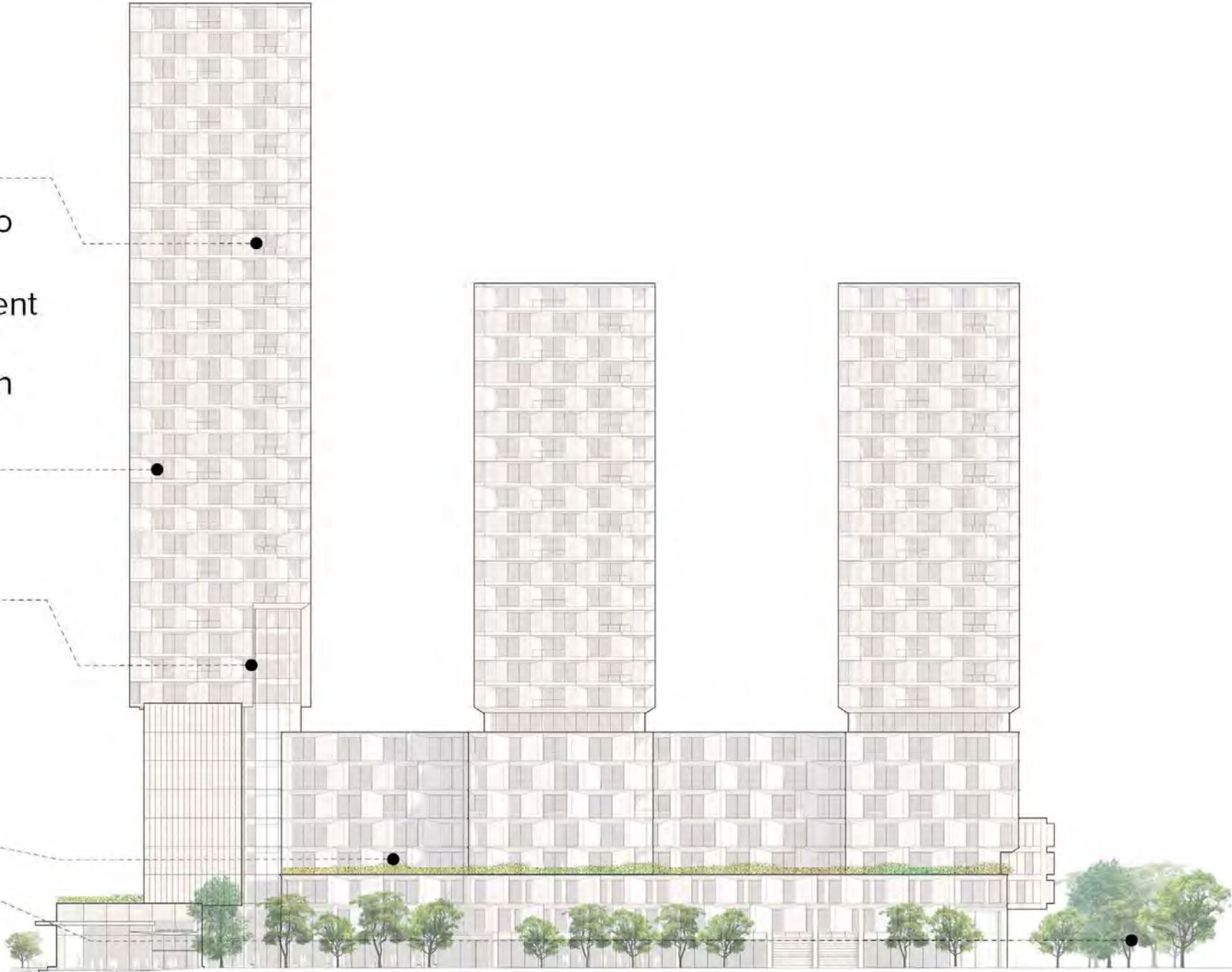
Façade varies across different orientations to optimize daylighting and thermal gain

Renewable Energy

Opportunities for geothermal energy

Carbon Sequestration

30+ new trees
Landscaped plaza





West Highland Creek

Bendale Park

Rosalie Hall

Scarborough General Hospital

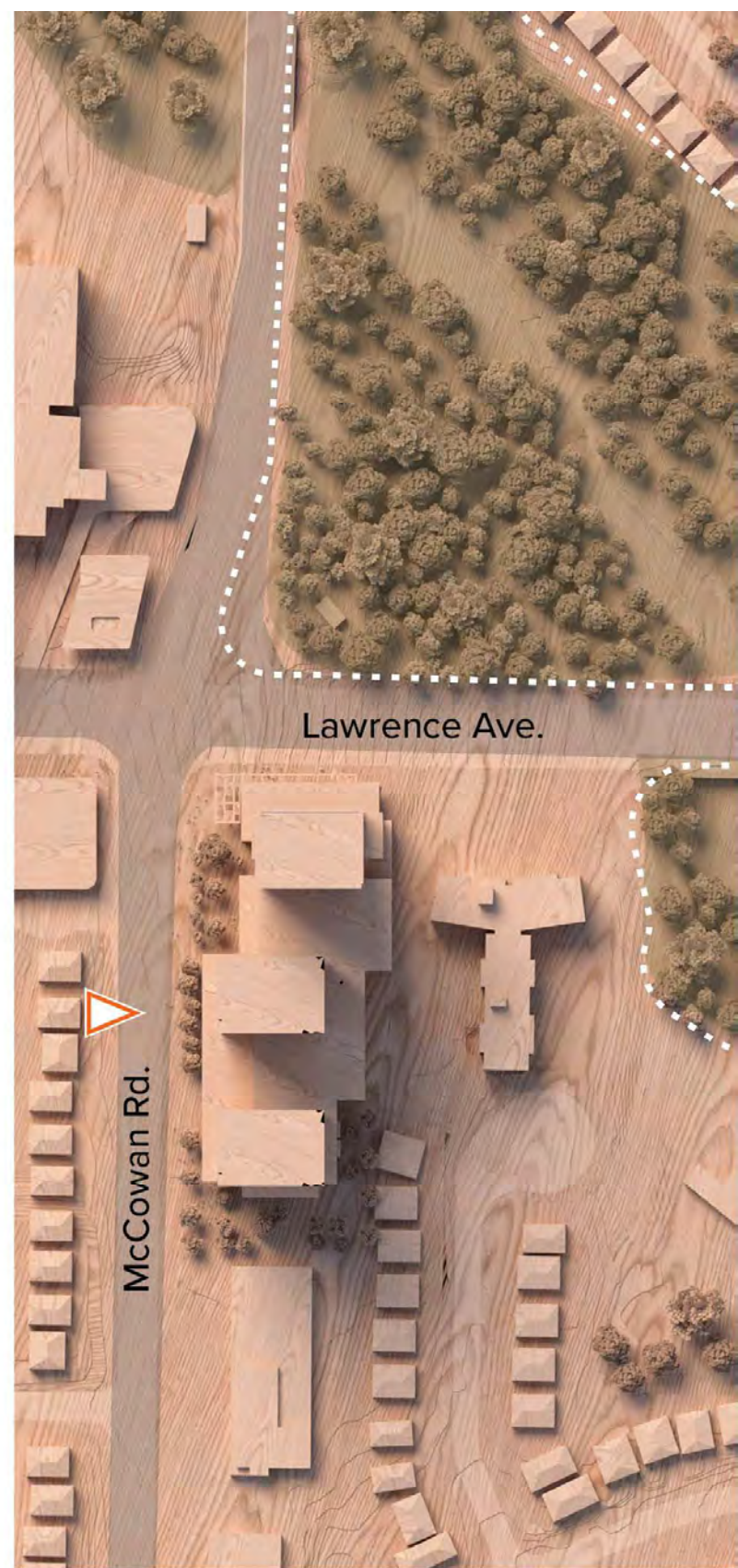
Rockcliffe Community Care

Lawrence and McCowan Station

The Evangelical Lutheran
Church of St. Matthew

Lawrence Ave.

McCowan Rd.



Lawrence Ave.

McCowan Rd.

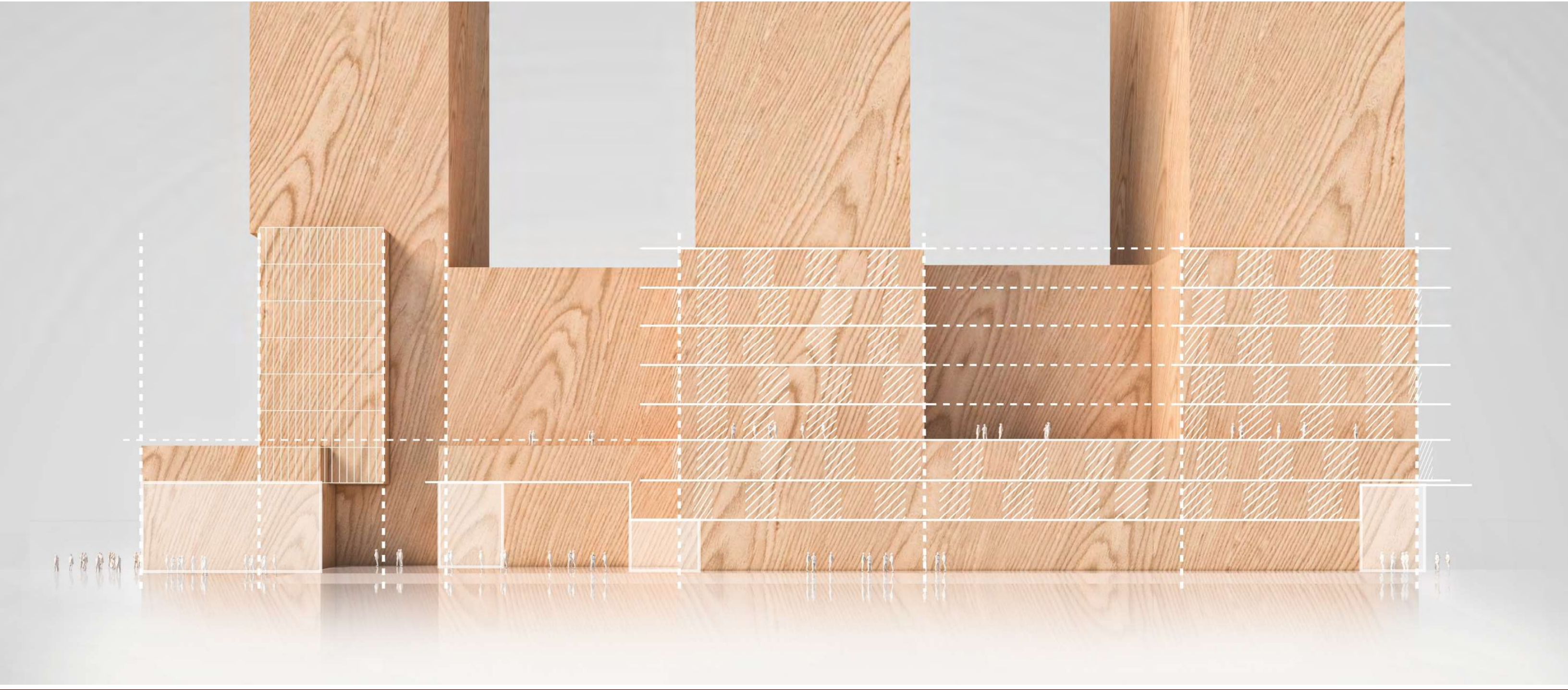
Built Form – Podium Proportions



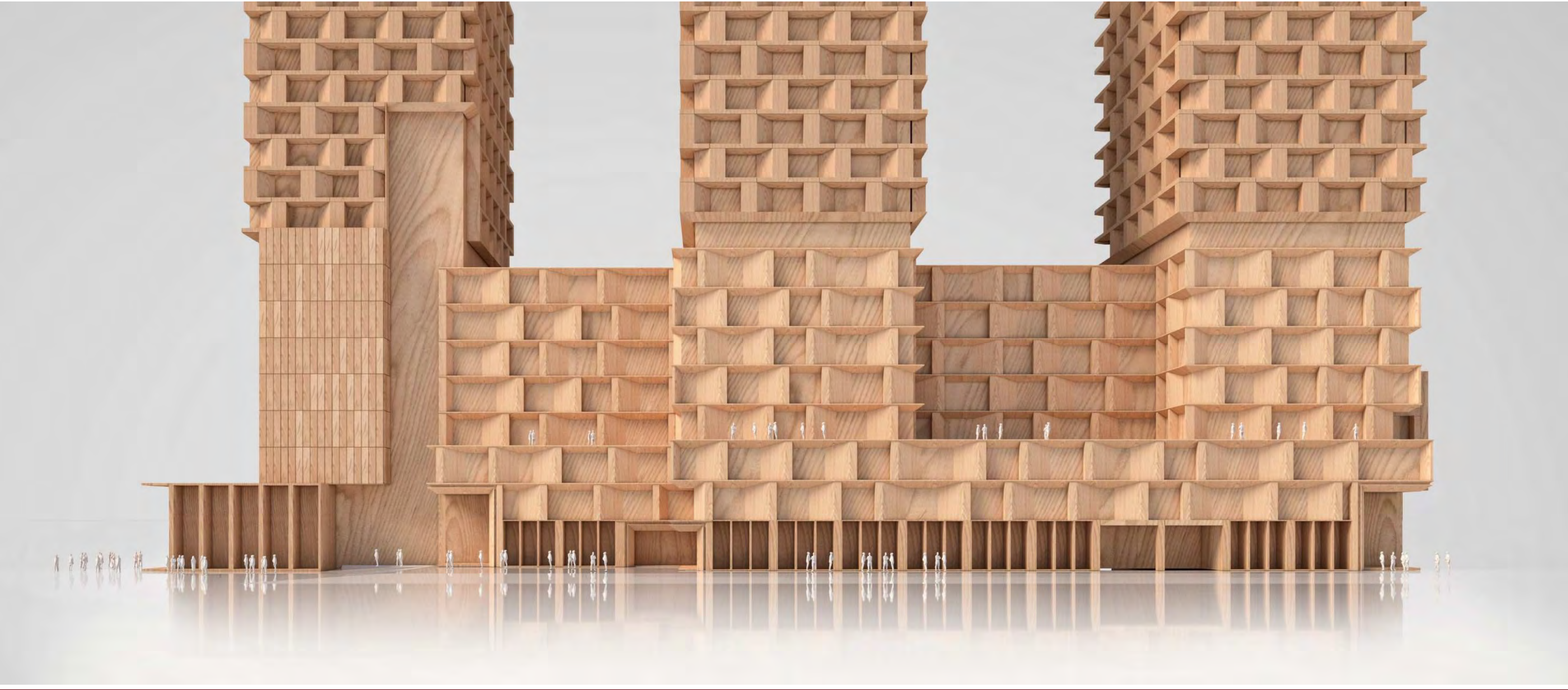
Built Form - Podium Proportions



Built Form – Podium Streetscape



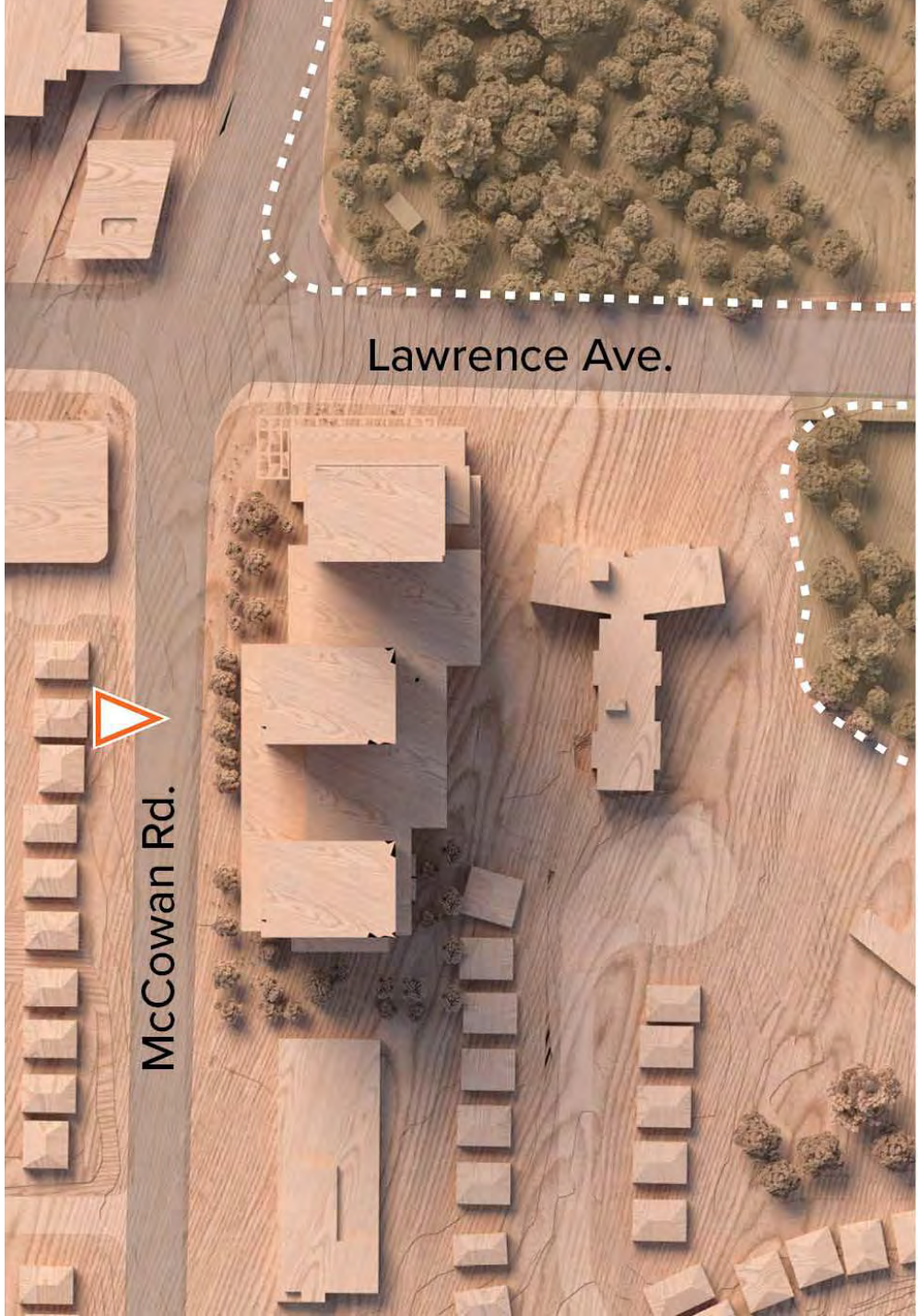
Built Form – Enhanced Massing



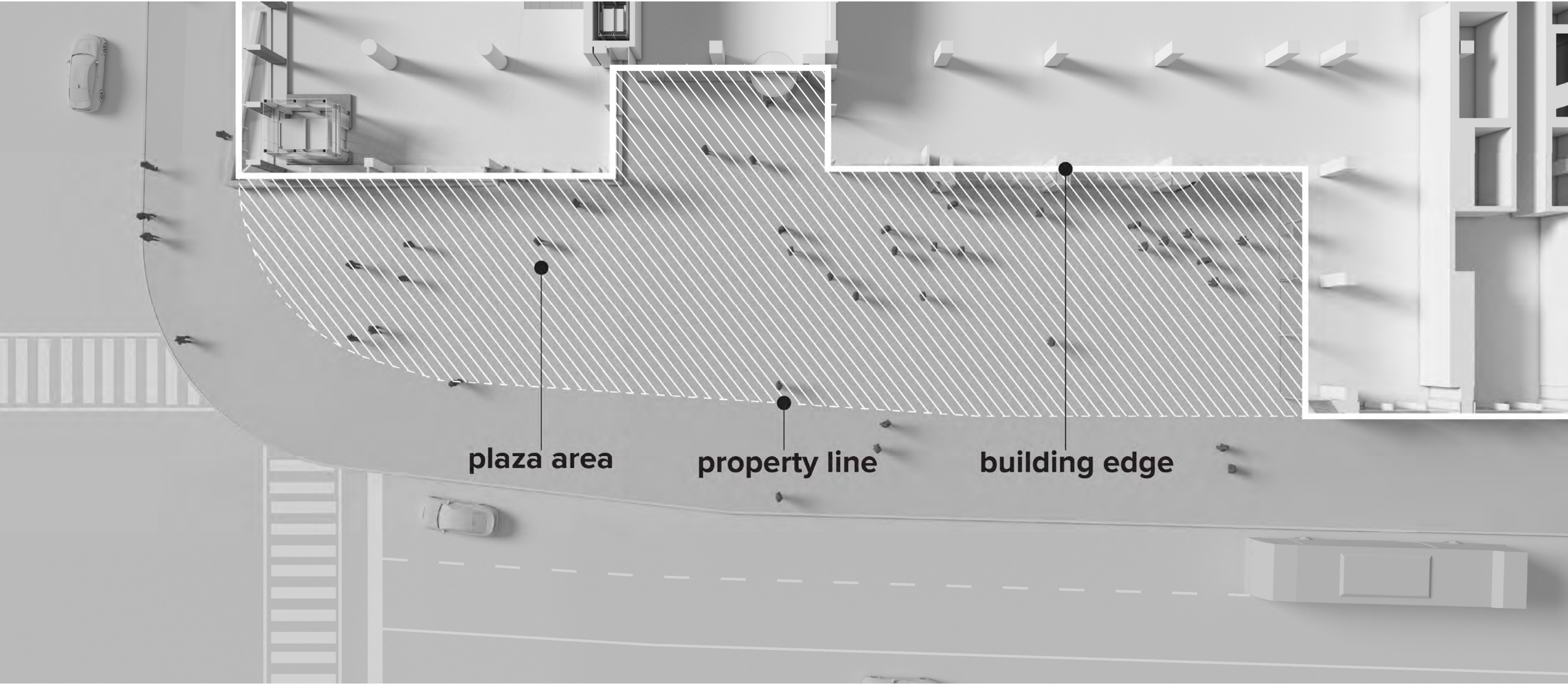
Built Form



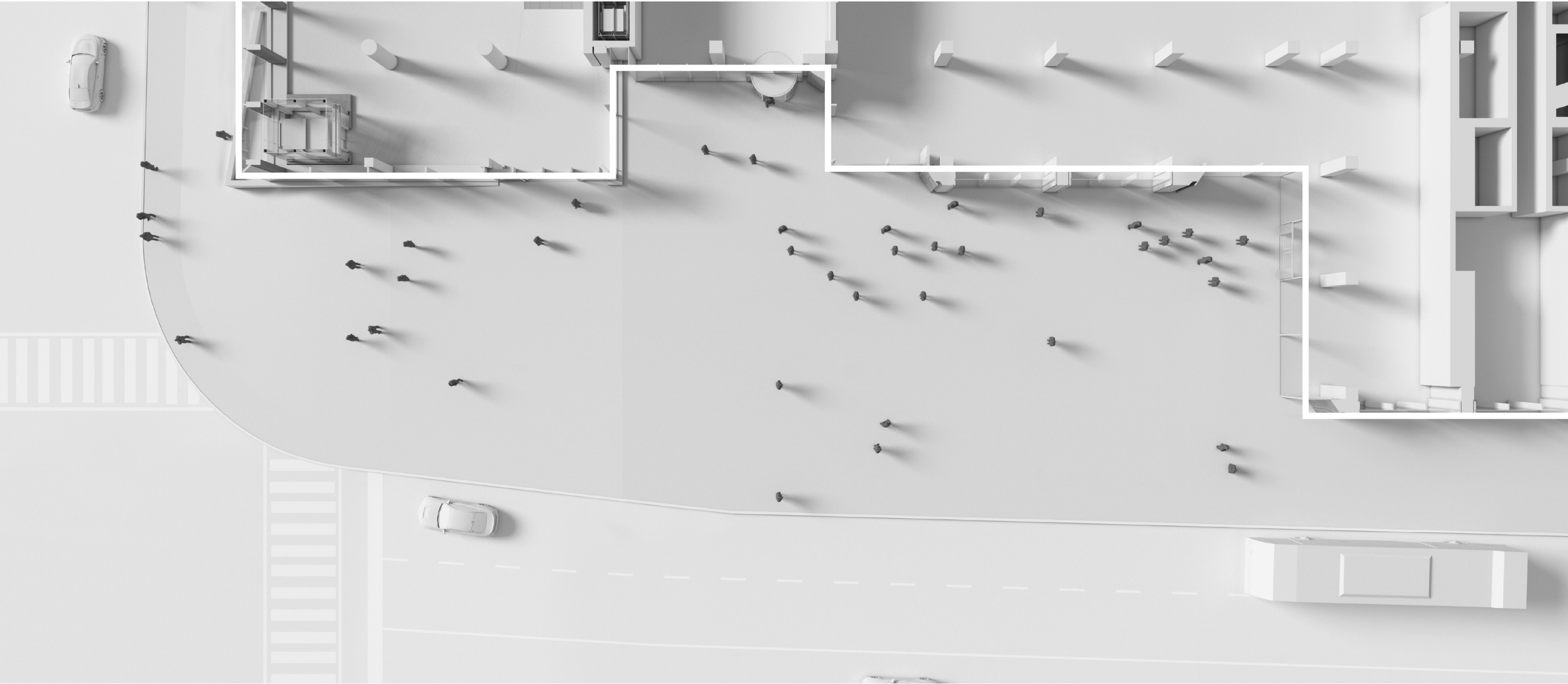
Public Realm and Landscape Approach



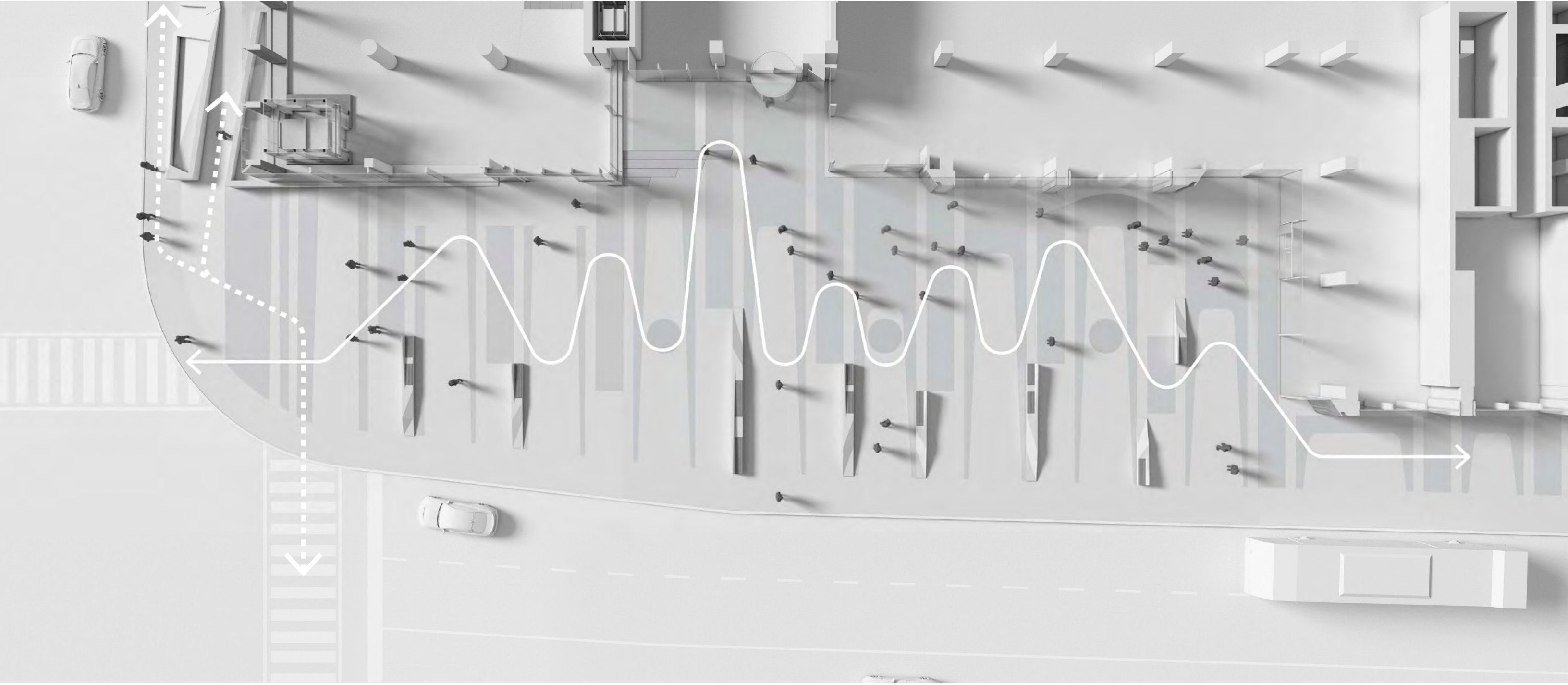
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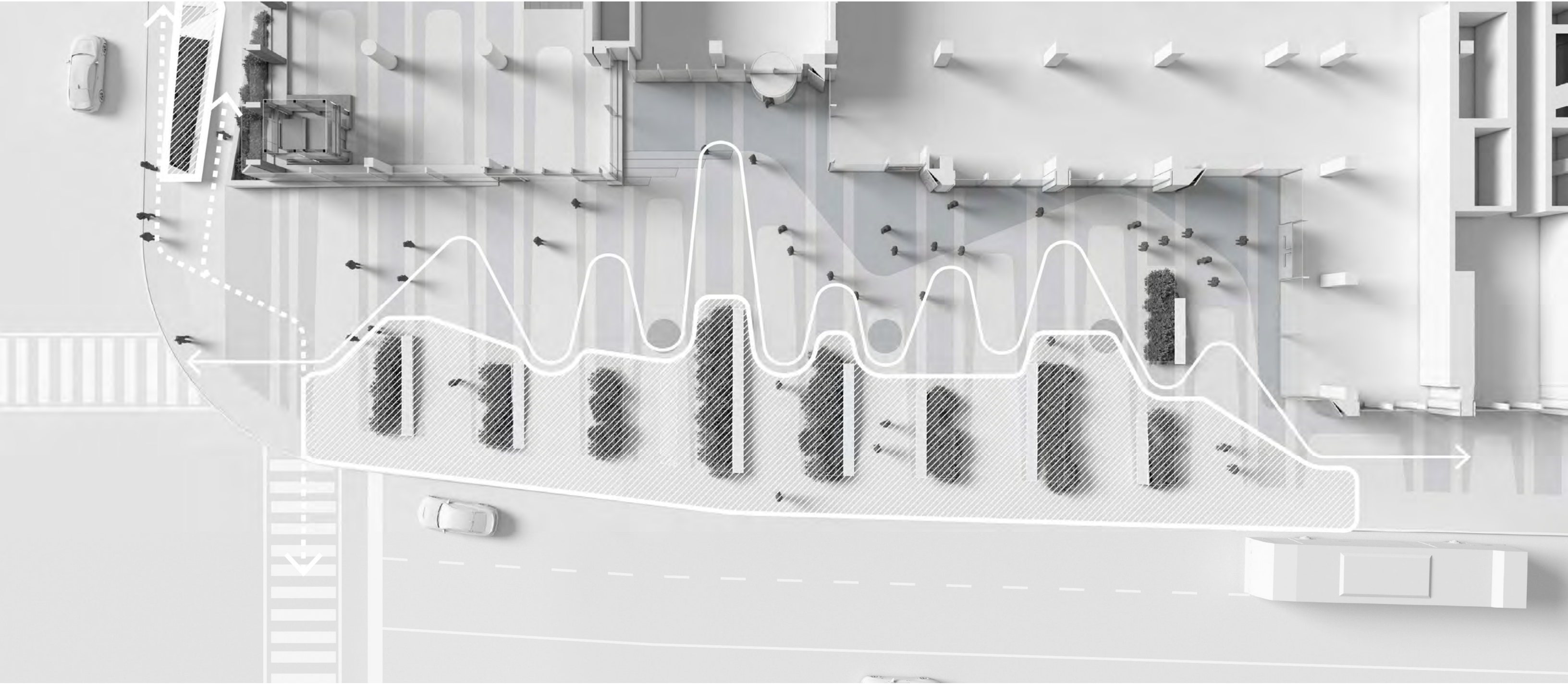
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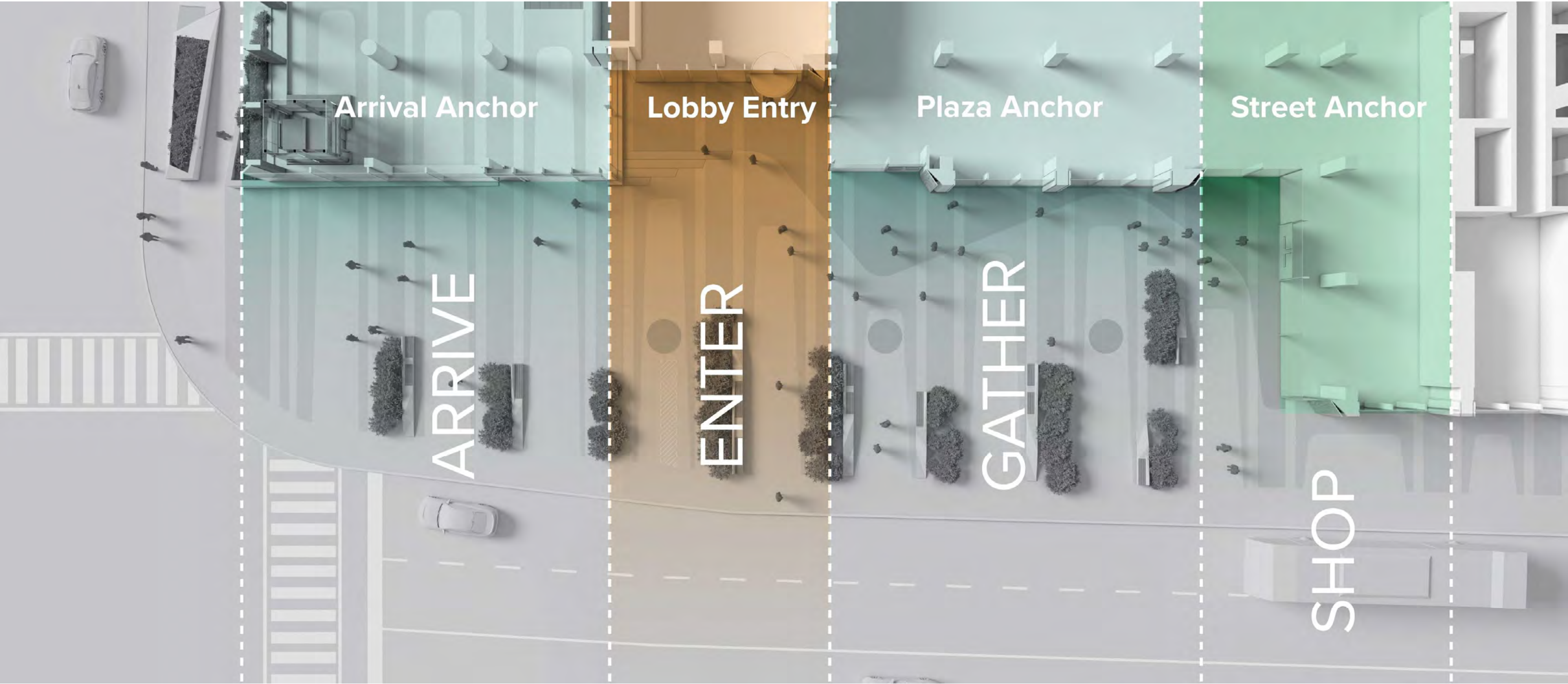
Public Realm and Landscape Approach



Public Realm and Landscape Approach



Public Realm and Landscape Approach



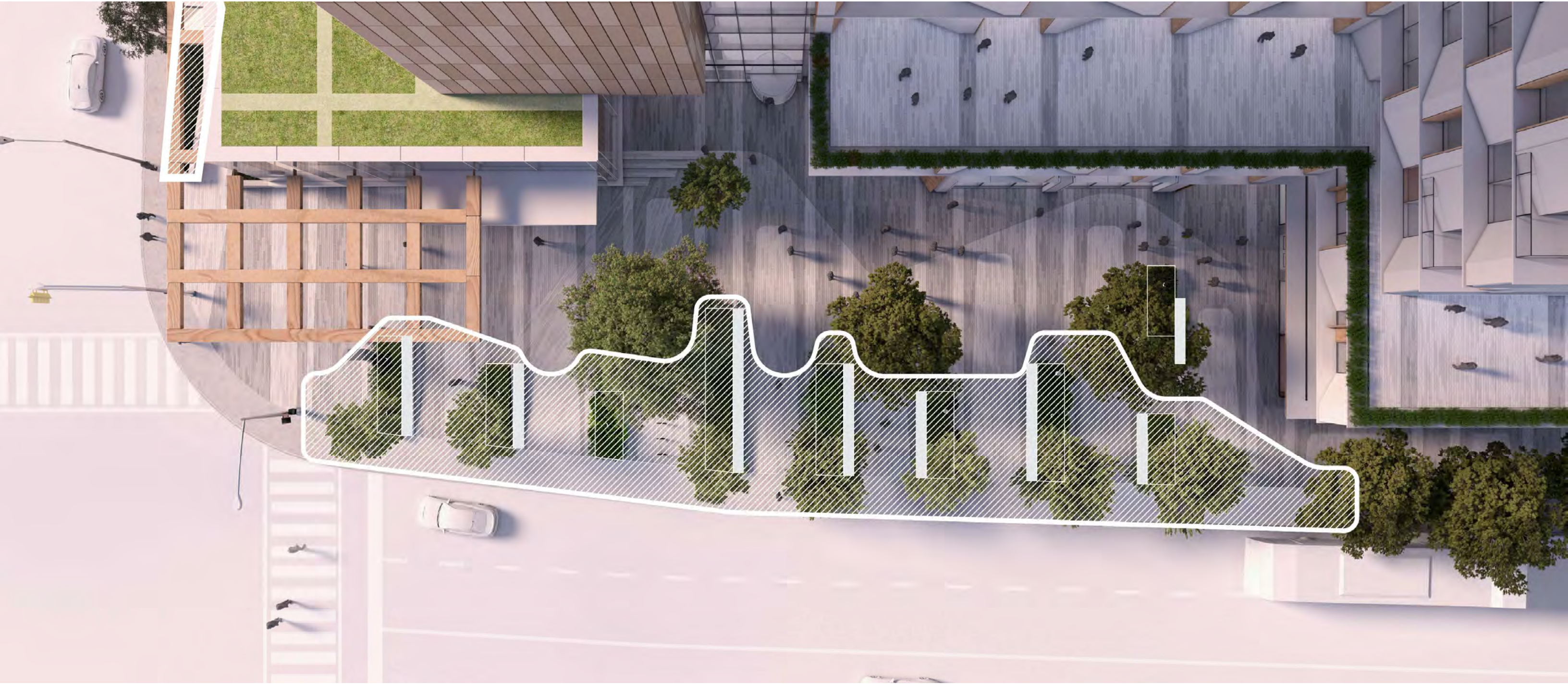
Public Realm and Landscape Approach



Public Realm and Landscape Approach



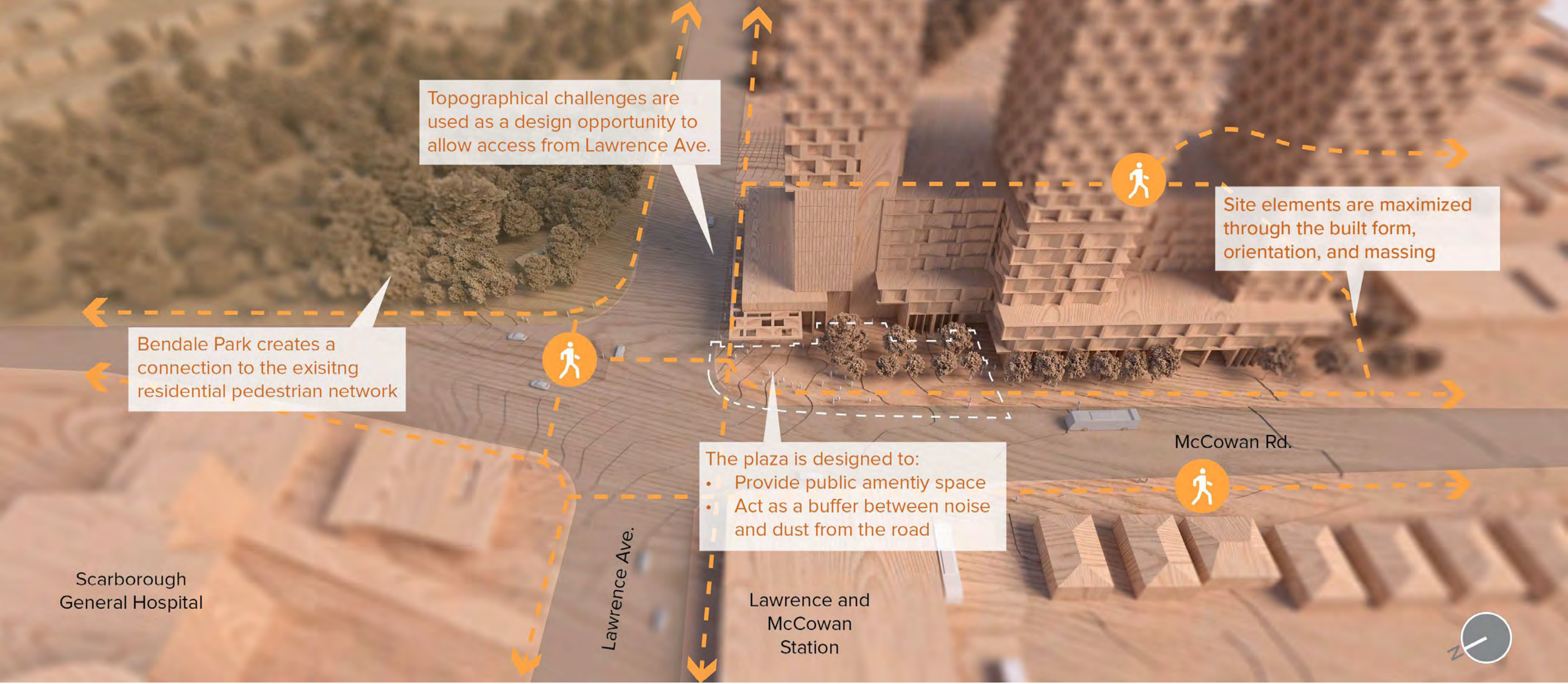
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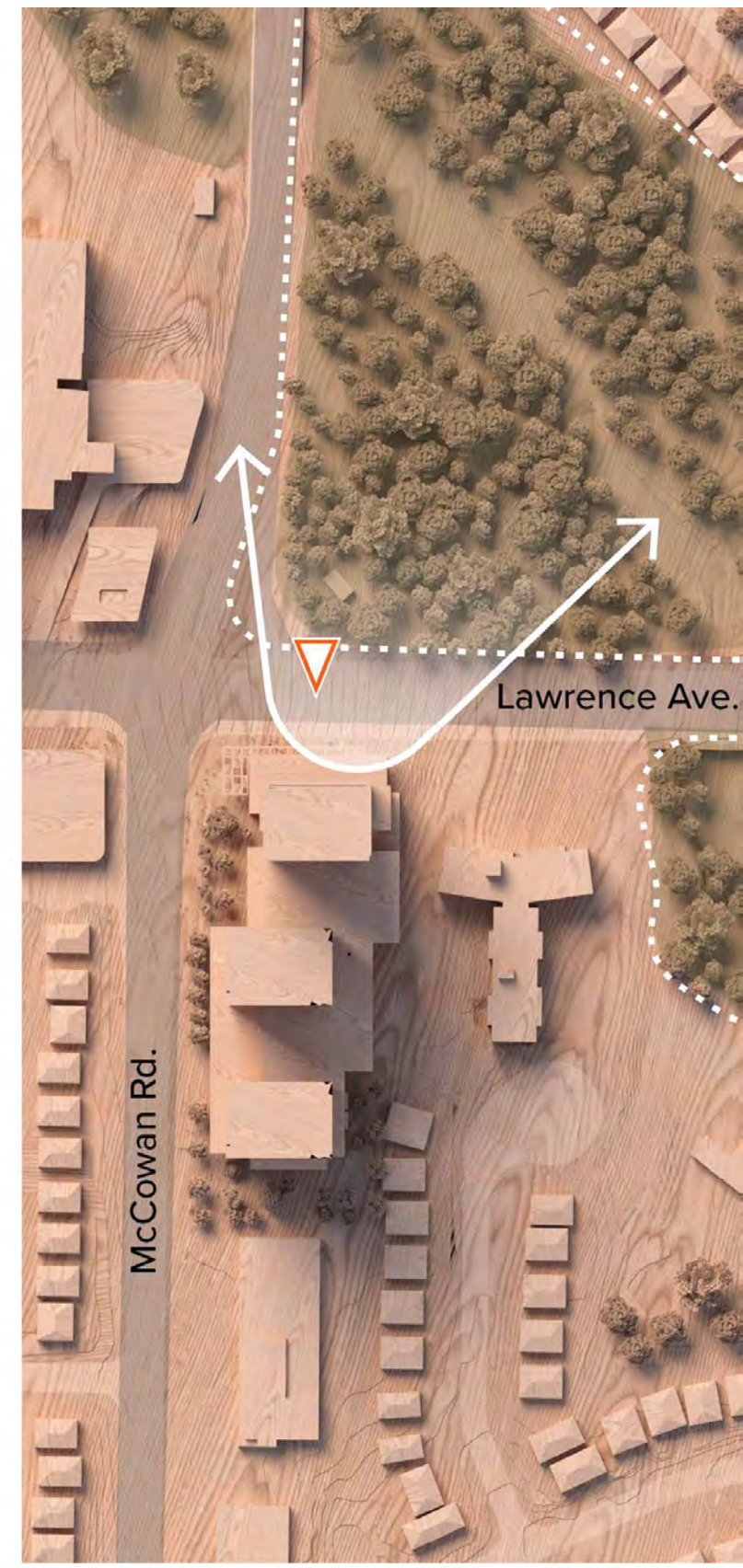
Public Realm and Landscape Approach



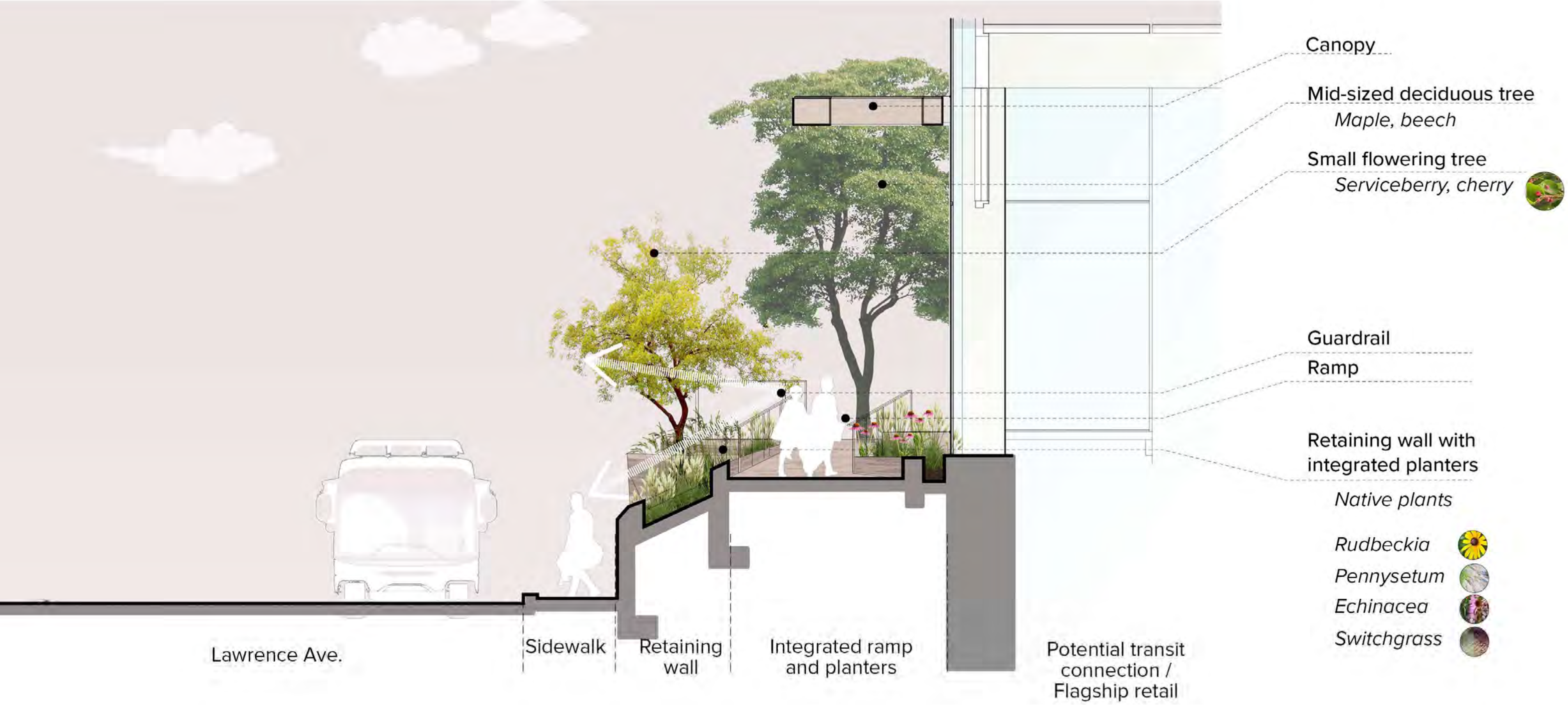
Public Realm and Landscape Approach







Landscape Plaza



Landscape Plaza





6 Transit-Oriented Communities Design Proposed Illustrative Renders



Northeast corner of Lawrence East TOC



View of Lawrence East TOC from Lawrence and McCowan Station



Public plaza and promenade along McCowan Road



Night view of public plaza along McCowan Road



View of public plaza along McCowan Road



7 Transit-Oriented Communities

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:

- **Affordable housing** - Maximum number of units with the deepest levels of affordability achieved through collective contributions from the Province, City and the Developer.
- **Parkland** - Provision of parkland prioritising on-site land dedication, including innovative approaches to secure off-site
- **Community Benefits** - Consult with the community and City service providers on the needs of the community in the area. All TOCs will be subject to the Community Benefits Charge by-law.
- **Community Consultation Meetings (CCM)**
 - Initial CCM on new TOC submissions in collaboration with the Province
 - Web Portal that provides links to IO submissions, additional information on the projects and their context in the City, and opportunities for community input
 - Report to Council on the results of the consultation process and the City's position on the proposal

Affordable Housing Approach

| Partner | Policy/Program |
|------------------|--|
| Future Developer | Community Benefits Charge <i>4% of the TOC land value</i> |
| | Inclusionary Zoning* <i>5% of the total number of units</i> |
| City of Toronto | Open Door Program <i>Property Taxes, Fees, etc.</i> |

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

* Inclusionary zoning is applicable within PMTSA areas only. Lawrence PMTSA is pending further study and has not been delineated or approved.



1st Submission: City Review

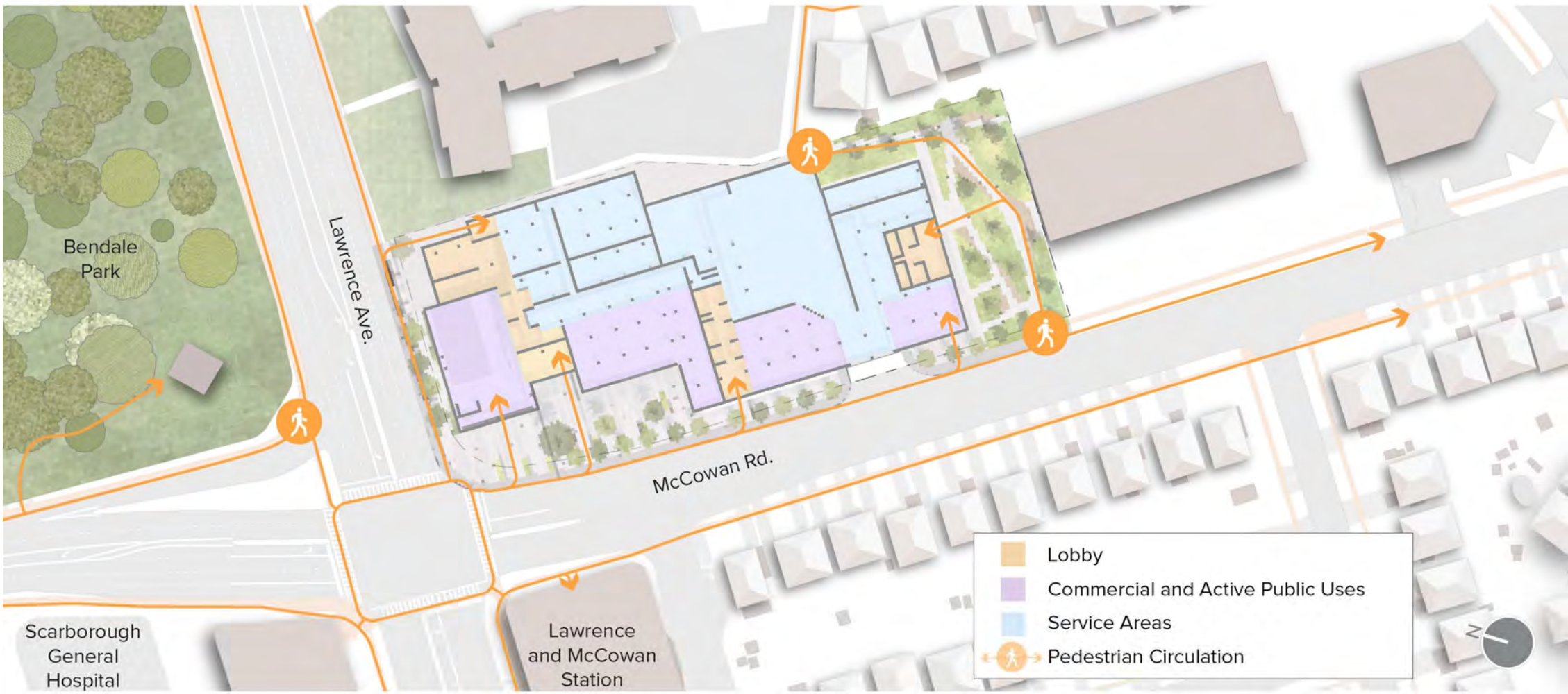


Built Form

- 1 Height of Towers
- 2 Separation Distances & Step-backs
- 3 Podium Heights & Articulation
- 4 Tower floorplates

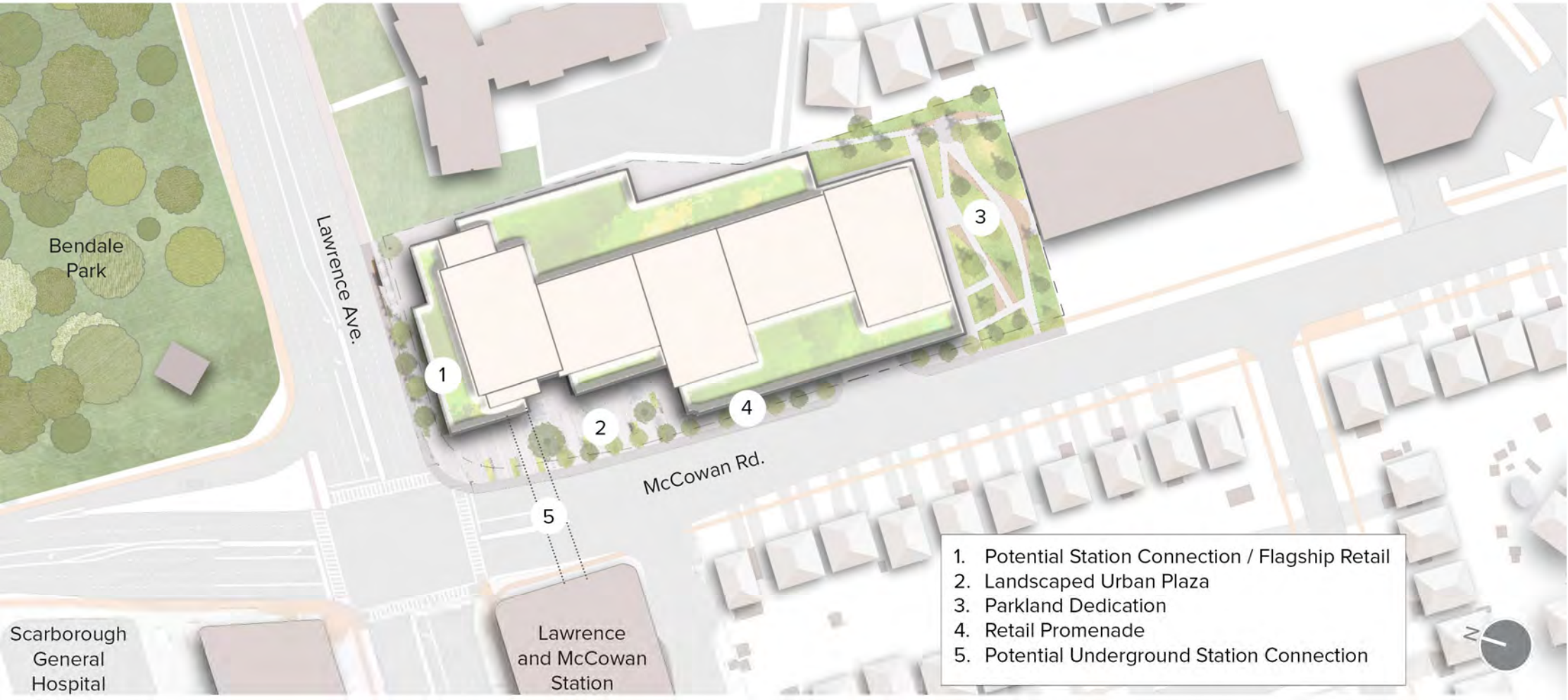


Building Program



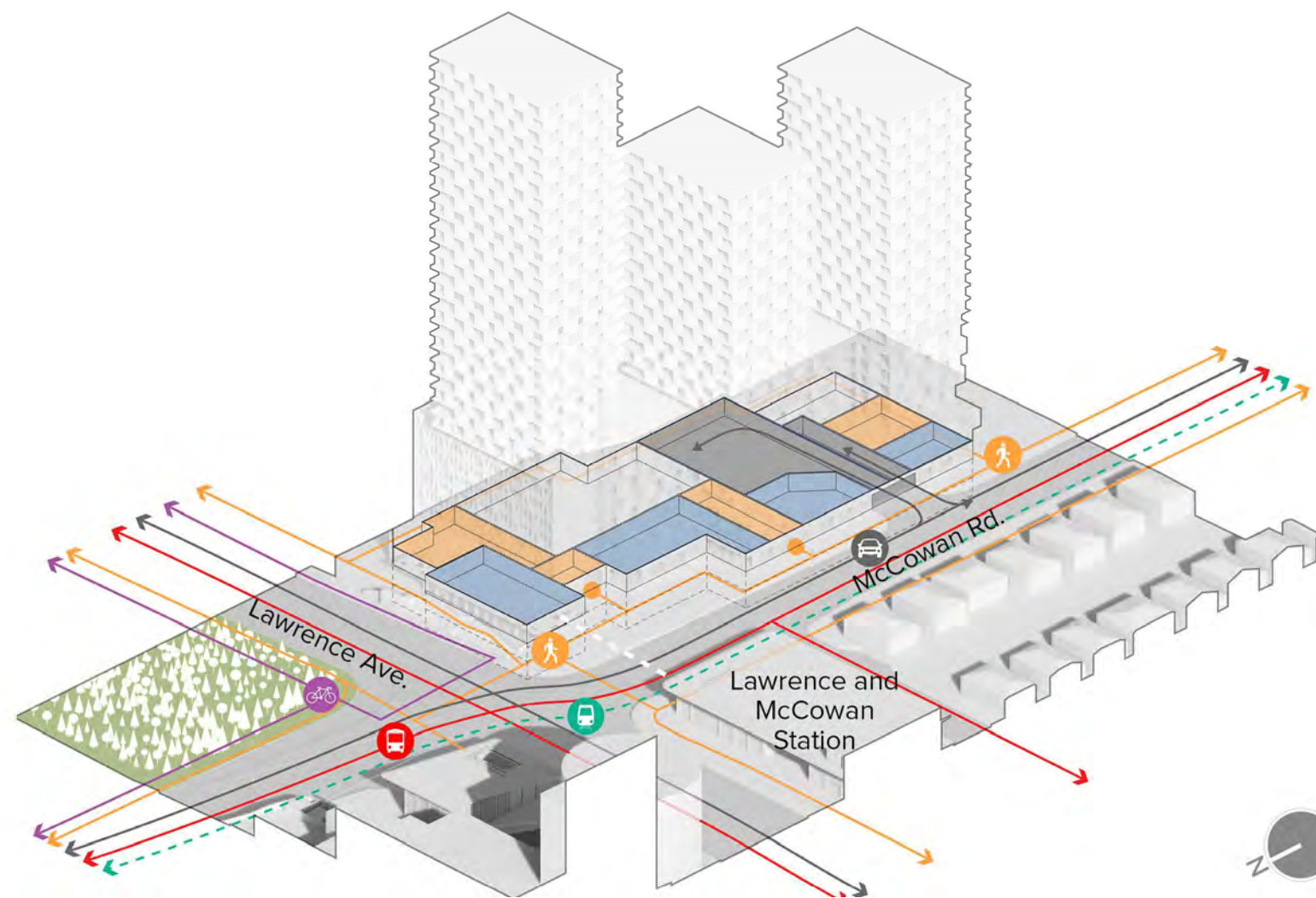
- 1** Station Integration
- 2** Active Uses at-grade
- 3** Office Uses
- 4** Location of family size residential units
- 5** Location of back-of house spaces
- 6** Enclosed Parking and Loading Areas

Parks and Public Realm



- 1** Pedestrian Connections
- 2** Active frontages
- 3** Shadow Impacts

Transportation



- Lobby
- Commercial and Active Public Uses
- Parking/ Loading

- 1 Station connection
- 2 Vehicular & Pedestrian access
- 3 Transportation Demand Management
- 4 Off-street Pick Up & Drop Off Area
- 5 Active Transportation
- 6 TGS Standards: Bike Parking, Electric Bike & Car Infrastructure, Car Share
- 7 Enclosed Parking/Loading areas

Outstanding Concern

- 1 Affordable Housing
- 2 Servicing Capacity
- 3 Chimney Swift Habitat

An architectural rendering of a modern urban street scene. The scene features a wide sidewalk with several pedestrians, a crosswalk with white stripes, and a road with a few cars. In the background, there are modern buildings with large glass windows and balconies. A large, stylized green number '8' is overlaid on the left side of the image.

8

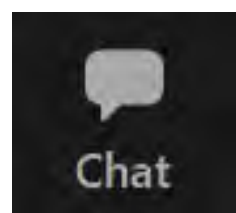
Considerations

Questions or Comments

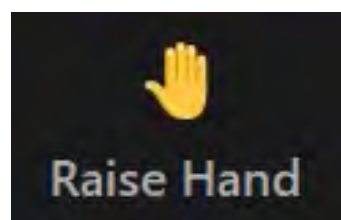
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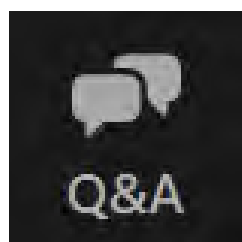
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Click or tap the “Q&A” button to open the “Q&A” window and submit a written question or comment.



When using the phone:

***6 Unmute/Mute**

***9 Raise/Lower Hand**



Tonight's Q&A



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**Future Open Houses
Next Event:**

- **Fall 2024**

For Further Questions, Please Visit Our Website:

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