

COSBURN TRANSIT-ORIENTED COMMUNITY

Open House #1
April 4, 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 Cosburn TOC.
- Gather input on the draft concept for Cosburn TOC.
- Use tonight's feedback to inform concept refinement which will be presented and discussed during the next Virtual Open House.

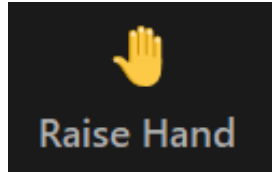
Agenda

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

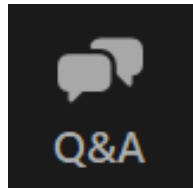
Meeting Expectations

- When asking a question either verbally or written, we ask that you be respectful of both panelists and fellow participants.
- Respect also includes appreciating the diversity of perspectives and people of different backgrounds in our community. Rudeness, slurs, or personal attacks will not be tolerated.
- 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.



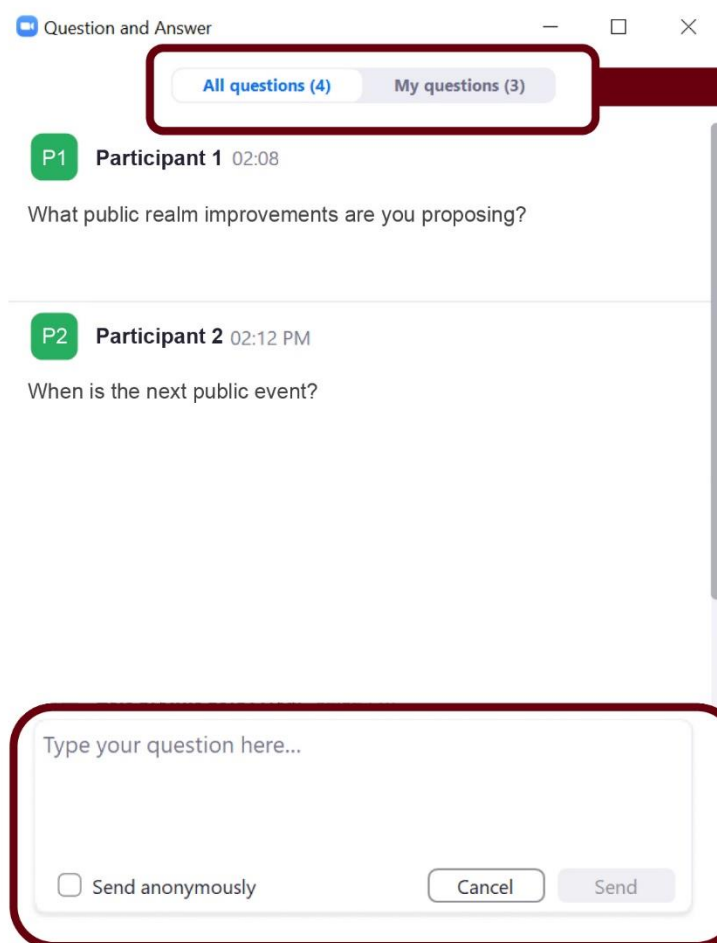
When using the phone:

***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.

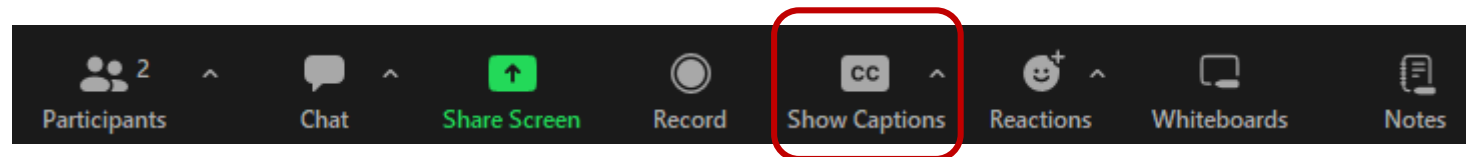
To submit a written question or comment, type it into this box and then click **Send**.

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 TOC Program, Timeline & Objectives

The Transit-Oriented Communities Program

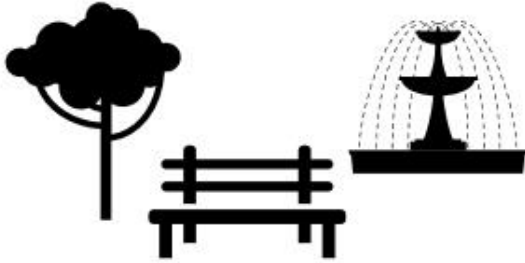
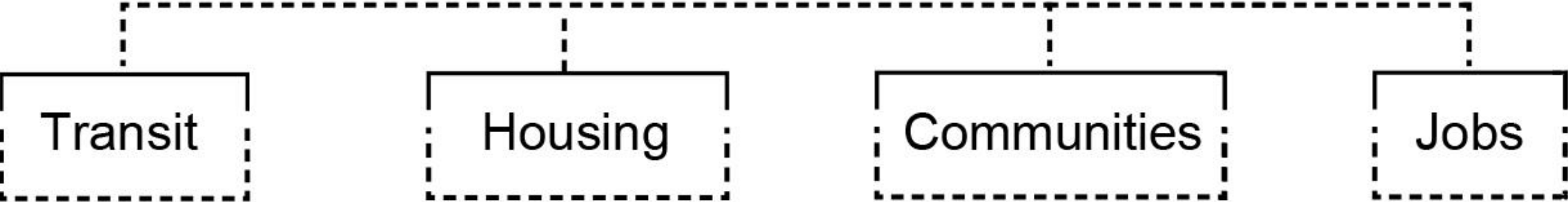
The Transit-Oriented Communities Program will build vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, community amenities and entertainment at or within a short distance of transit stations.

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)



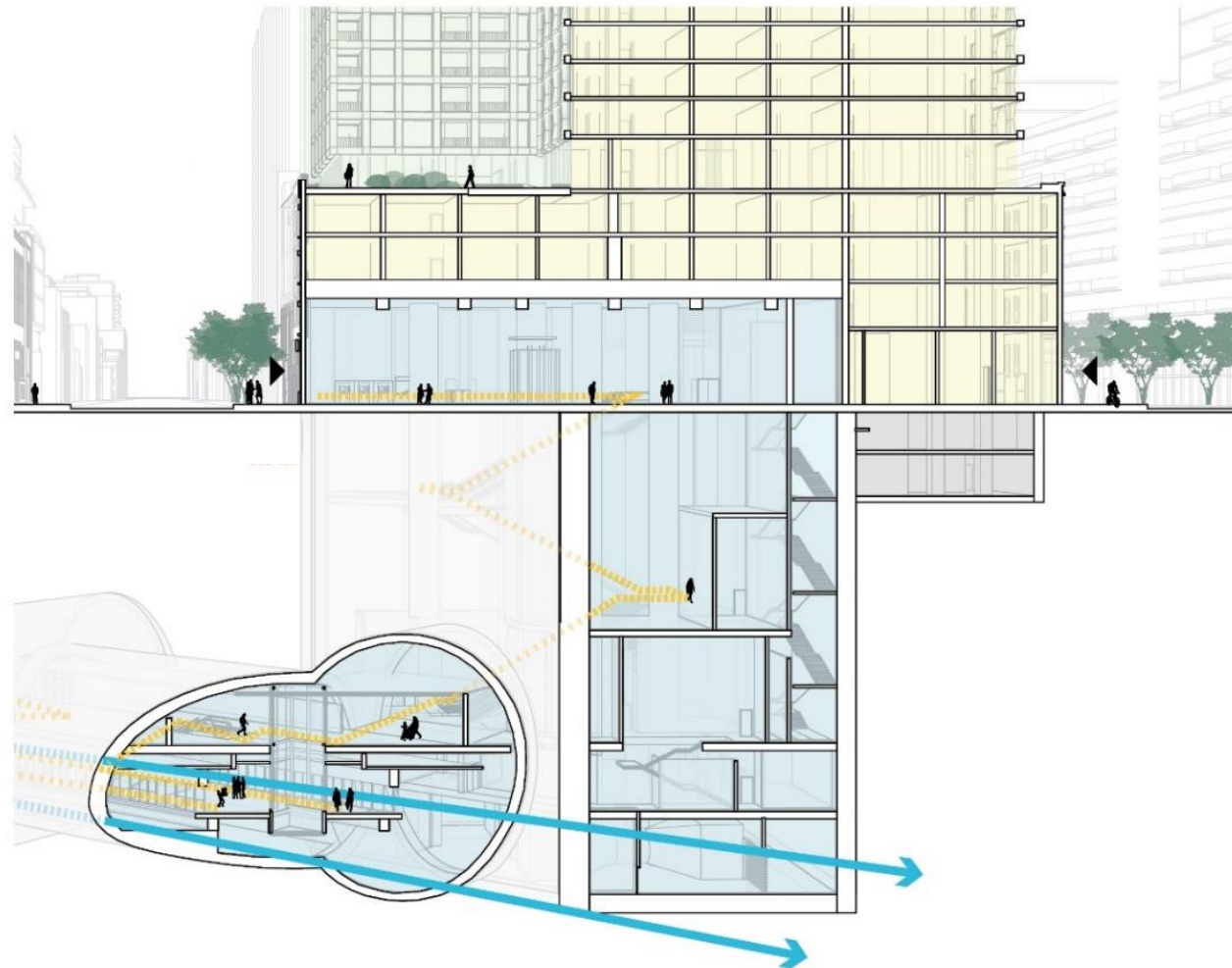
The Ontario Line and Transit-Oriented Communities

Subways Project (Metrolinx)

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

For more information please visit:

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



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

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

Transit-Oriented Communities (Infrastructure Ontario)

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

For more information please visit:

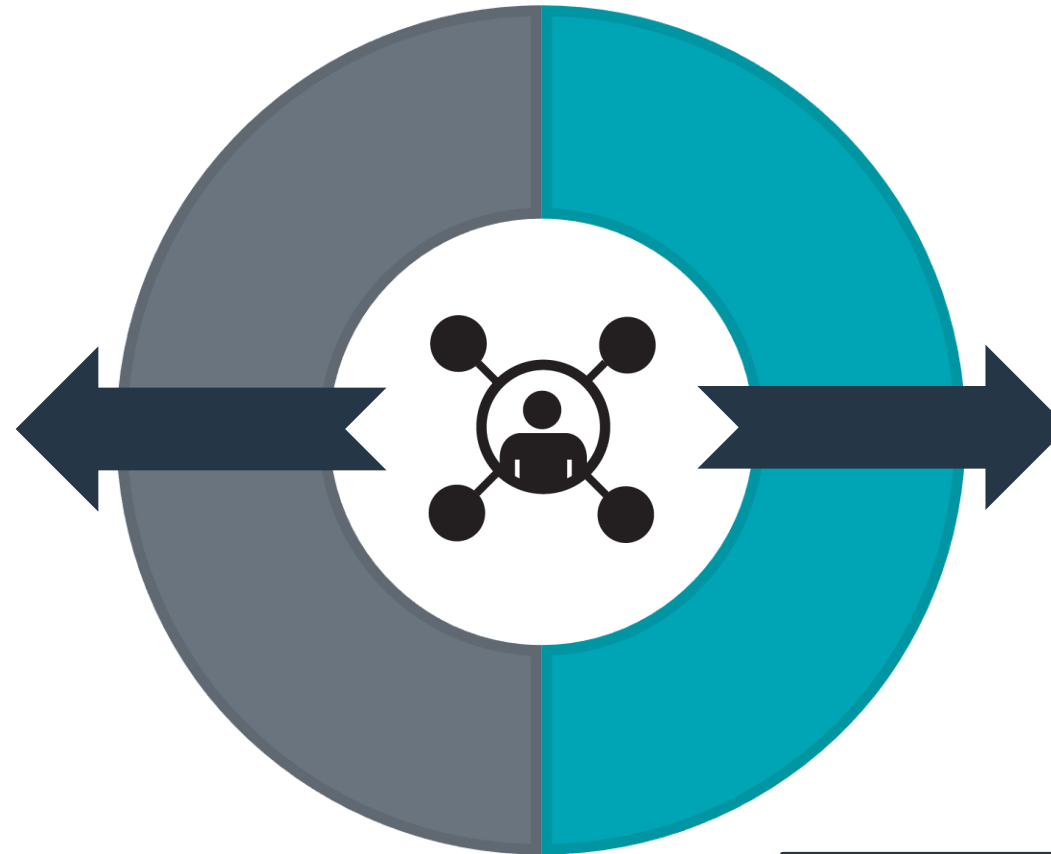
<https://engageio.ca>

*Within site-specific scoping.

Engagement To-Date with 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/Cosburn

What is the Engagement Timeline for Cosburn TOC?



What are the Next Steps?

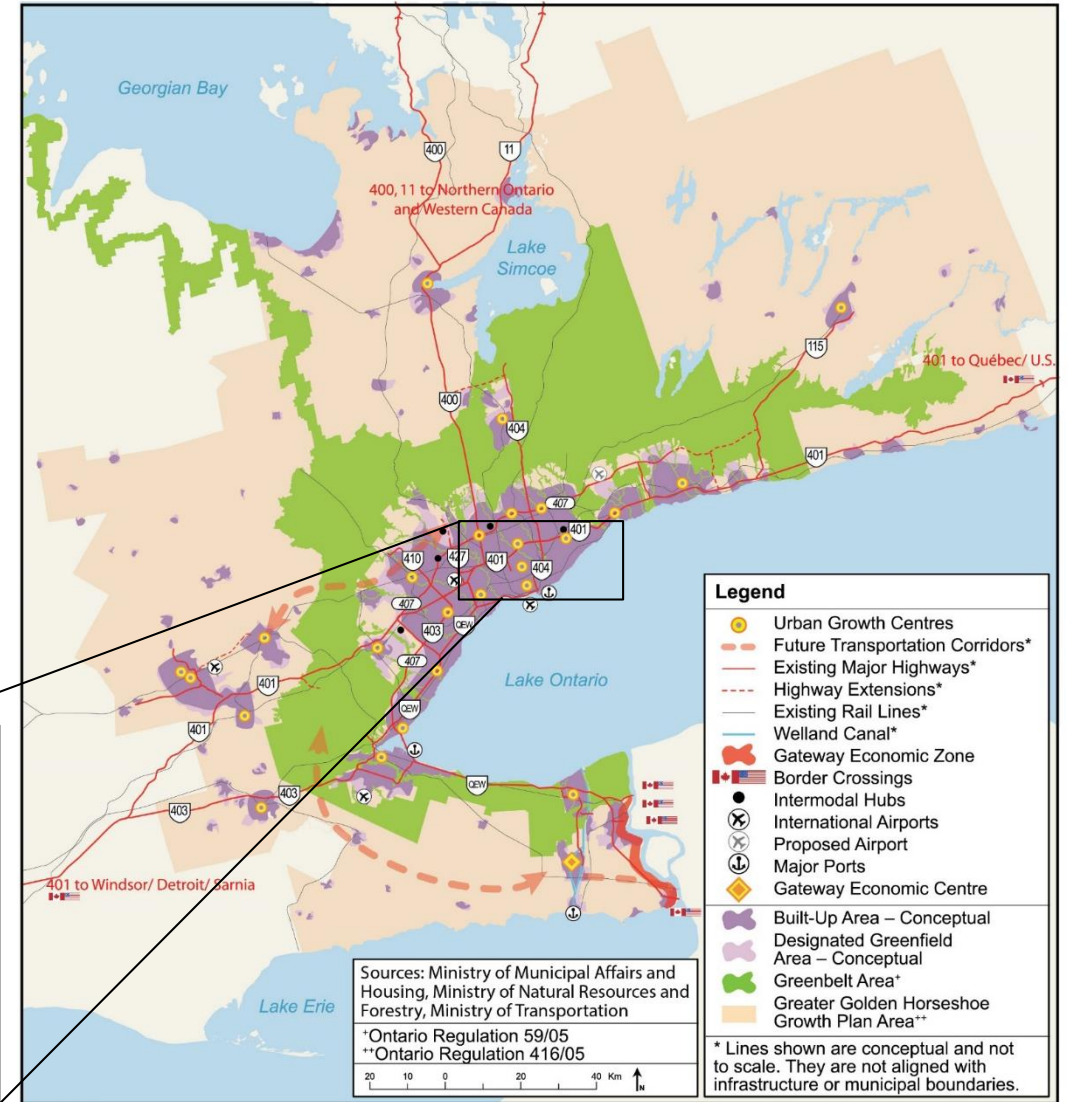


2 TOC Concept — Site Context

Provincial Planning Context

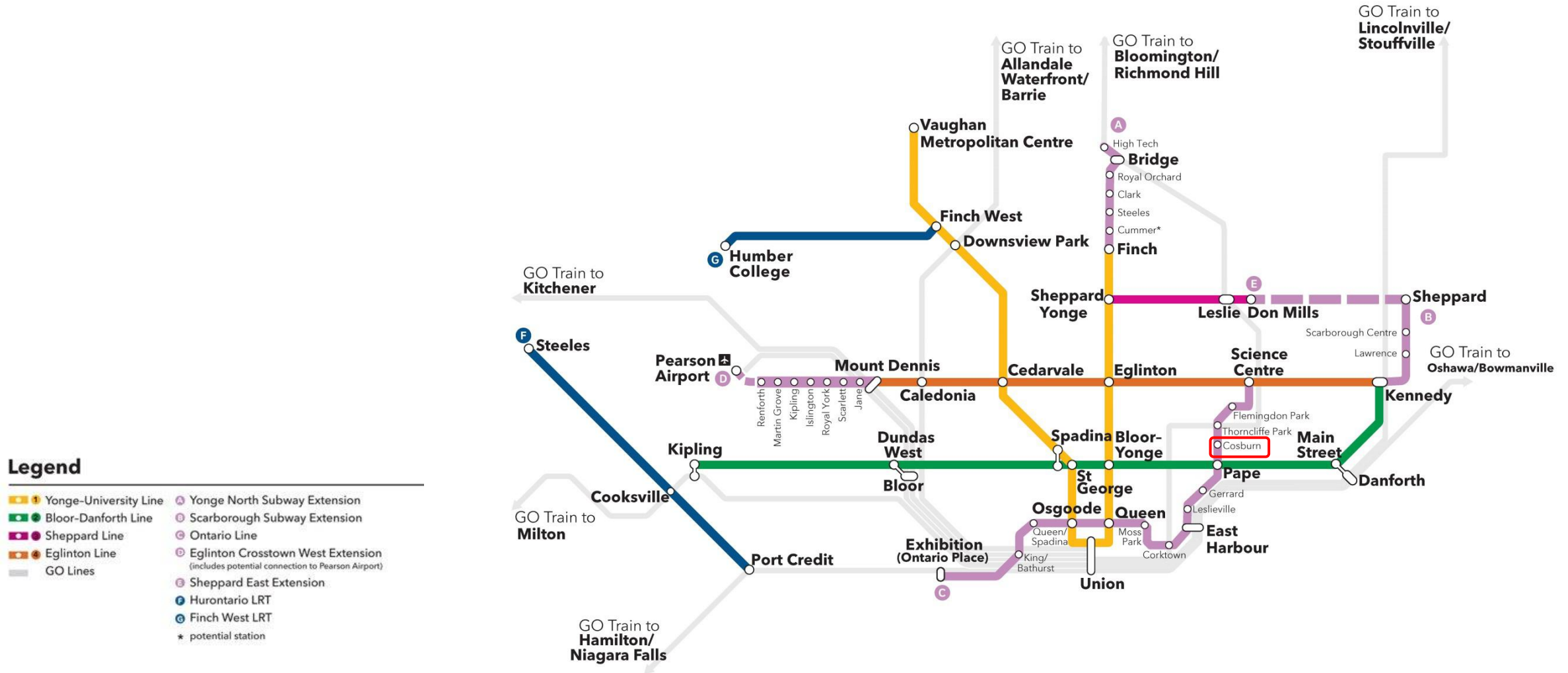
Growth Plan for the Greater Golden Horseshoe (2020)

- The Cosburn TOC is located in a **Built-Up Area**, near an Urban Growth Centre
- **Major Transit Station Areas** 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 site directly **integrated with rapid transit**



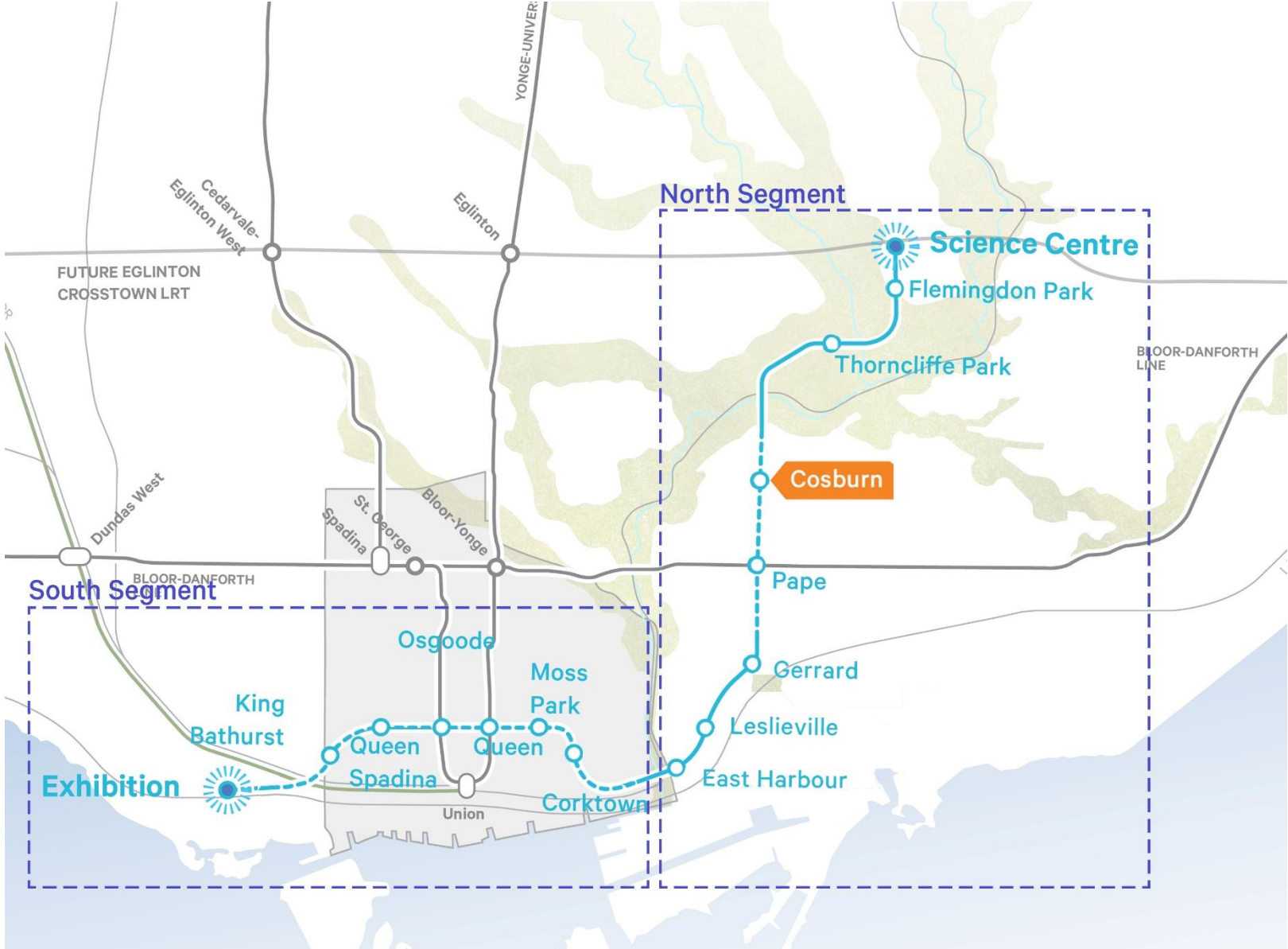
Regional Context

Four Priority Subways (2019)



City Context

The Ontario Line



- 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)

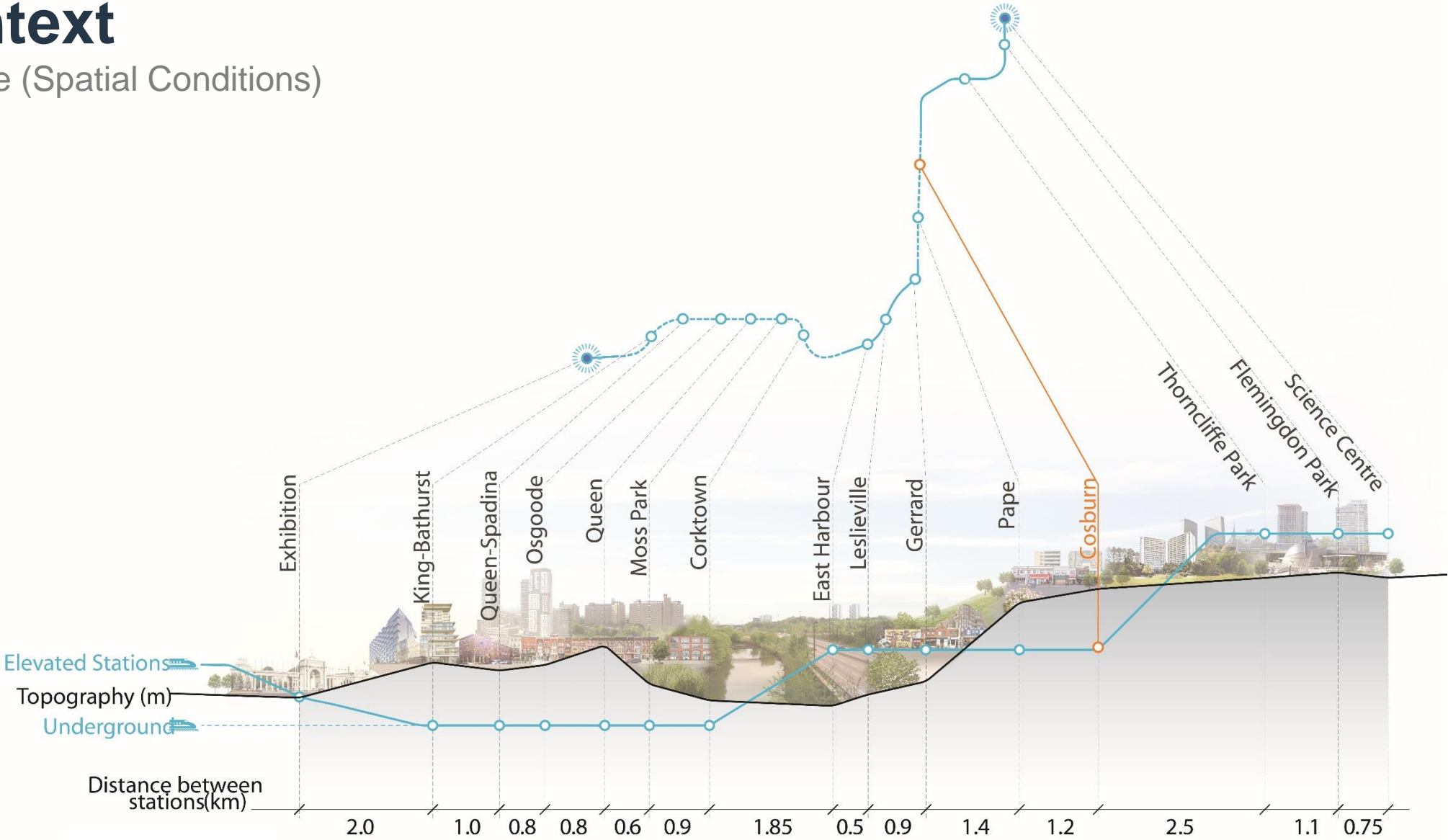


- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System
- Greenbelt River Valley Connections
- The Ontario Line
- 800 m Radius (10-minute walk)



City Context

The Ontario Line (Spatial Conditions)



Planning Policy Context

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

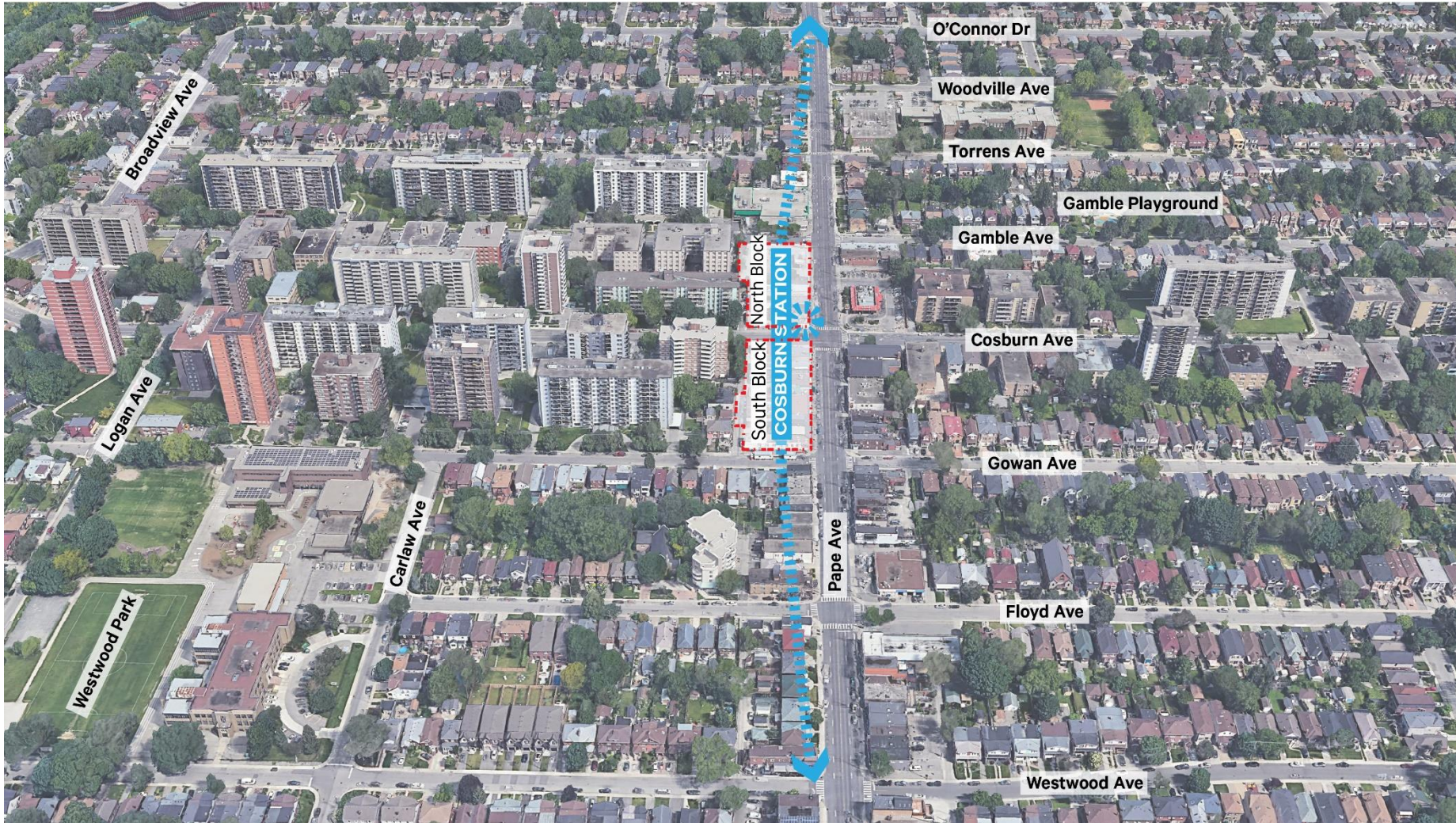
Provincial






City of Toronto



Cosburn TOC Site



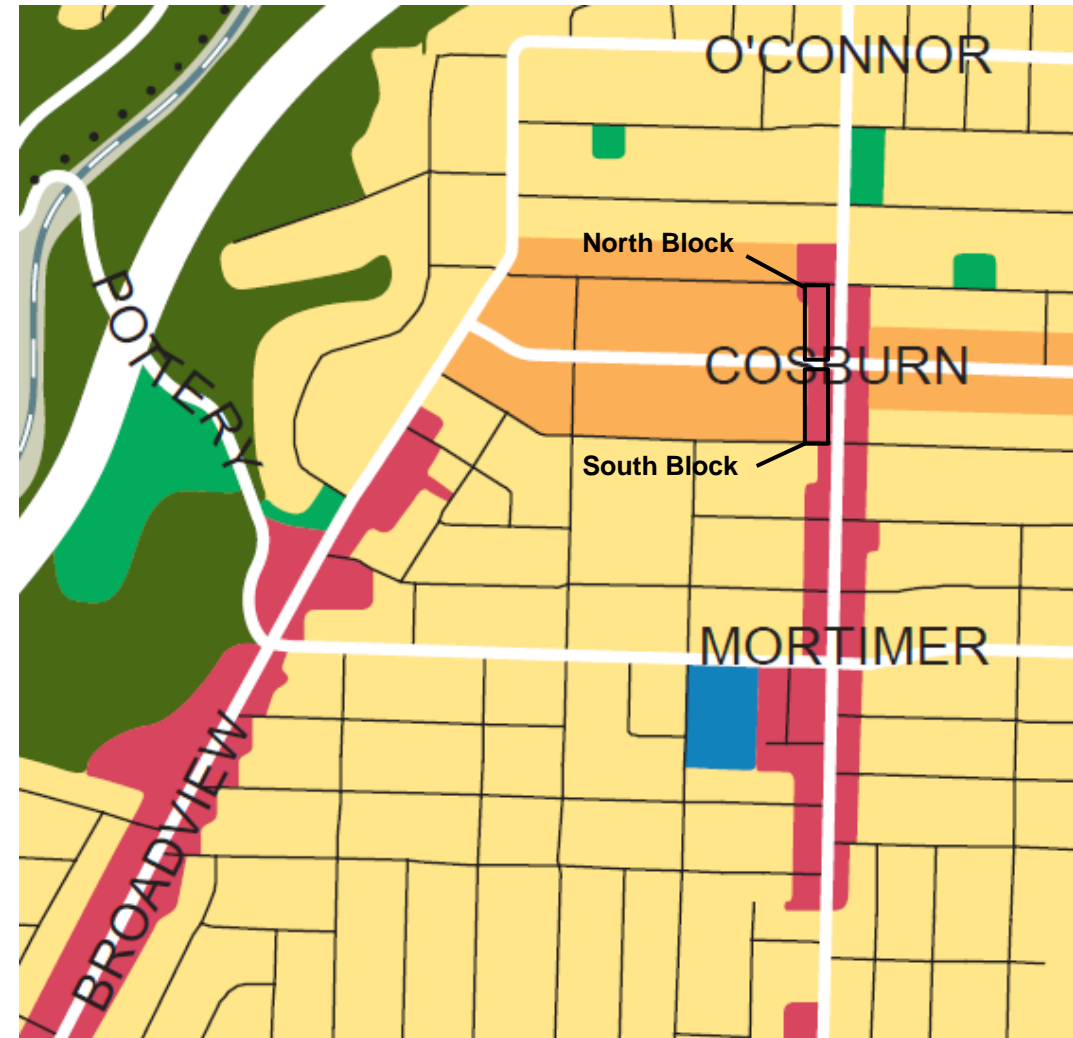
-  TOC Site
-  The Ontario Line - Below Ground
-  Station Headhouse

Land Use Designation

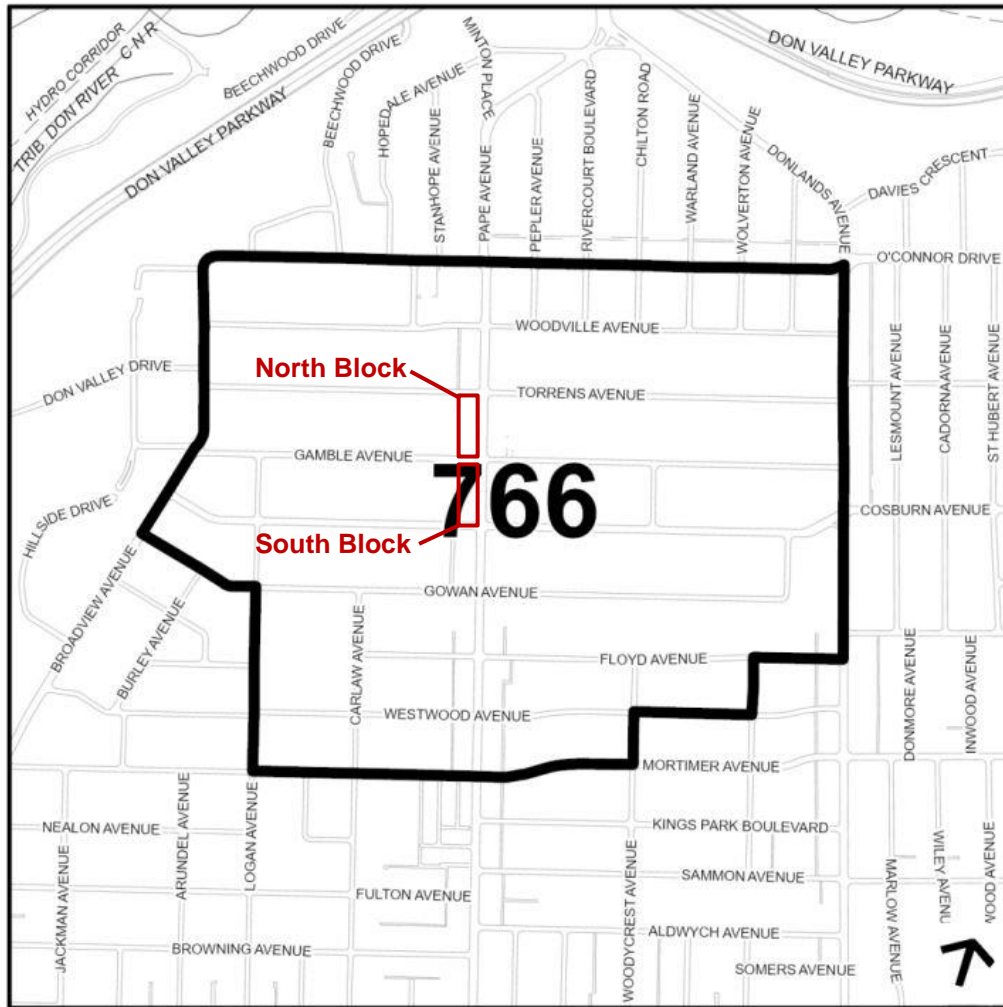
- The Cosburn TOC blocks are located on lands that are designated as **Mixed Use Areas** in the City of Toronto Official Plan. The blocks are located along an **Avenue**, important corridors along major streets where reurbanization and growth is anticipated.
- Official Plan policies expect Mixed Use Areas to **absorb most of the anticipated increase in retail, office and service employment** in Toronto, as well as provide **many new housing opportunities**.

Land Use Designations

	Neighbourhoods
	Apartment Neighbourhoods
	Mixed Use Areas
	Natural Areas
	Parks
	Institutional Areas
	Streets and Highways
	Railway Lines
	Hydro Corridors



Cosburn Major Transit Station Area



- The site is subject to Site and Area Specific Policy (SASP) 766 which designates it as a **Major Transit Station Area (MTSA)**. The lands within the SASP have a minimum density target of **200 people and jobs per hectare**.
- The Cosburn MTSA policies are under review and pending approval from the Minister of Municipal Affairs and Housing.

Site and Area Specific Policy (SASP) 766

Neighbourhood Context

Pape Village is home to an eclectic mix of local retail and institutional spaces. It is characterized by a mix of low-rise mixed-use buildings with active commercial uses at grade along Pape, detached and semi-detached residential properties, and high-rise apartment buildings along Cosburn Avenue.



Apartment Building, West of the TOC Site



Small-Scale Retail Along the East Side of Pape Avenue



Low-rise Neighbourhood, East of the TOC Site



Pape Village Summerfest, 2018



- ① East York Recreation Centre
- ② William Burgess Elementary School
- ③ Kennedy House Youth Services
- ④ Gamble Playground
- ⑤ Bethany Baptist Church
- ⑥ Livingstone Park
- ⑦ Westwood Park
- ⑧ Westwood Middle School
- TOC Site
- The Ontario Line - Below Ground
- OL Station Footprint

Cosburn TOC: Existing Uses

North Block

The north block is an assembly of 8 properties known municipally as *1030–1052 Pape Avenue*.

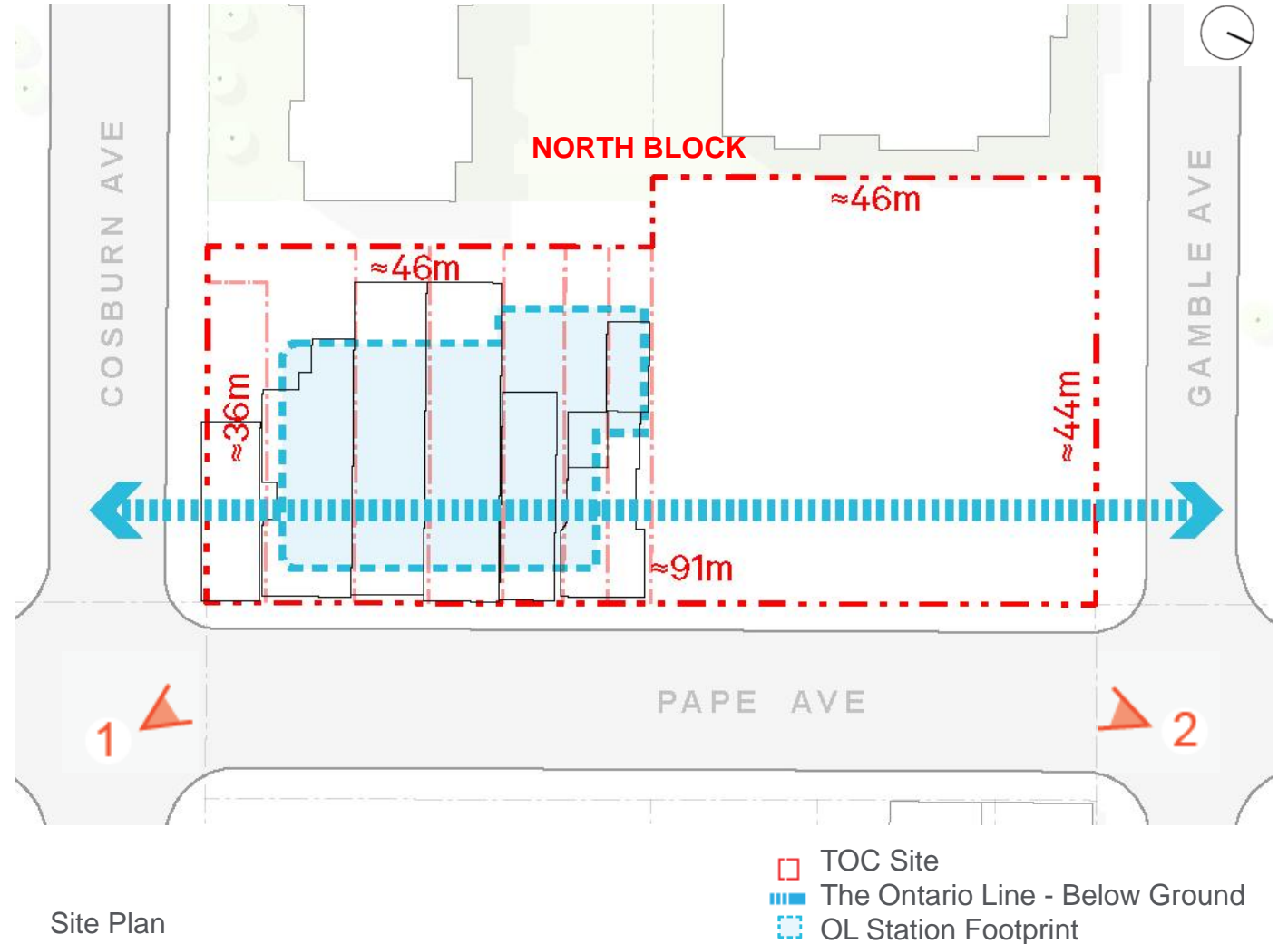
- Site Area: 3,669 square metres
- Current Use: Mixed-use



1. North Block: Looking Northwest from Pape Avenue



2. North Block: Looking Southwest from Pape Avenue



Site Plan

Cosburn TOC: Existing Uses

South Block

The south block is composed of 13 properties with the municipal addresses of 1002-1028 Pape Avenue and 103-109 Cosburn Avenue.

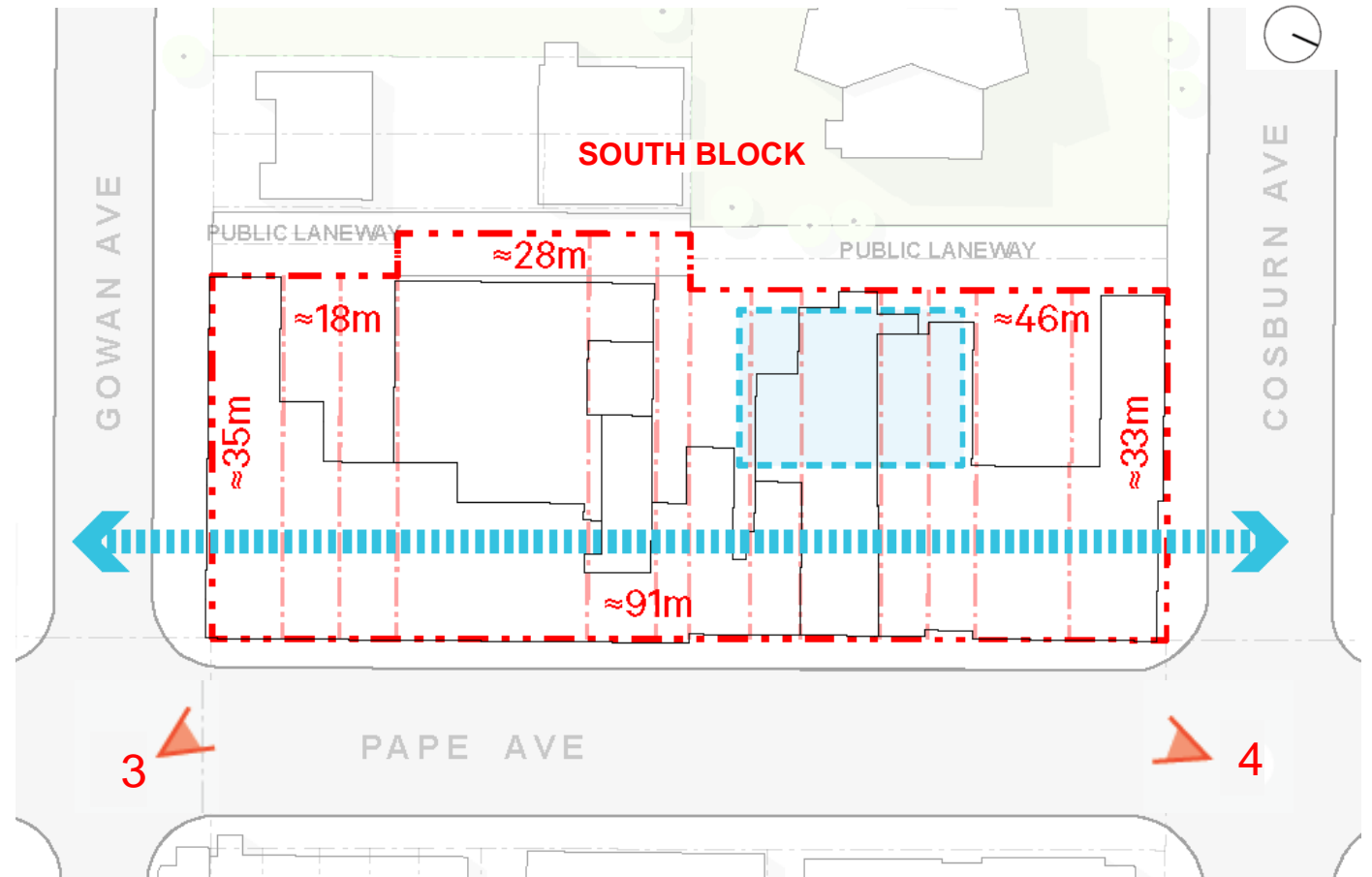
- Site Area: 3,225 square metres
- Current Use: Mixed-use



3. South Block: Looking Northwest from Pape Avenue



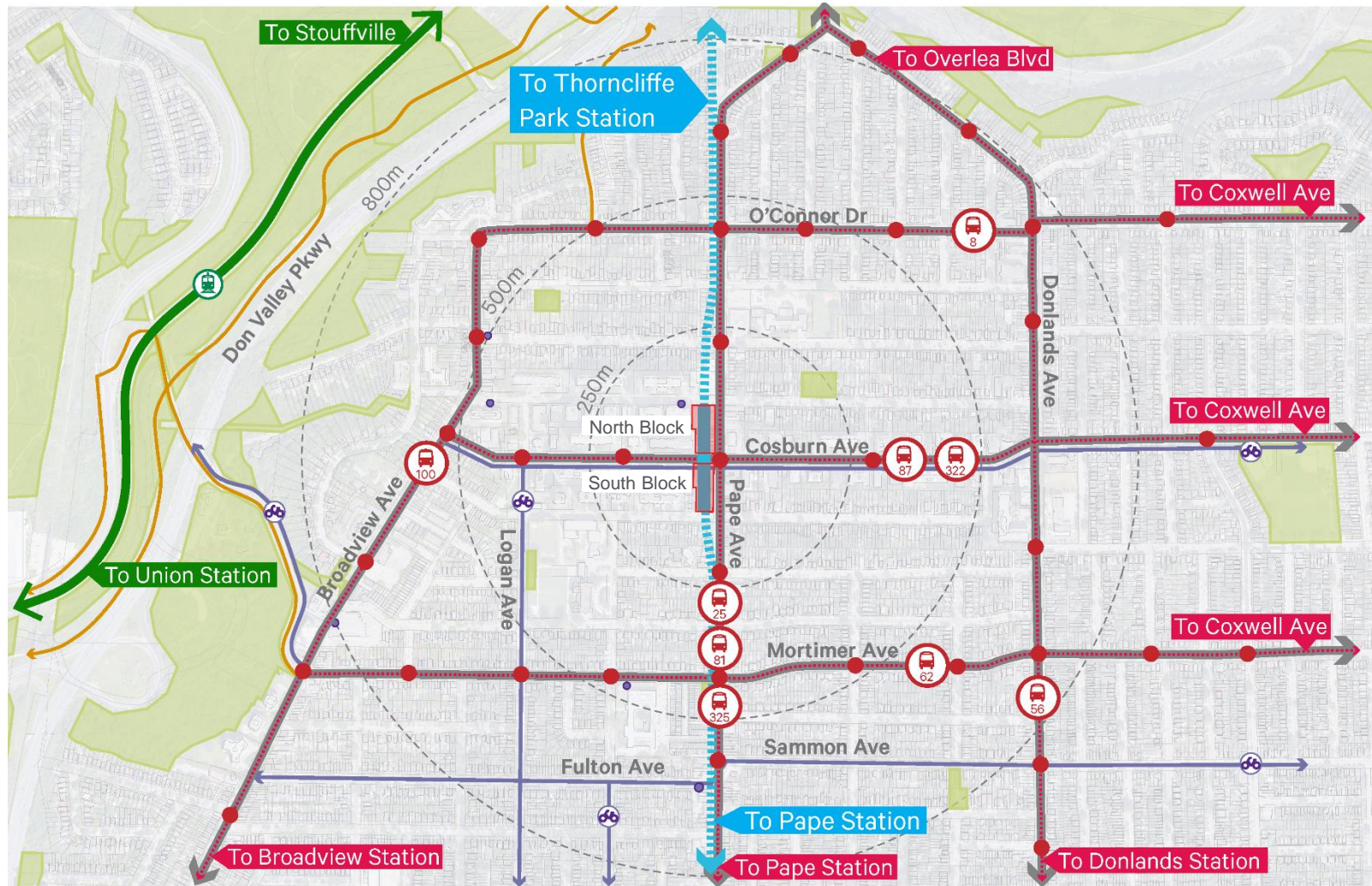
4. South Block: Looking Southwest from Pape Avenue



Site Plan

- TOC Site
- The Ontario Line - Below Ground
- OL Station Footprint

Existing Transportation Network and The Ontario Line



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

- Line 2 Pape Station (TTC Subway, approximately 1 kilometre to the south of the sites)
- 87 Cosburn, 25 Don Mills, 81 Thorncliffe Park, and 62 Mortimer bus (TTC Bus)



Existing Community Services and Facilities

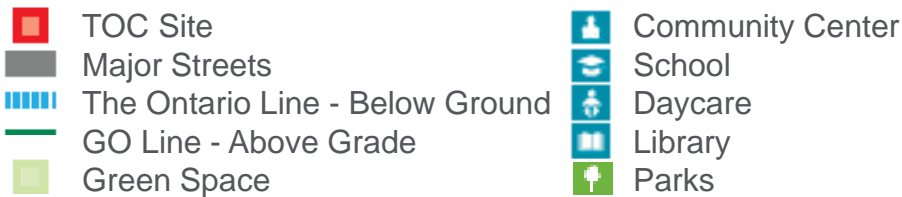


The proposed TOC is **well-served by community facilities** in the neighbourhood area. Within an 800 metre radius of the TOC sites, there is:

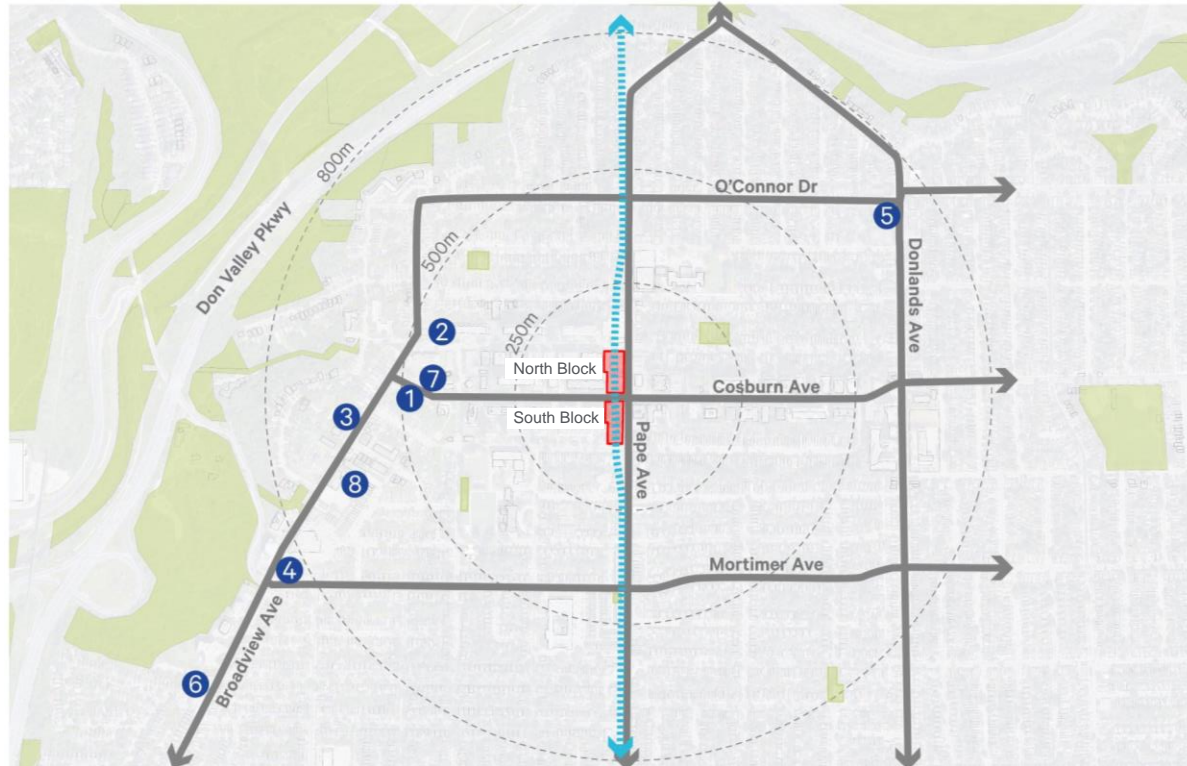
- 1 community centre
- 5 schools
- 2 child care centres.

Though there is good access to the surrounding natural heritage and trail network, **access to park space is limited**. Within an 800 metre radius of the site, there are 5 parks, that are each approximately 2,000 square metres or less.

Beyond the immediate area, the largest park in the neighbourhood is Dieppe Park, located approximately 1 kilometre to the east of the TOC site.



Surrounding Development Activity



Development activity in the immediate area is limited, and the physical form of the area has not significantly changed over the last several decades. New development activity in this area is concentrated along Broadview Avenue.

Two new developments are proposed on Cosburn Avenue close to the intersection with Broadview Avenue, with heights ranging from 22 to 25 storeys.

- TOC Site
- Major Streets
- - - - The Ontario Line - Below Ground
- Green Space
- Development Applications

1. 5 Cosburn Avenue
2. 10 Gamble Avenue
3. 1132 Broadview Avenue
4. 1005 Broadview Avenue
5. 380 Donlands Avenue
6. 956 Broadview Avenue
7. 16 Cosburn Avenue
8. 1099 Broadview Avenue



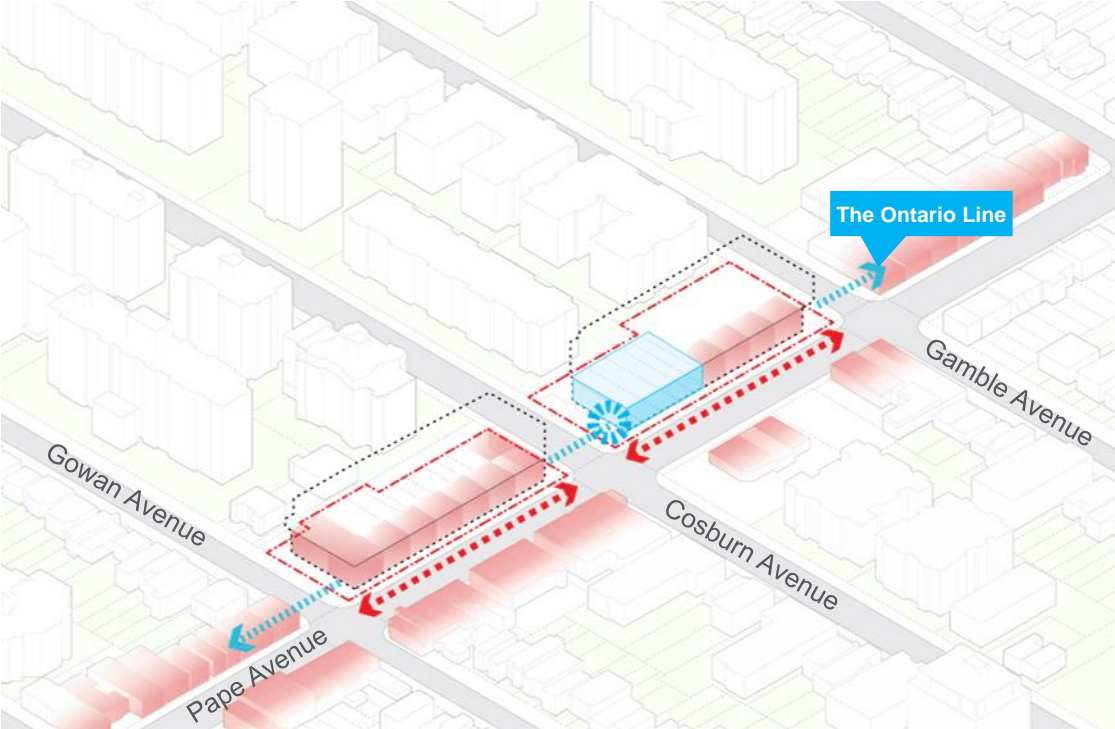
1. 1.5 Cosburn Avenue



7. 7.16 Cosburn Avenue

3 TOC Design Concept

Cosburn TOC – Design Objectives



Supporting Pape Avenue as a Vibrant Main Street

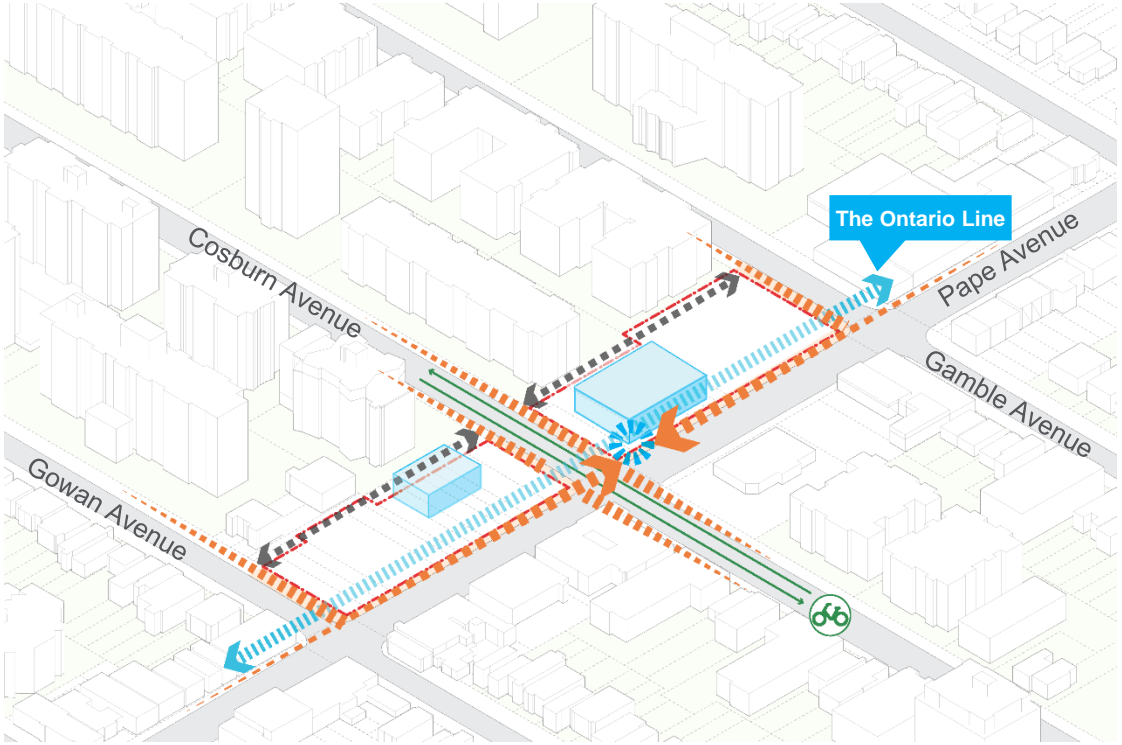


Enlarging the Public Realm Along Pape Avenue

Cosburn TOC – Design Objectives

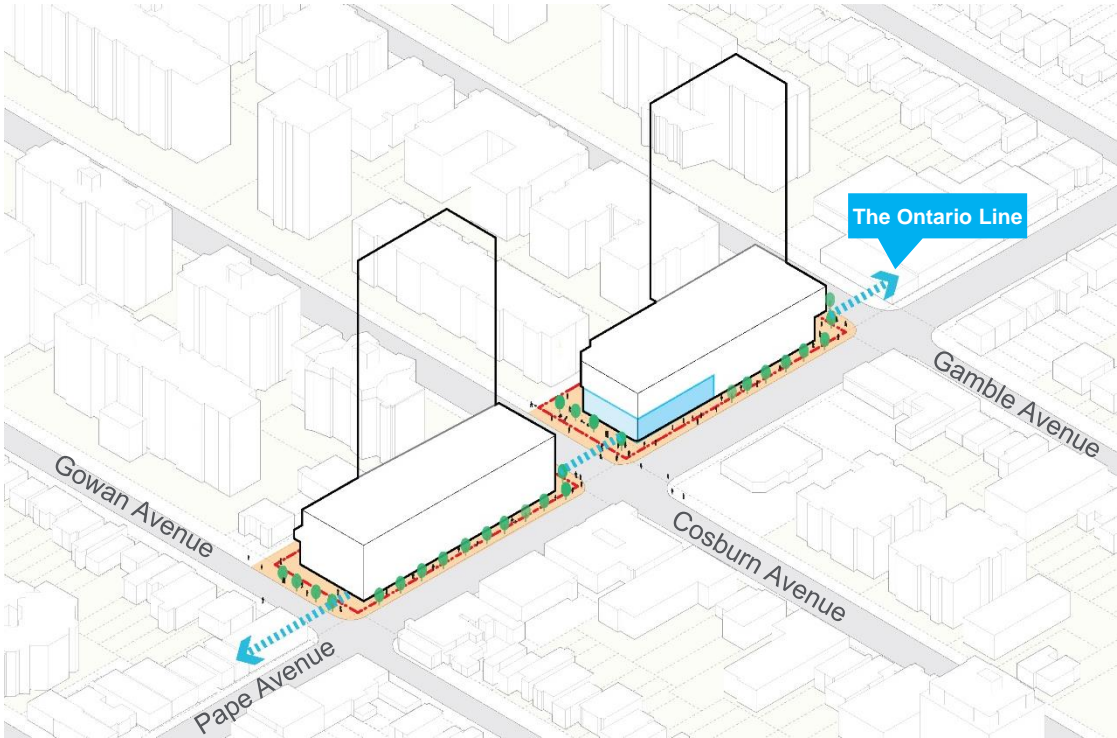


Creating Spaces to Pause and Gather

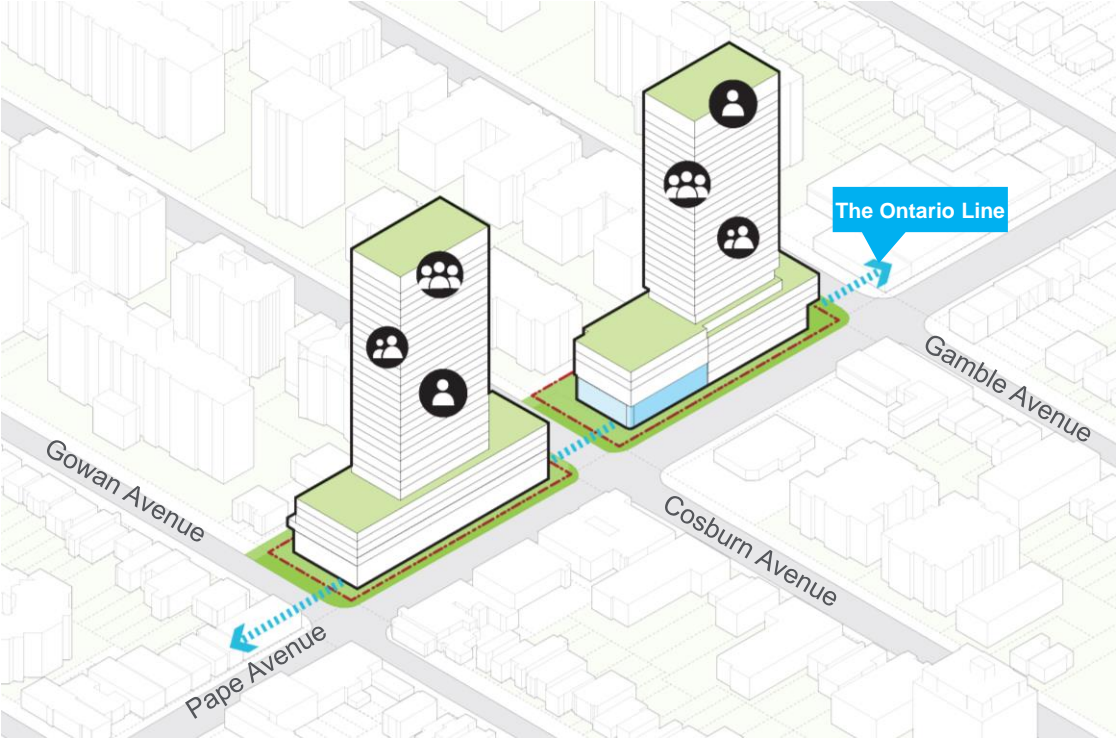


Enhancing Local Connectivity

Cosburn TOC – Design Objectives



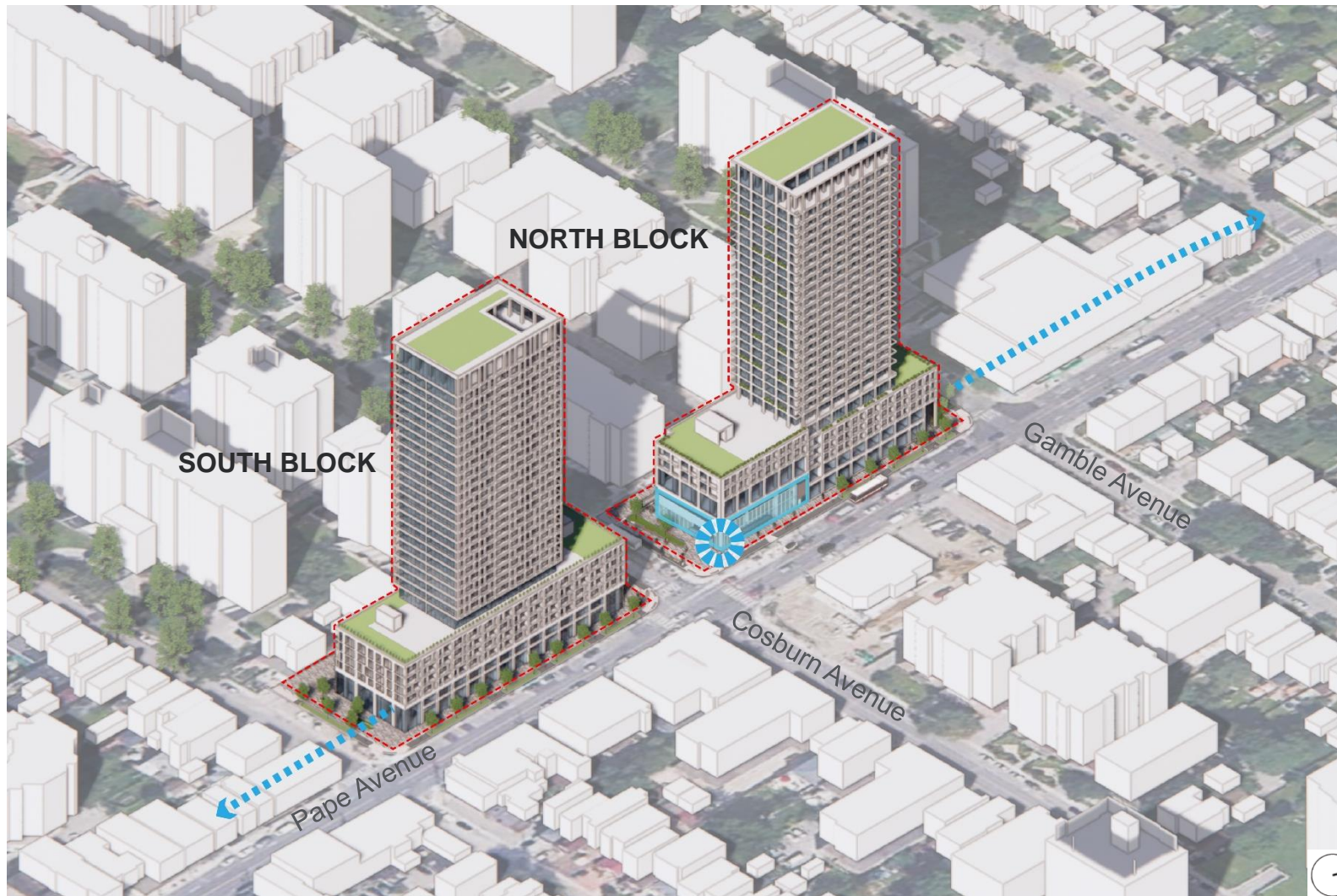
Crafting a Pedestrian-Oriented Base



Providing More Housing



Cosburn TOC: Proposed Concept



Includes small-scale retail uses which complement existing retail character of Pape Avenue and supports approximately 55 jobs



Includes approximately 623 residential units



Enhances public realm, including expanded sidewalk zones, privately-owned public spaces (POPS) and rear shared laneway



TOC Site



Station Headhouse

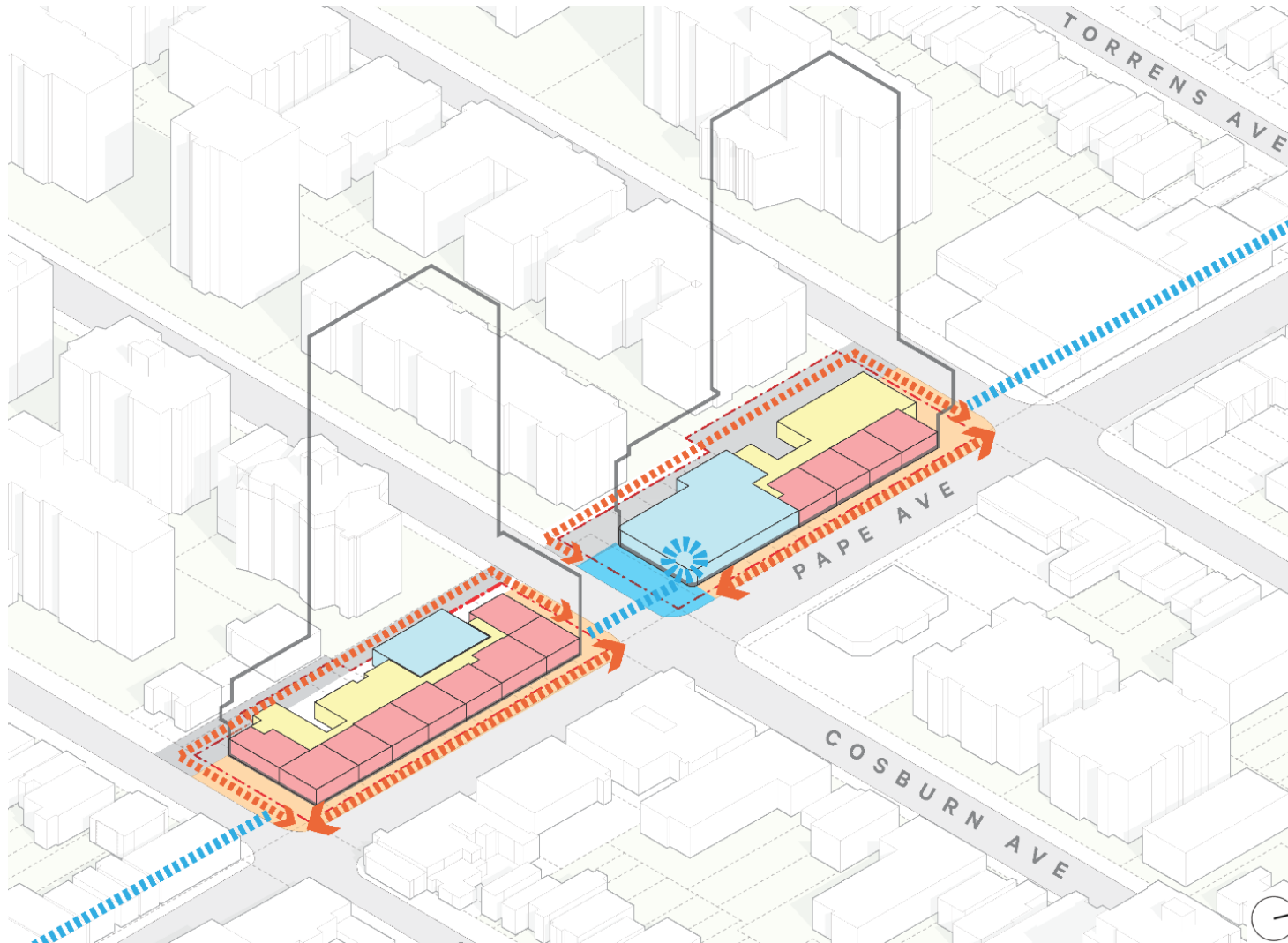


The Ontario Line - Below Ground



Transit

Proposed Public Realm Network and Pedestrian Experience

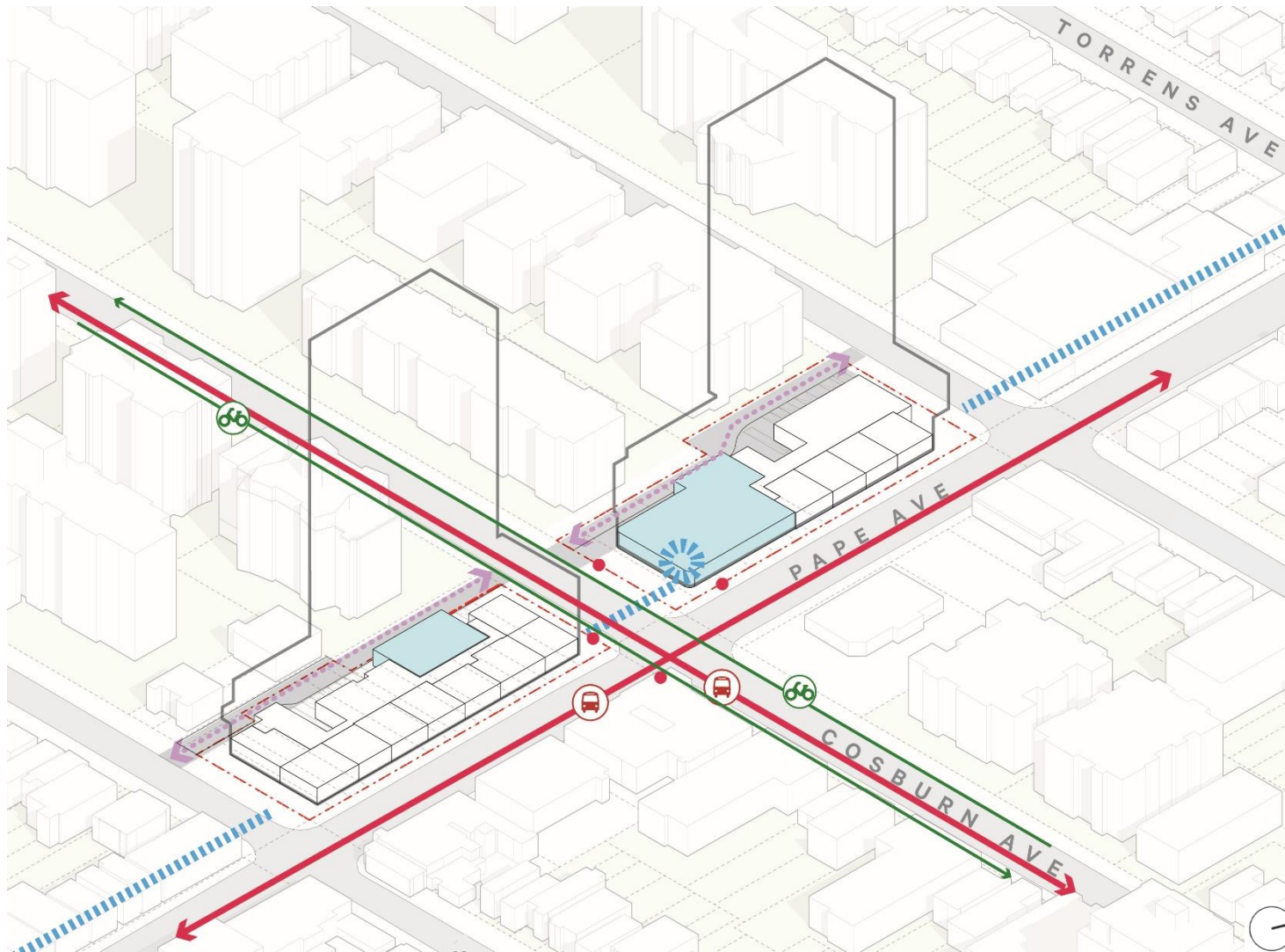


The TOC will deliver an expanded and improved public realm which enhances pedestrian activity, accessibility, and comfort, including:









- high quality sidewalk paving
- new street trees
- landscaping and street furniture
- activated POPS



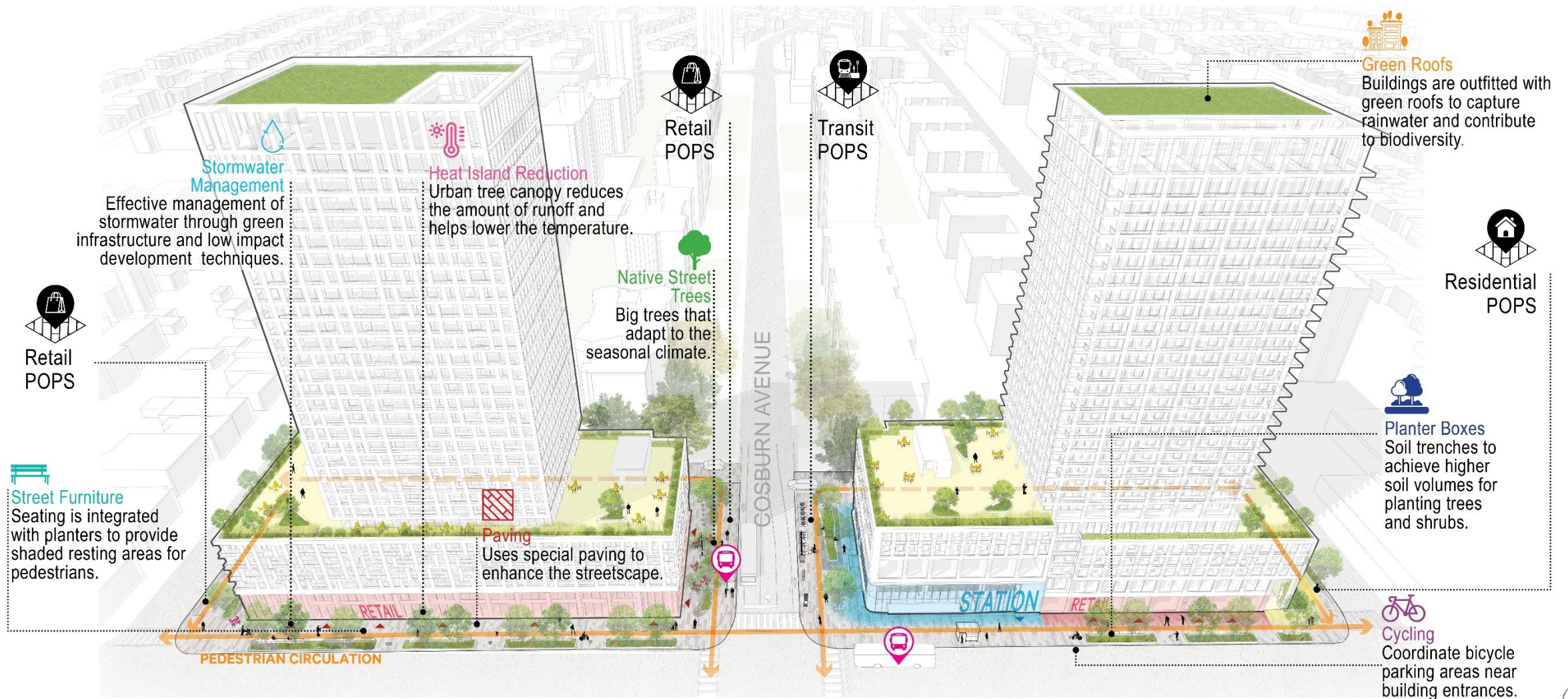
Proposed Circulation, Parking and Loading



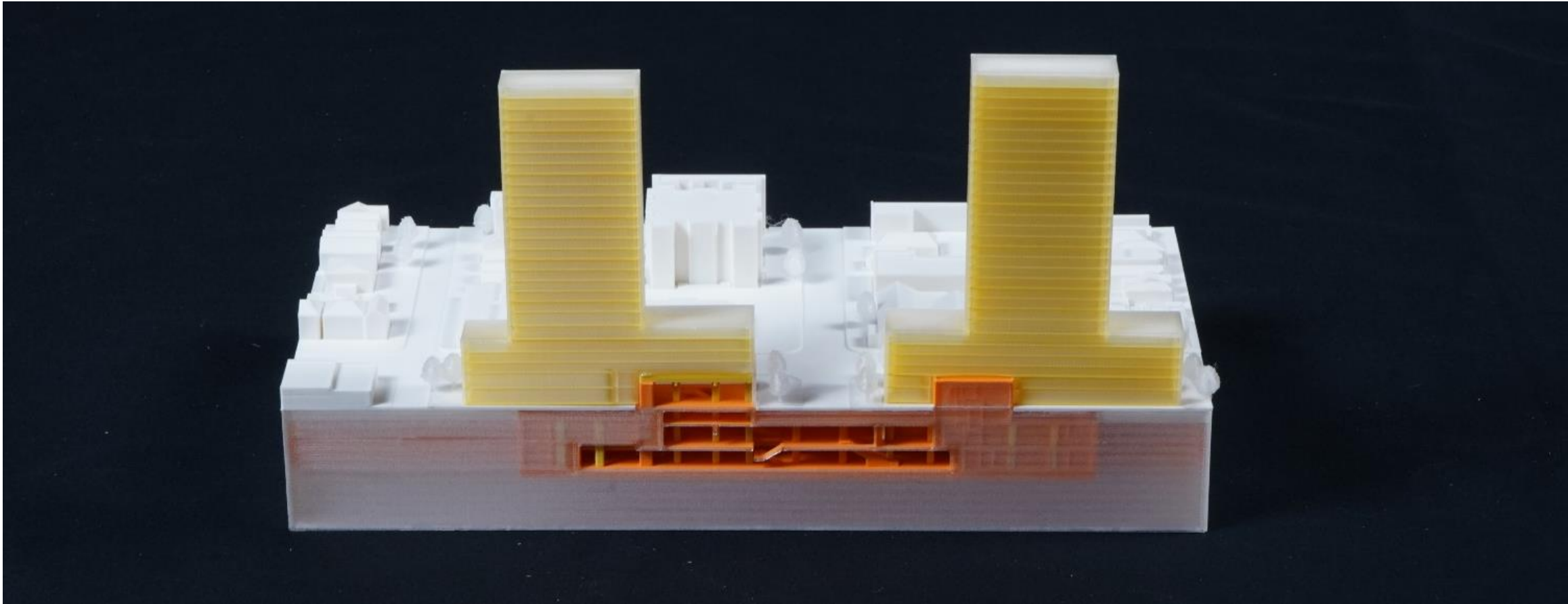
- Vehicular access to both the North and South Blocks is provided to the rear of the buildings through a shared street, where parking, loading and servicing functions will be concentrated.
- The TOC proposal provides minimal vehicular parking spaces due to below-grade restrictions related to transit infrastructure, but provides a significant number of bicycle parking spaces in excess of the by-law requirements.

-  TOC Site
-  The Ontario Line - Below Ground
-  Station Headhouse
-  Bus Route
-  Bus Stop
-  Transit
-  Bike Lane
-  Shared Street

Proposed Public Realm and Landscape Approach



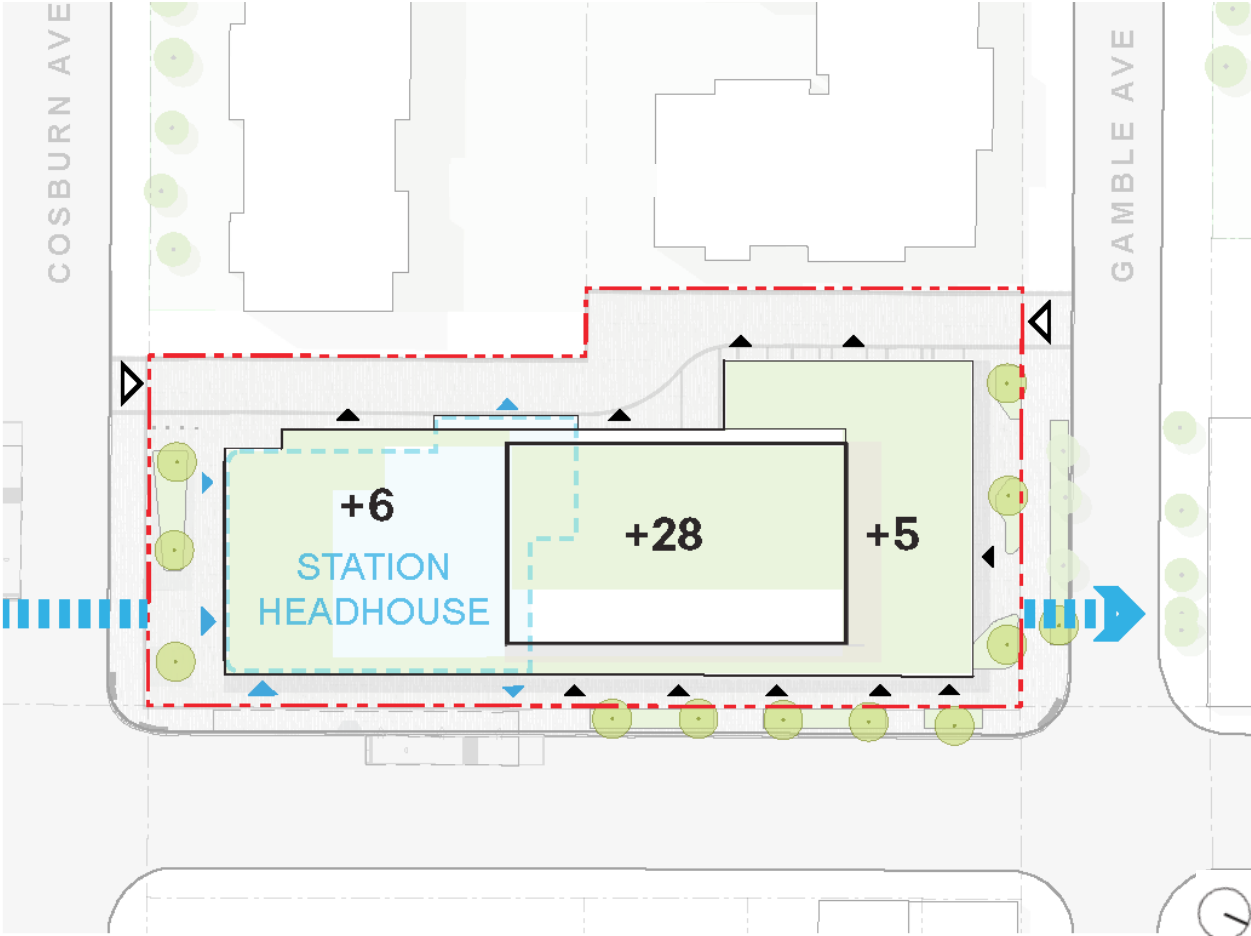
Cosburn TOC – Proposed Transit Integration



3D Model of a north-south section (looking east) showing the integration between TOC and the Ontario Line station.

- TOC
- OL Station

Cosburn TOC: Proposed North Block



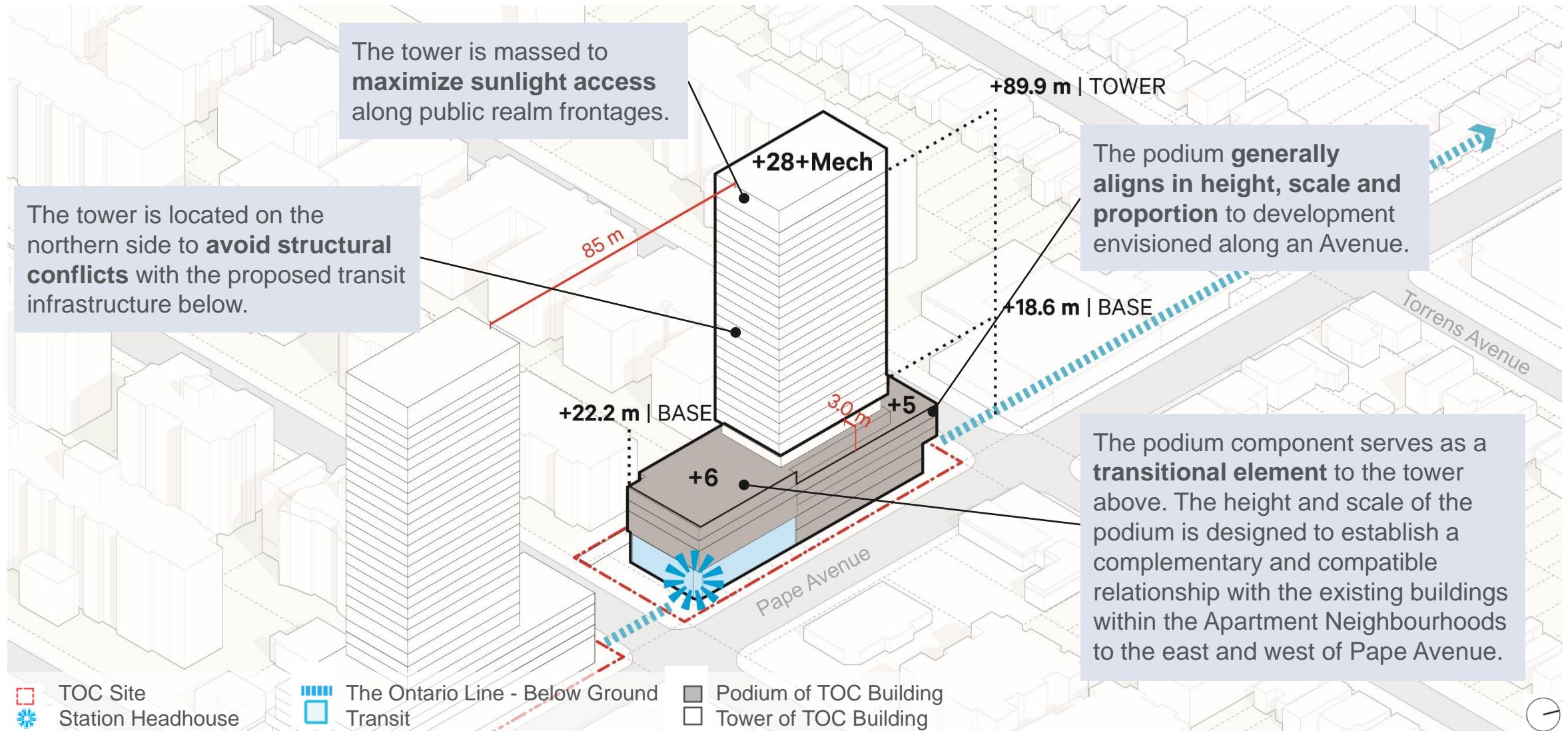
- ▭ TOC Site
- ▬▬▬ The Ontario Line - Below Ground
- ▬▬▬ OL Station Footprint
- ▶ Station Entrance/Exit
- ▶ TOC Entrance/Exit
- ▶ Vehicular Access

Site Plan



Illustrative rendering of north block, looking northwest

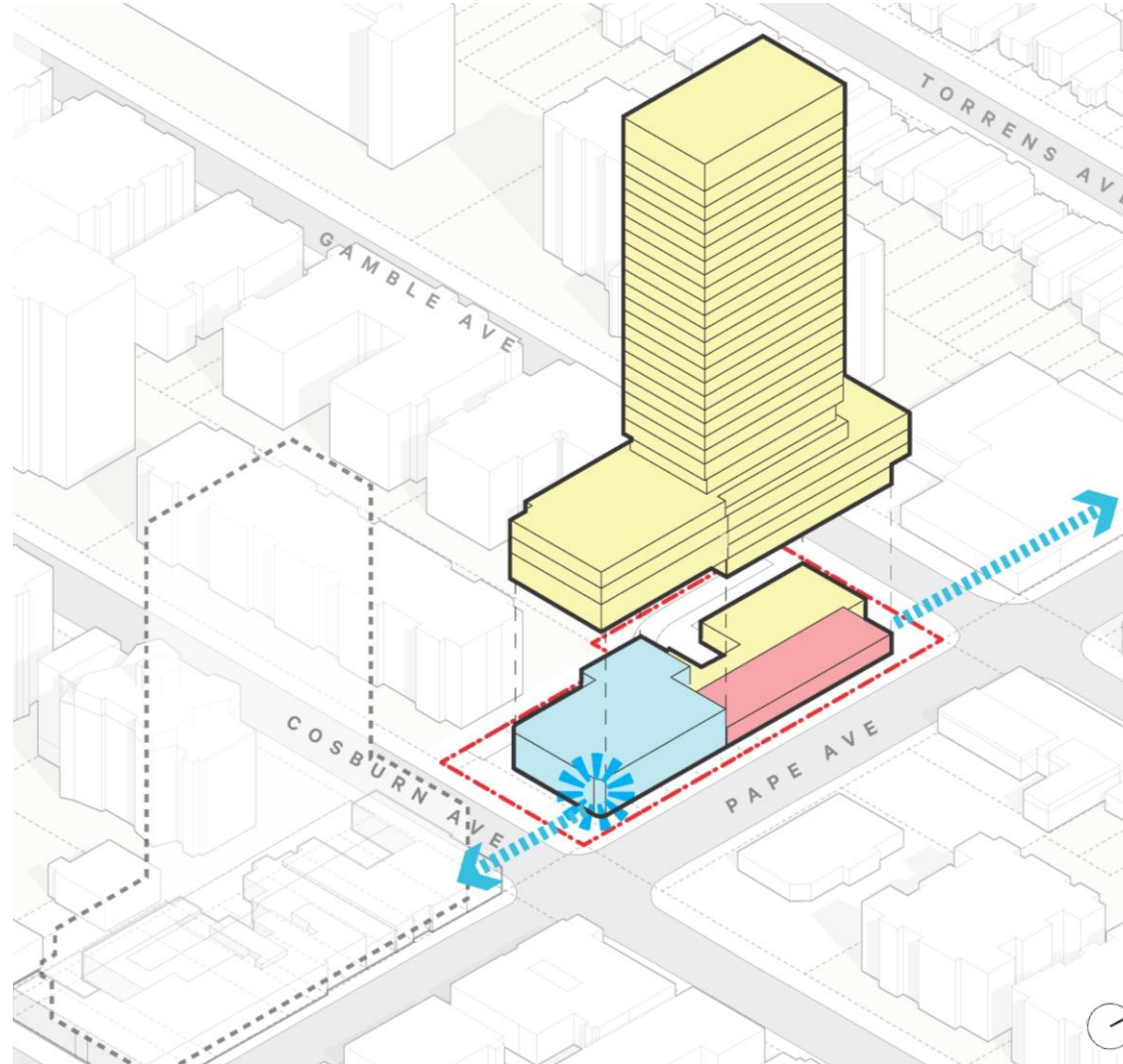
North Block: Proposed Built Form



North Block: Proposed Building Program

The north block program includes:

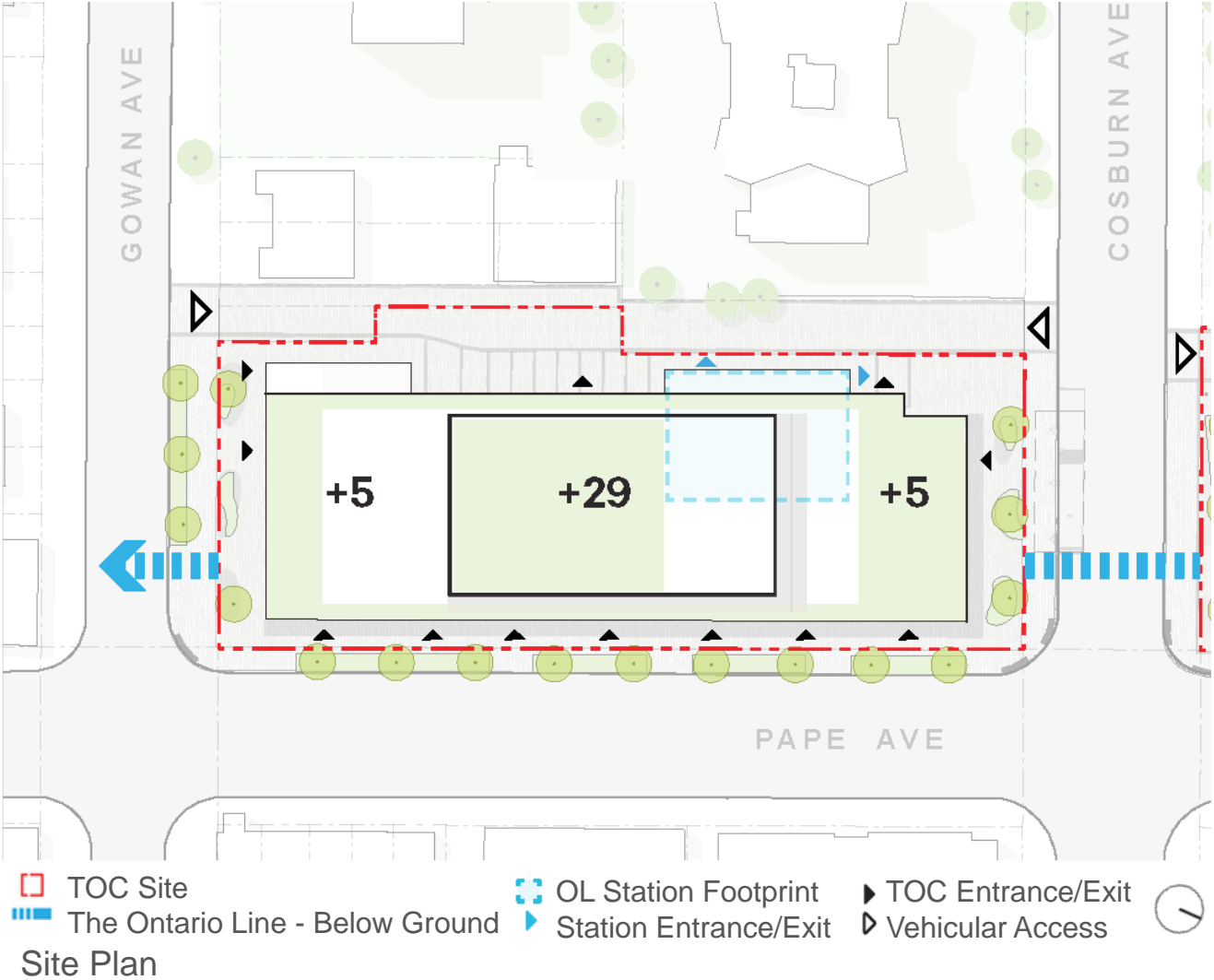
- Station headhouse
- 4 street-level retail units
- Residential uses



- TOC Site
- The Ontario Line - Below Ground
- Station Headhouse
- Residential
- Retail
- Transit
- Parking/Loading

Overall	North Block
Height (exclusive of mechanical) (metres)	89.9
Height (storeys)	28
Gross Floor Area (m²)	
Residential	21,850
Non-Residential	517
Total	22,367
Vehicular Parking	
Total Vehicle Parking	6
Bicycle Parking	
Total Bicycle Parking	356
Loading	
Loading Spaces	1
Residential Units	
Total	300

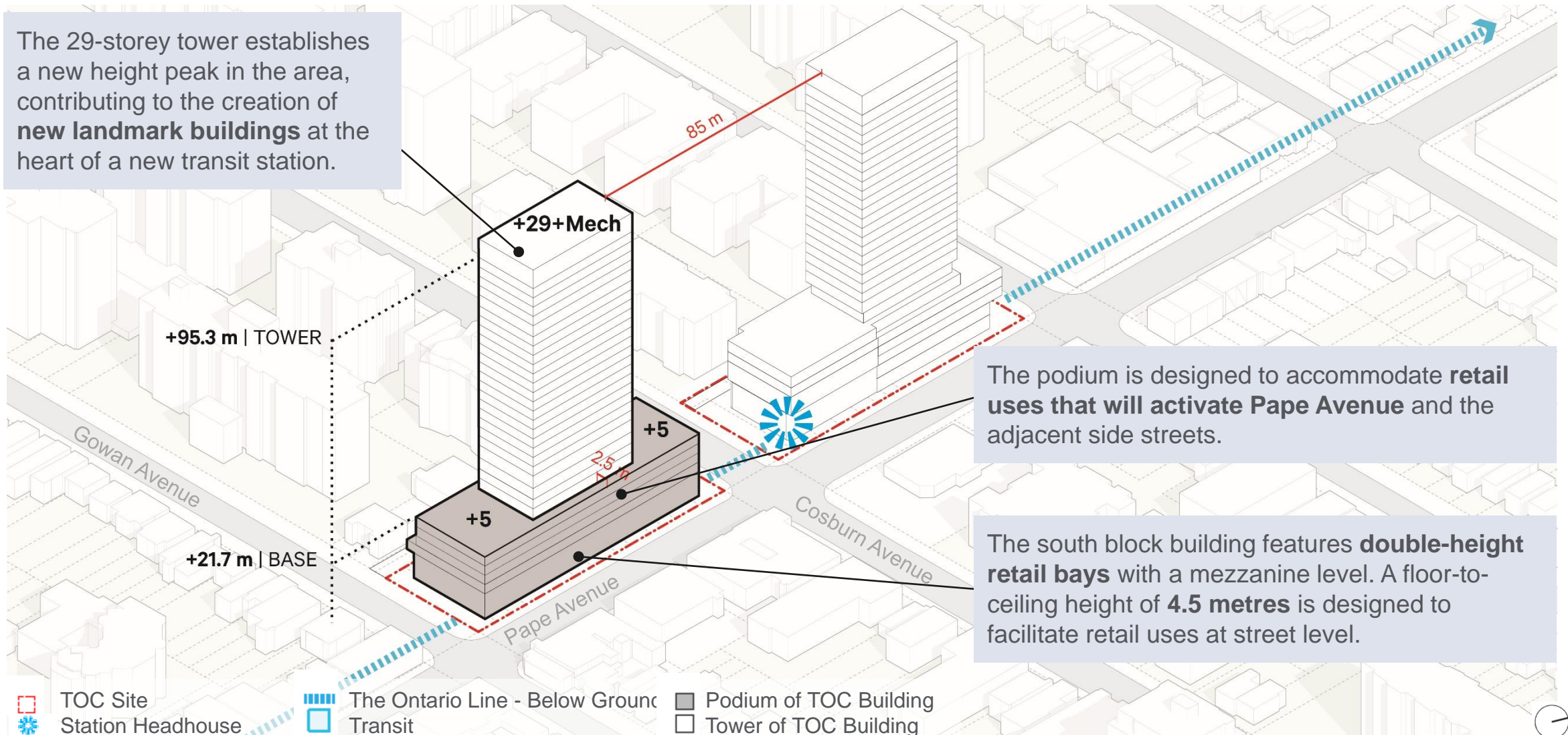
Cosburn TOC: Proposed South Block



Illustrative rendering of south block, looking south

South Block: Proposed Built Form

The 29-storey tower establishes a new height peak in the area, contributing to the creation of **new landmark buildings** at the heart of a new transit station.



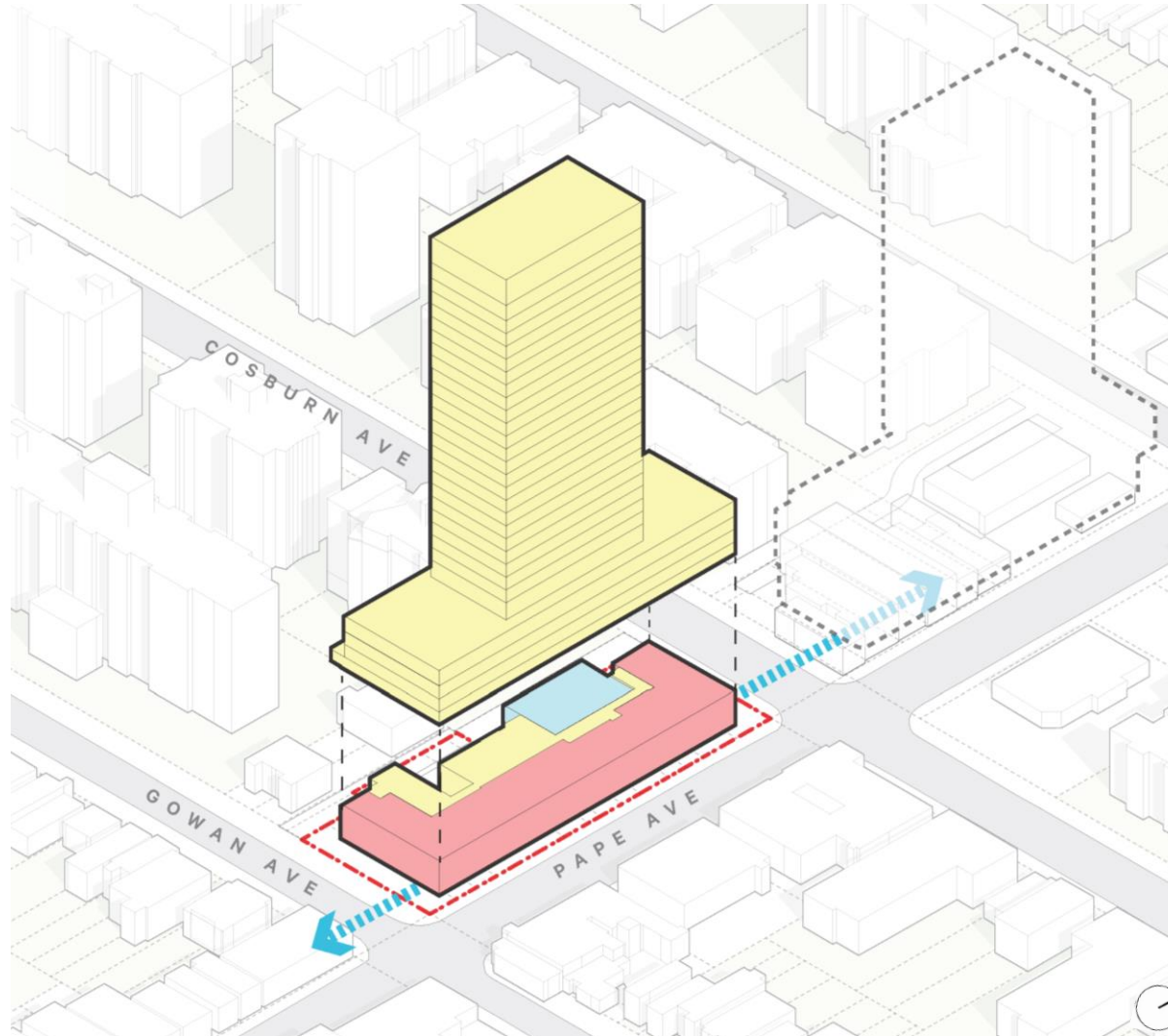
The podium is designed to accommodate **retail uses that will activate Pape Avenue** and the adjacent side streets.

The south block building features **double-height retail bays** with a mezzanine level. A floor-to-ceiling height of **4.5 metres** is designed to facilitate retail uses at street level.

South Block: Proposed Building Program

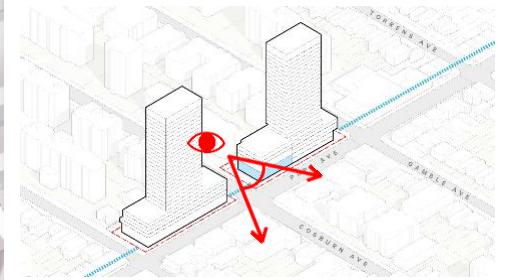
The south block program includes:

- 9 street-level retail units
- Residential uses



Overall	South Block
Height (exclusive of mechanical) (metres)	95.3
Height (storeys)	29
Gross Floor Area (m²)	
Residential	23,492
Non-Residential	1,691
Total	25,183
Vehicular Parking	
Total Vehicle Parking	8
Bicycle Parking	
Total Bicycle Parking	400
Loading	
Loading Spaces	1
Residential Units	
Total	323

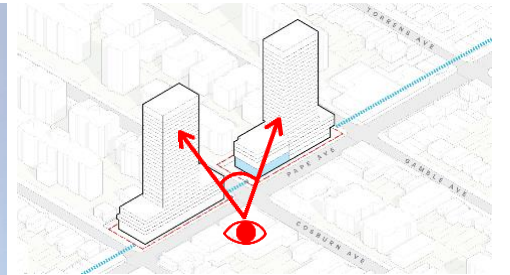
Proposed Transit Privately-Owned Public Space (POPS)



The transit POPS in front of the station provides opportunities for seating and social gathering and includes landscape elements that are placed strategically to allow pedestrian flow into the station.

Illustrative rendering, looking east toward the transit plaza.

Proposed Retail Privately-Owned Public Space (POPS)



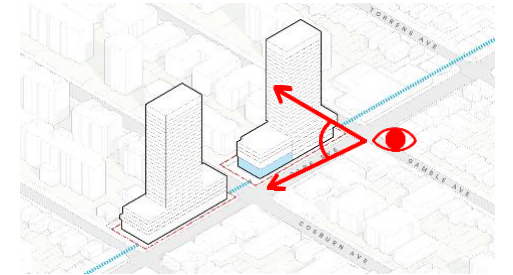
The Retail POPS will help animate the public realm and provide the opportunity for a range of programming for users of all ages and abilities, including sidewalk cafes, patios, and pop-up events.

Illustrative rendering, looking west toward transit headhouse from retail POPS.

Proposed Active Ground Uses

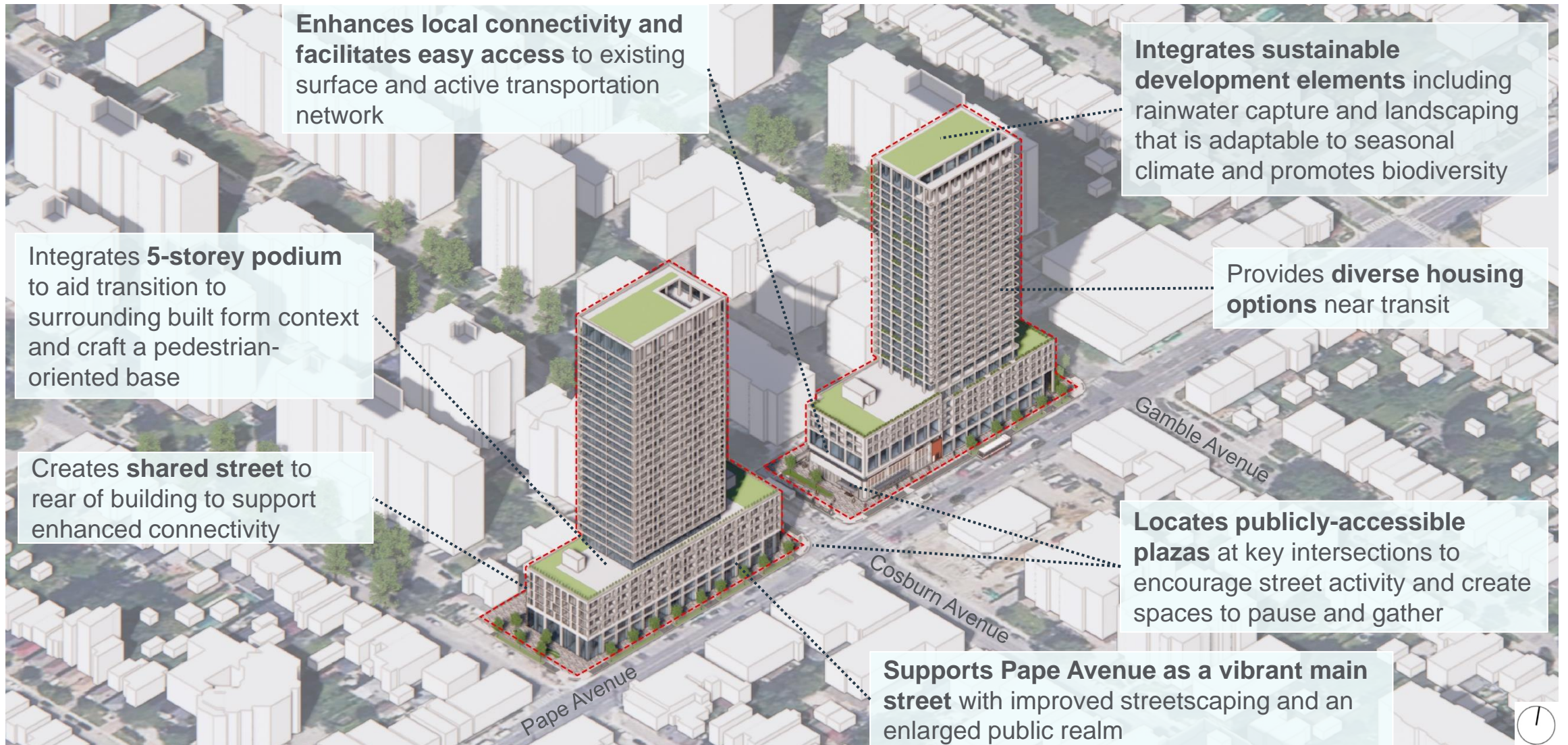


Illustrative rendering, looking west towards Cosburn TOC and active frontages along Pape Avenue.



The public realm and streetscape improvements collectively encourage a more safe, accessible and animated pedestrian experience.

Overview of the Proposed TOC



4 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, and 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>
City of Toronto	Open Door Program <i>Waivers - Property Taxes, Fees, etc.</i>

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

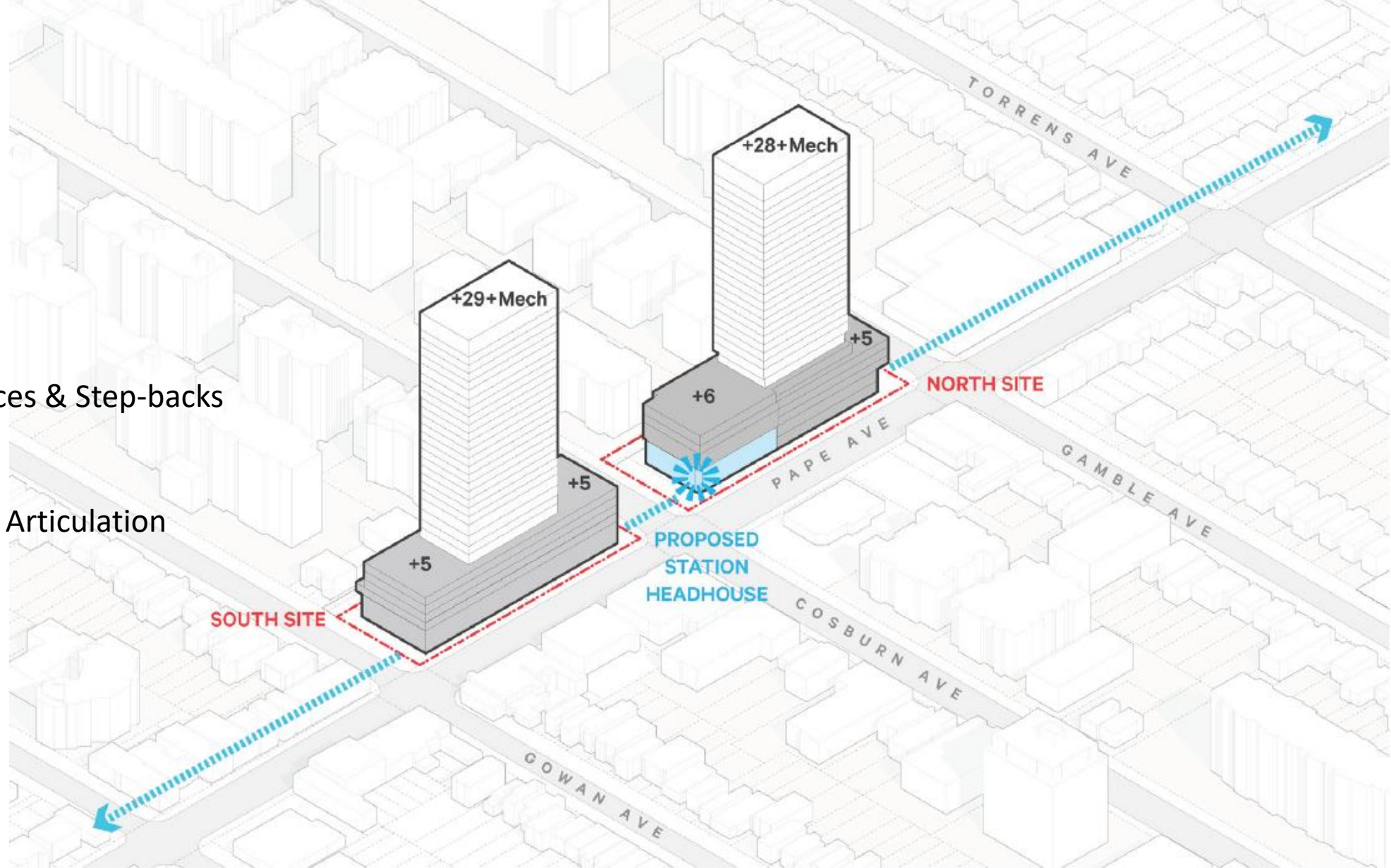







1st Submission Cosburn TOC



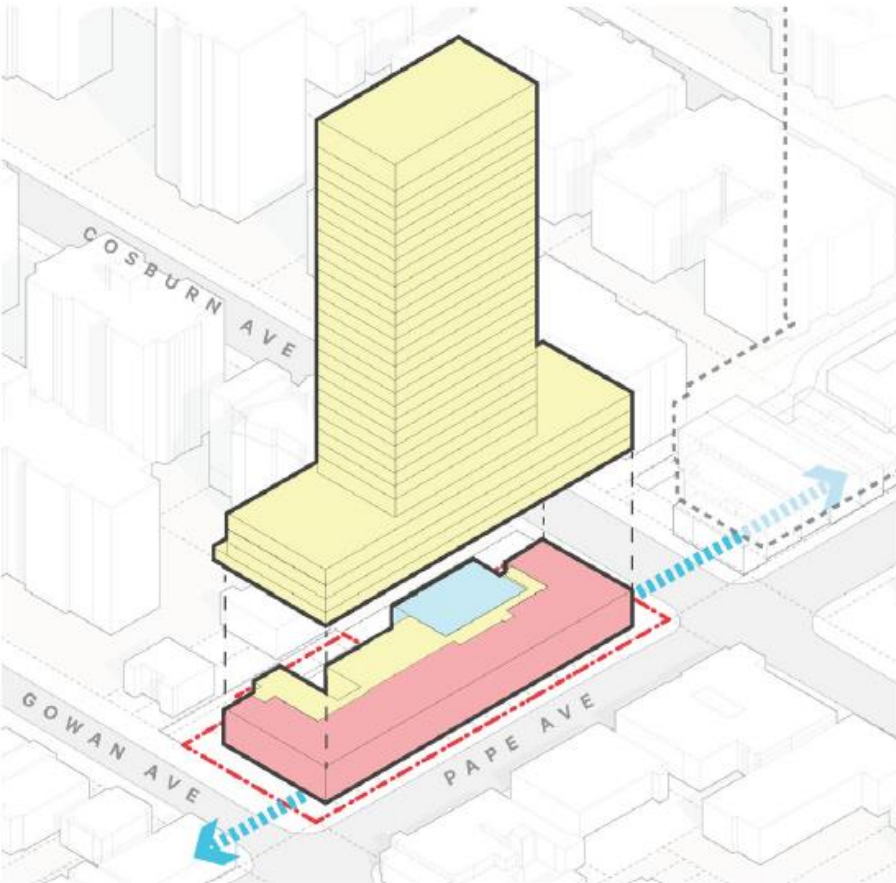
Built Form

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

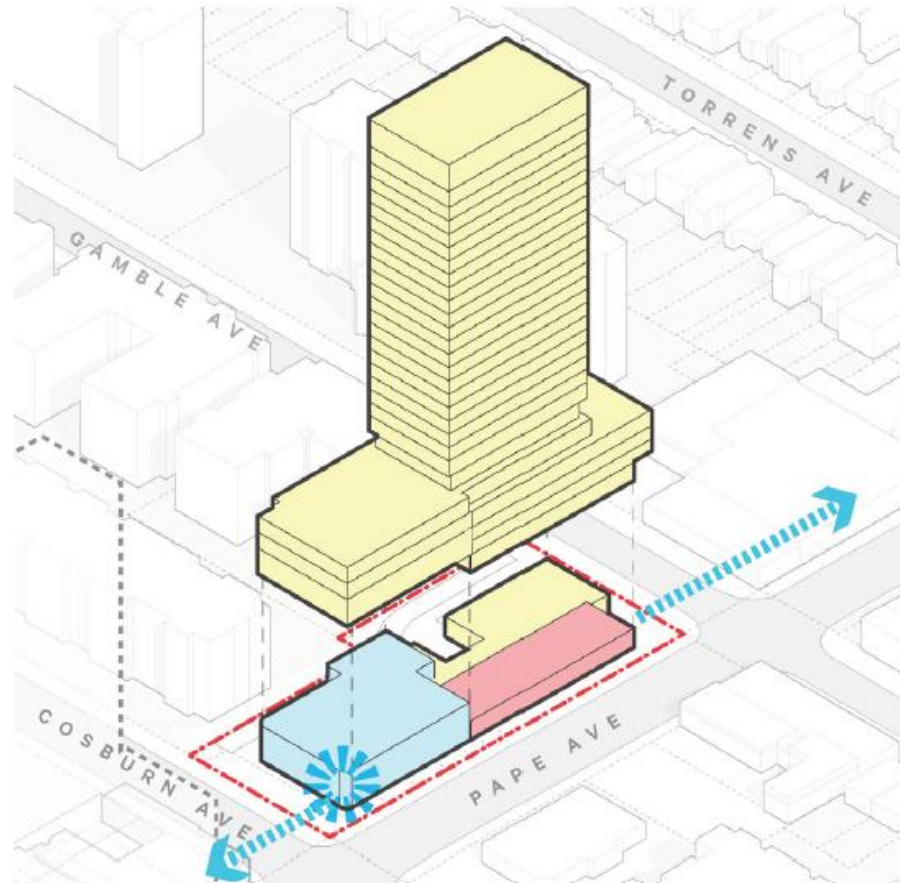


 TOC Site	 Podium of TOC Building
 Ontario Line - Below Grade	 Tower of TOC Building
 Station Headhouse	

Building Program

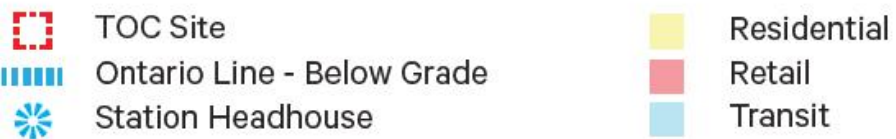


South Site



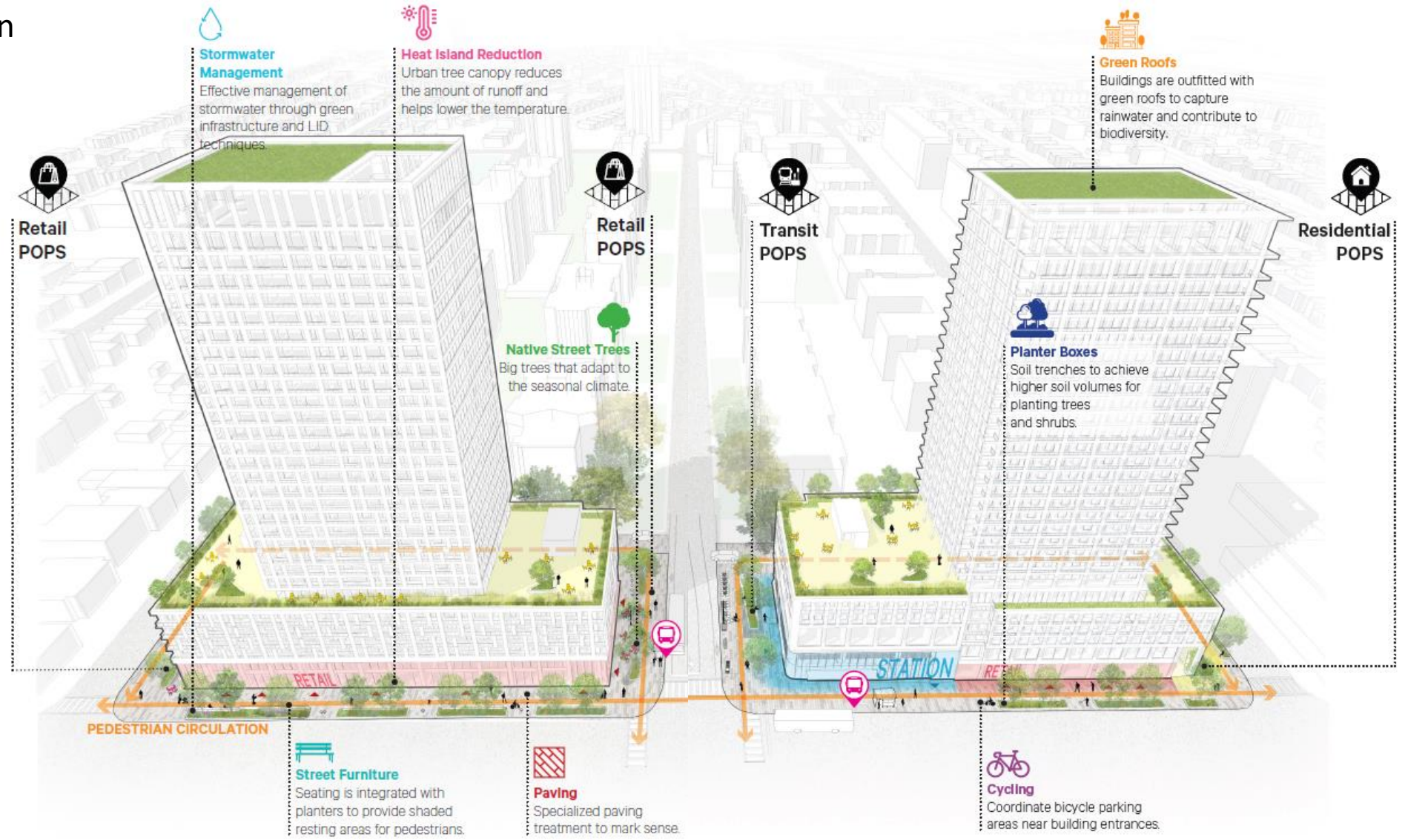
North Site

- 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

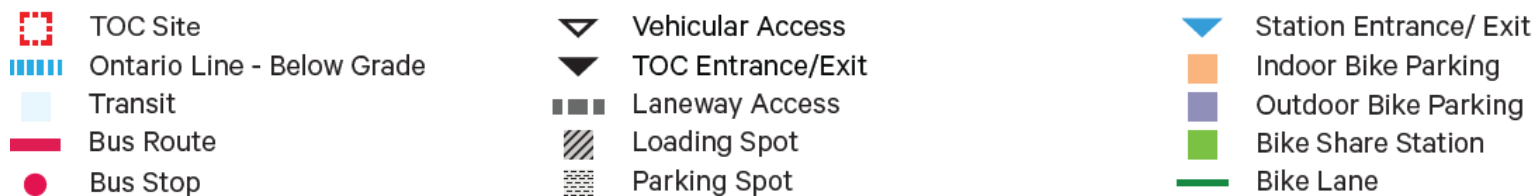
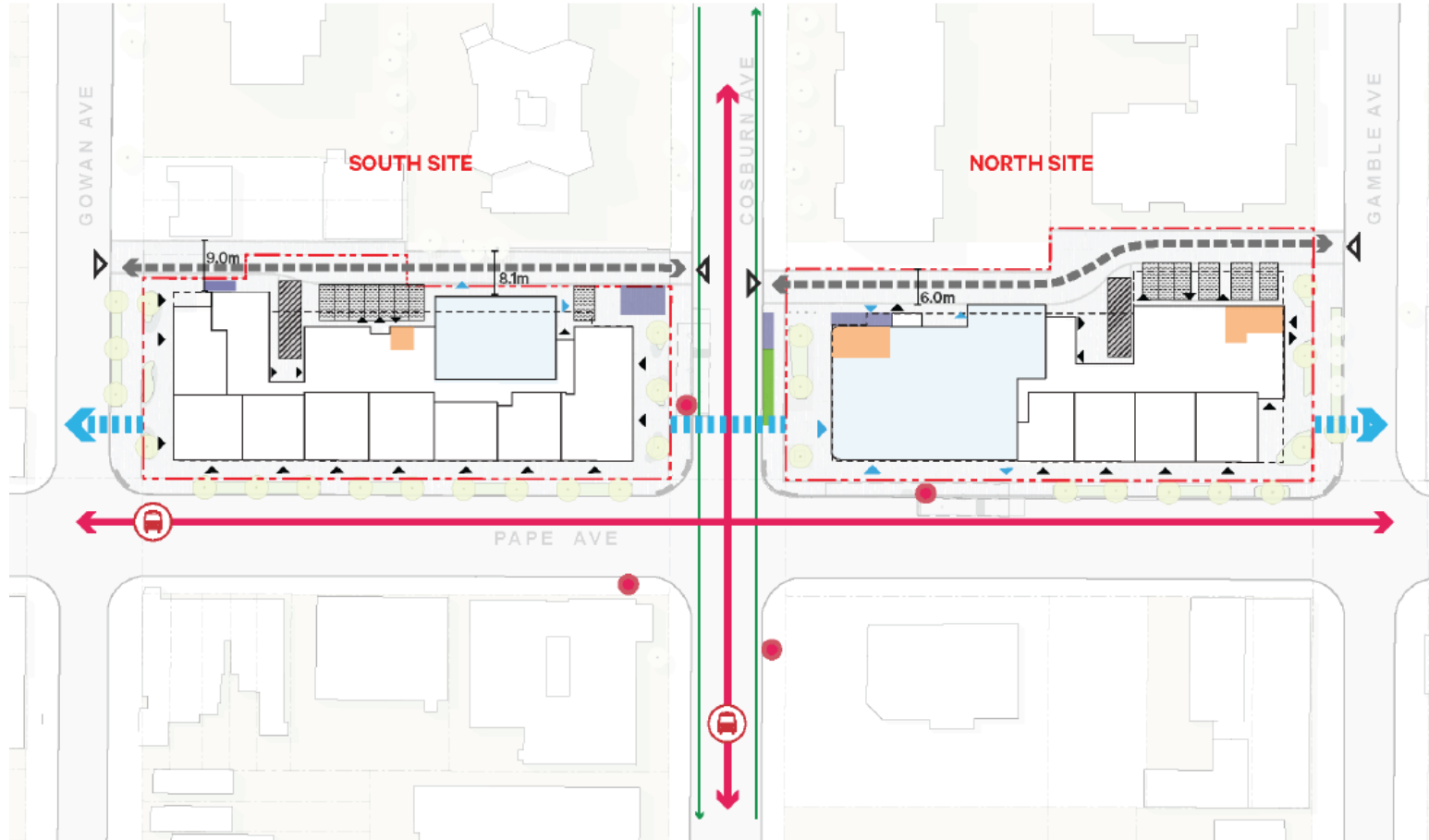


Parks & Public Realm

- 1 Parkland dedication
- 2 Active frontages
- 3 Sustainability
- 4 Shadow Impacts



Transportation



- 1 Secondary Entrance
- 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

Other Key Considerations

1 Affordable Housing

2 Servicing Capacity

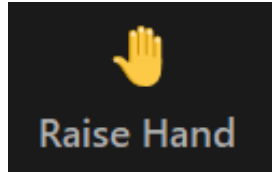
3 Secondary Entrance

4 Community Benefits

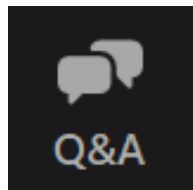
5 Schools

5 Questions & Answers

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**



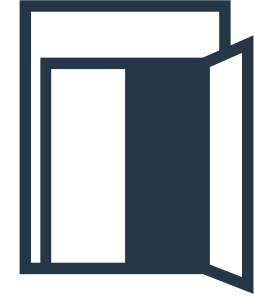
Tonight's Q&A



For information on the Cosburn TOC (IO):
<https://engageio.ca/en/cosburn>

For information from the City:
[Toronto.ca/services-payments/streets-parking-transportation/transit-in-toronto/transit-oriented-communities](https://toronto.ca/services-payments/streets-parking-transportation/transit-in-toronto/transit-oriented-communities)

For information on the Ontario Line subway alignment and station (MX):
[Metrolinx.com/OntarioLine](https://metrolinx.com/OntarioLine)
or contact the Ontario Line Community Engagement team
at 416-202-5100 or OntarioLine@metrolinx.com



Future Open Houses

Next Event:

- April 15, 2024,
at the Royal Canadian
Legion Branch #10

For Further Questions, Please Visit Our Website:

<https://engageio.ca/en/cosburn>

