

EASTERN AVENUE AND GERRARD-CARLAW SOUTH TRANSIT-ORIENTED COMMUNITIES

Open House #2

September 26, 2024



Eastern Avenue TOC



Gerrard-Carlaw South TOC



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 other 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?

- ▶ Provide a project status update for Eastern Avenue and Gerrard-Carlaw South transit-oriented communities.
- ▶ Provide a summary of key themes from round #1 of public engagement.
- ▶ Provide an update on the changes made to the concept since the first submission.
- ▶ Explain the development process.

Agenda

- ▶ Background
 - Meeting Expectations
 - Opening Remarks
 - TOC Program Timeline & Objectives
 - TOC Sites Context

- ▶ Eastern Avenue TOC & Gerrard-Carlaw South TOC
 - First Submission (Fall 2023) Overview
 - What we Heard & Updates
 - TOC Implementation

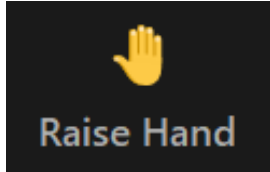
- ▶ Questions & Answers

- ▶ Next Steps

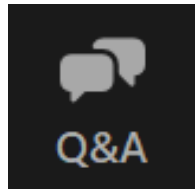
Meeting Expectations

- 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.



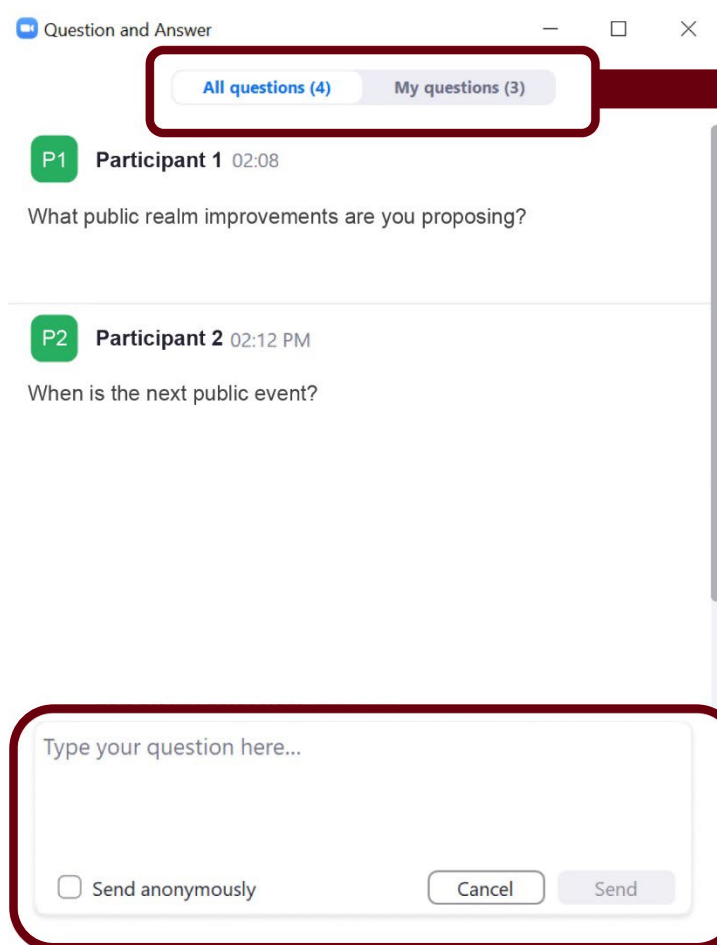
When using the phone:

***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.

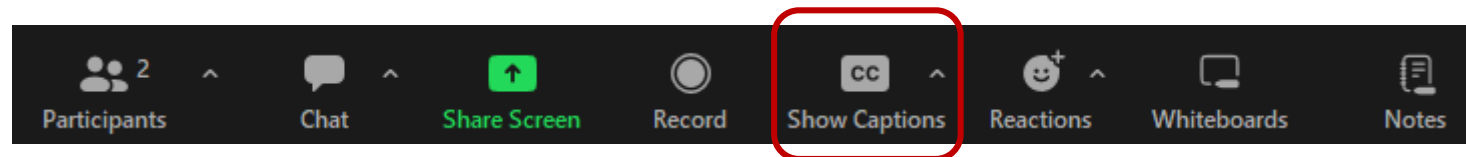
To submit a written question or comment, type it into this box and then click **Send**.

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

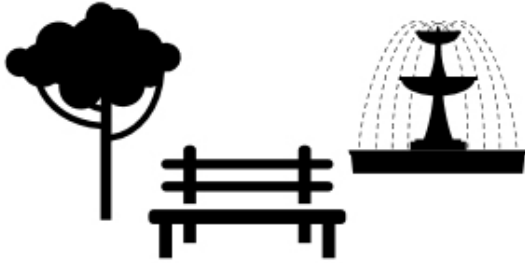
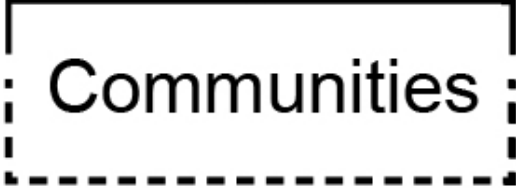
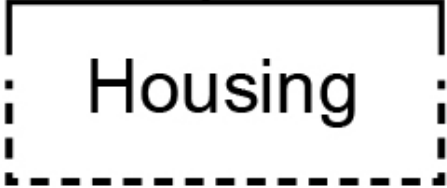
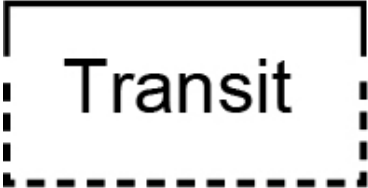
The Transit-Oriented Communities Program will create vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, community amenities and entertainment at or within a short distance of transit stations.

The Transit-Oriented Communities Program will:

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



Transit-Oriented Communities (TOC)



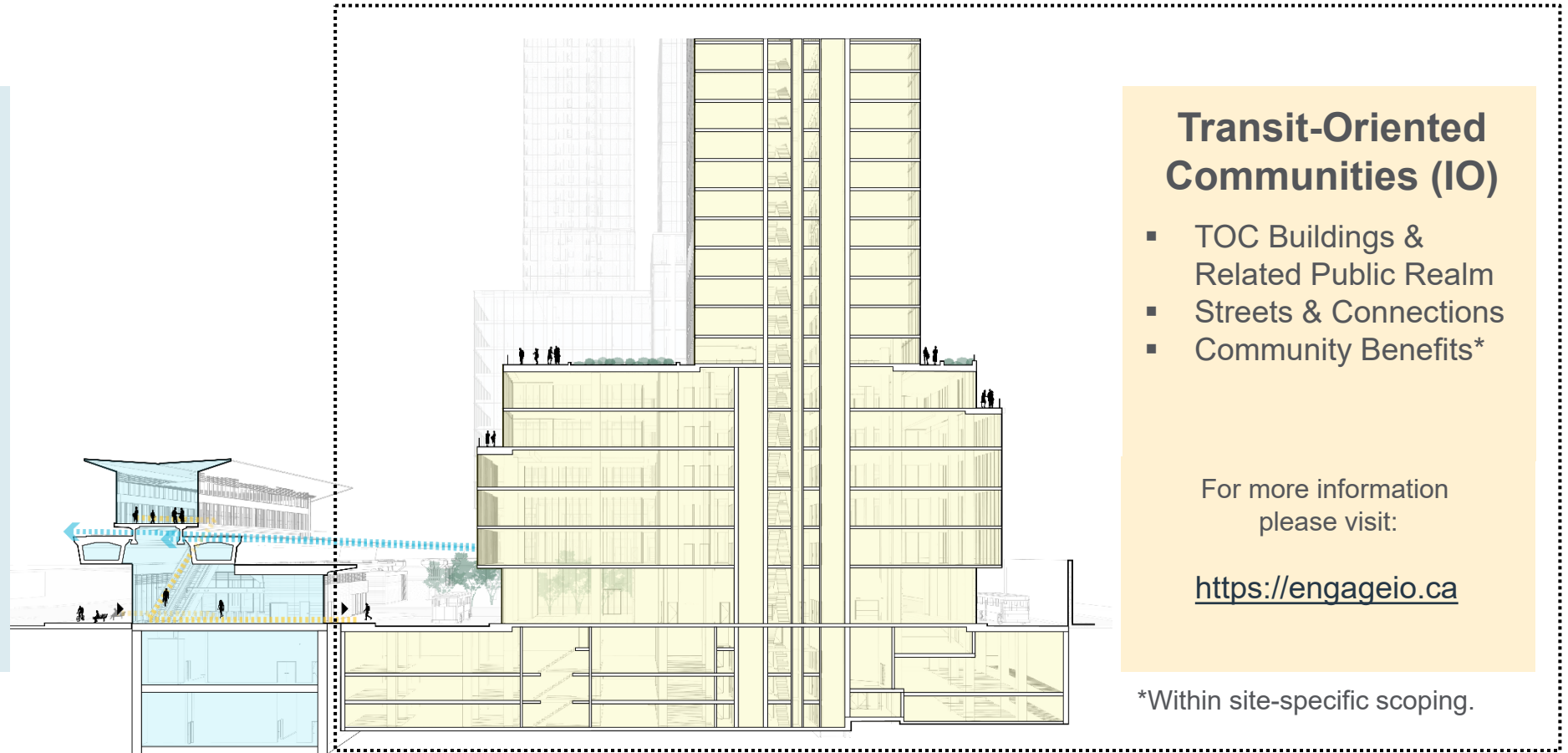
The Ontario Line and Transit-Oriented Communities

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.

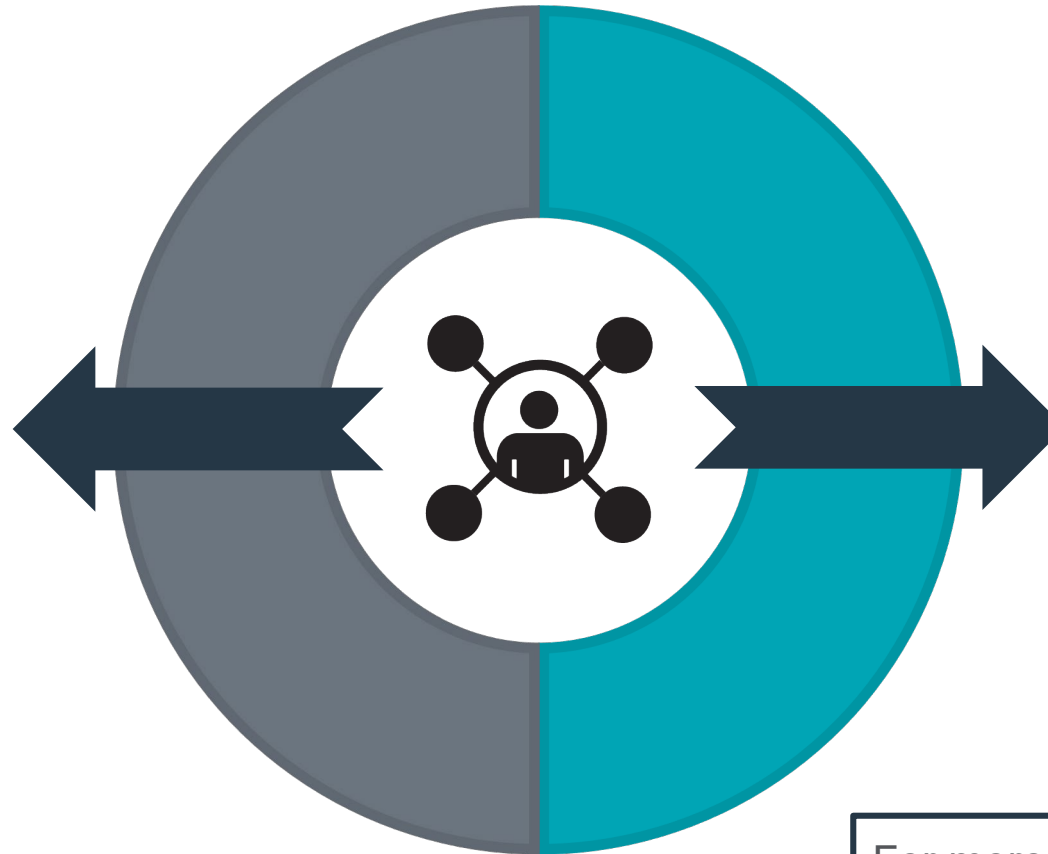
..... Proposed Ontario Line
..... Station Circulation

■ 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 engaged with key community/stakeholder representatives to receive early feedback on the priorities for the community.

For more information,
visit: [EngageO.ca/en/EasternAvenue](https://www.engageo.ca/en/EasternAvenue)
[EngageO.ca/en/GerrardCarlawSouth](https://www.engageo.ca/en/GerrardCarlawSouth)

What is the Engagement Timeline for Eastern Avenue TOC and Gerrard-Carlaw South TOC?



What are the Next Steps?

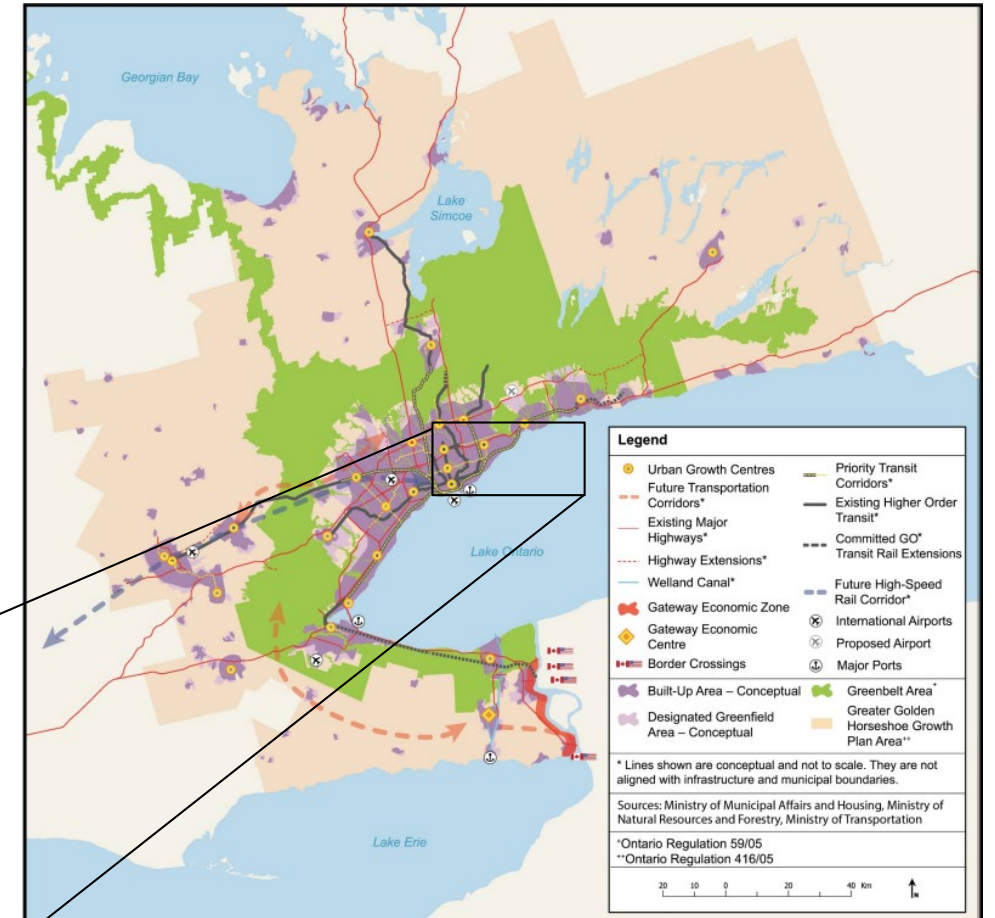


3 TOC Concept — Site Context

Provincial Planning Context

Growth Plan for the Greater Golden Horseshoe (2020) and Provincial Planning Statement (2024)

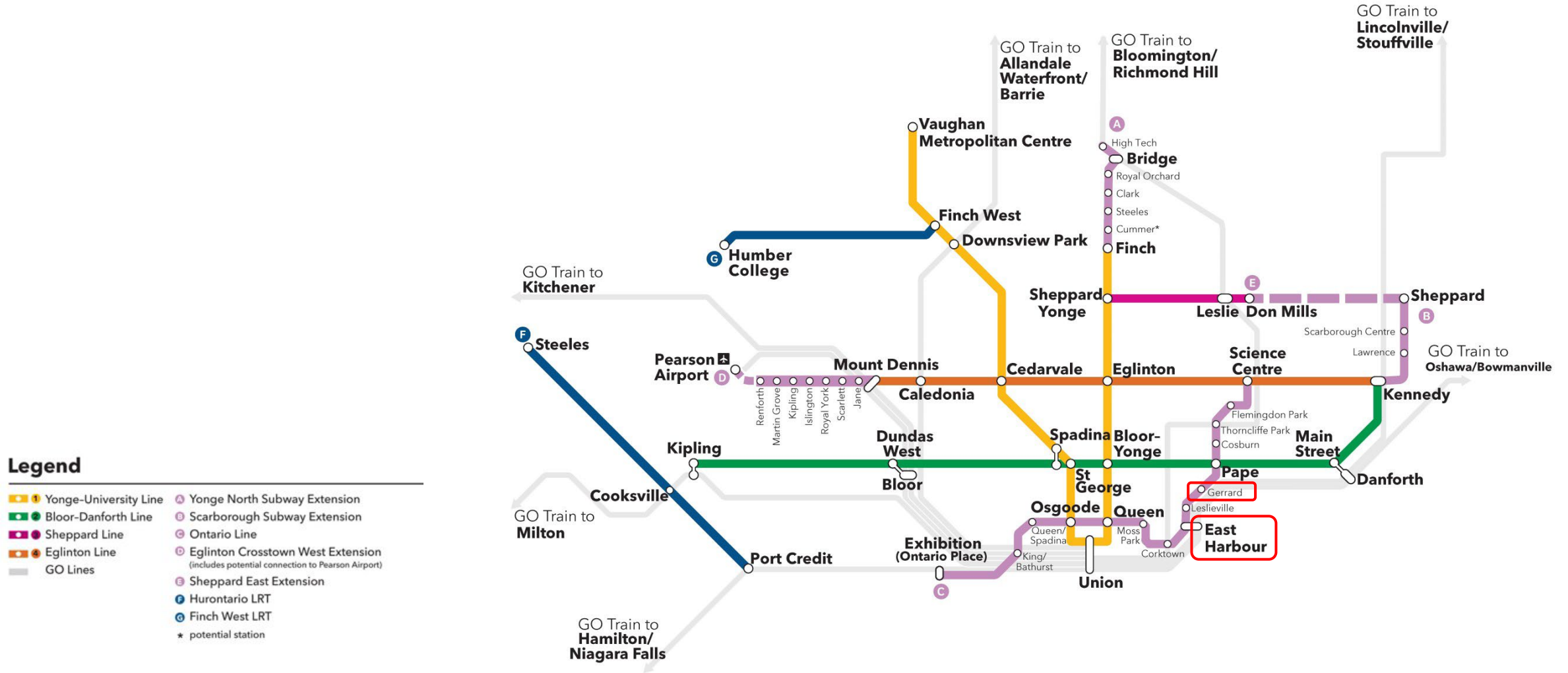
- The Gerrard-Carlaw South and Eastern Ave TOCs are located in a **Built-Up Area**, and **Strategic Growth Area**
- They are also within '**Major Transit Station Areas**' centered around Gerrard and East Harbour Stations. They are subject to minimum density targets of **200 residents and jobs per hectare**.
- On October 20, 2024, the Growth Plan is going to be **replaced by the Provincial Planning Statement**, the **policy direction related to this TOC remains generally the same** in that development in strategic growth areas and MTSA is a priority, and the minimum density target remains the same between the two documents.



Excerpt from Growth Plan for the Greater Golden Horseshoe (2020)

Regional Context

Four Priority Subways (2019)

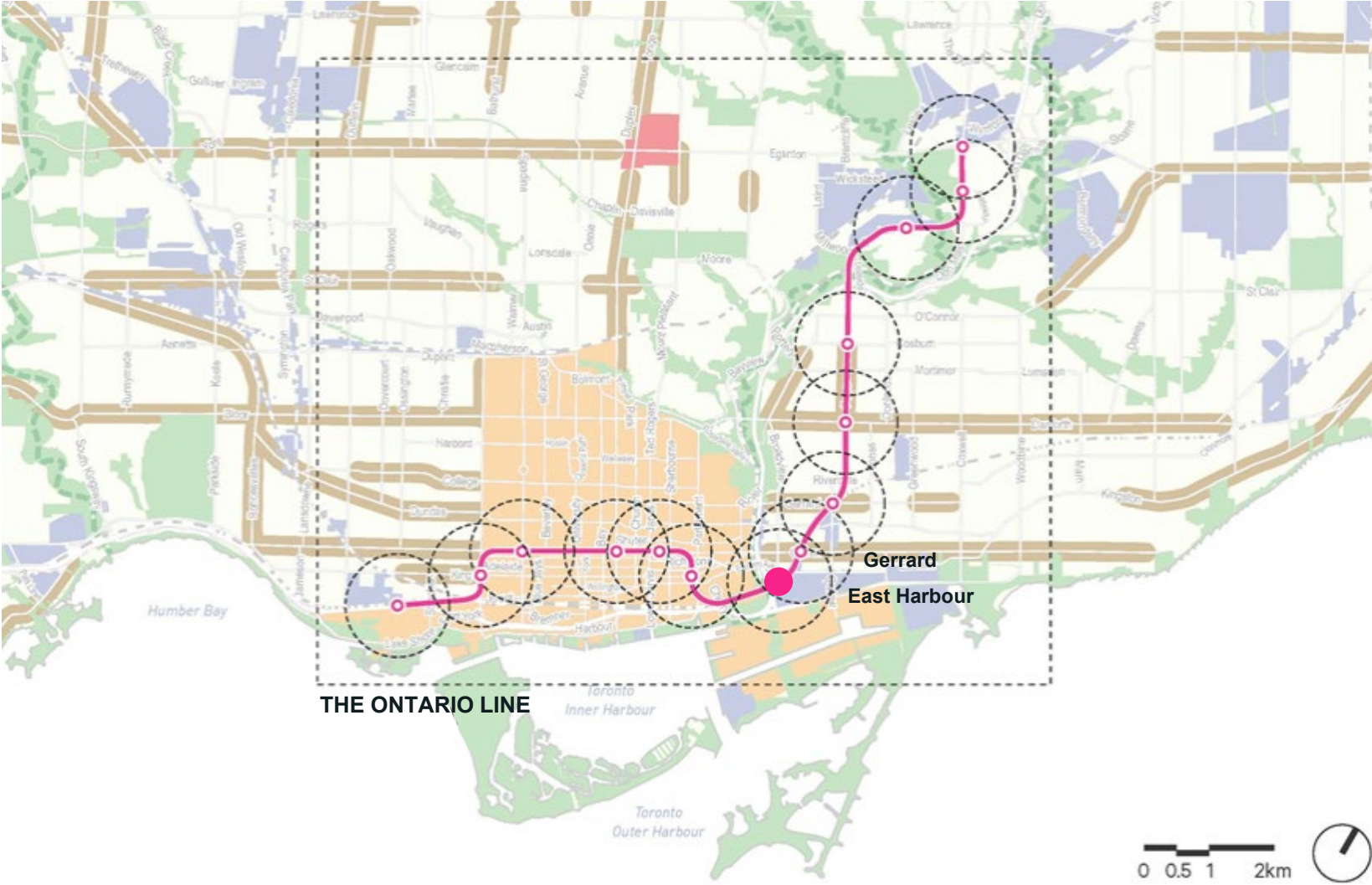


Legend

- Yonge-University Line
- Bloor-Danforth Line
- Sheppard Line
- Eglinton Line
- GO Lines
- A** Yonge North Subway Extension
- B** Scarborough Subway Extension
- C** Ontario Line
- D** Eglinton Crosstown West Extension (includes potential connection to Pearson Airport)
- E** Sheppard East Extension
- F** Hurontario LRT
- G** Finch West LRT
- ★ potential station

City Context

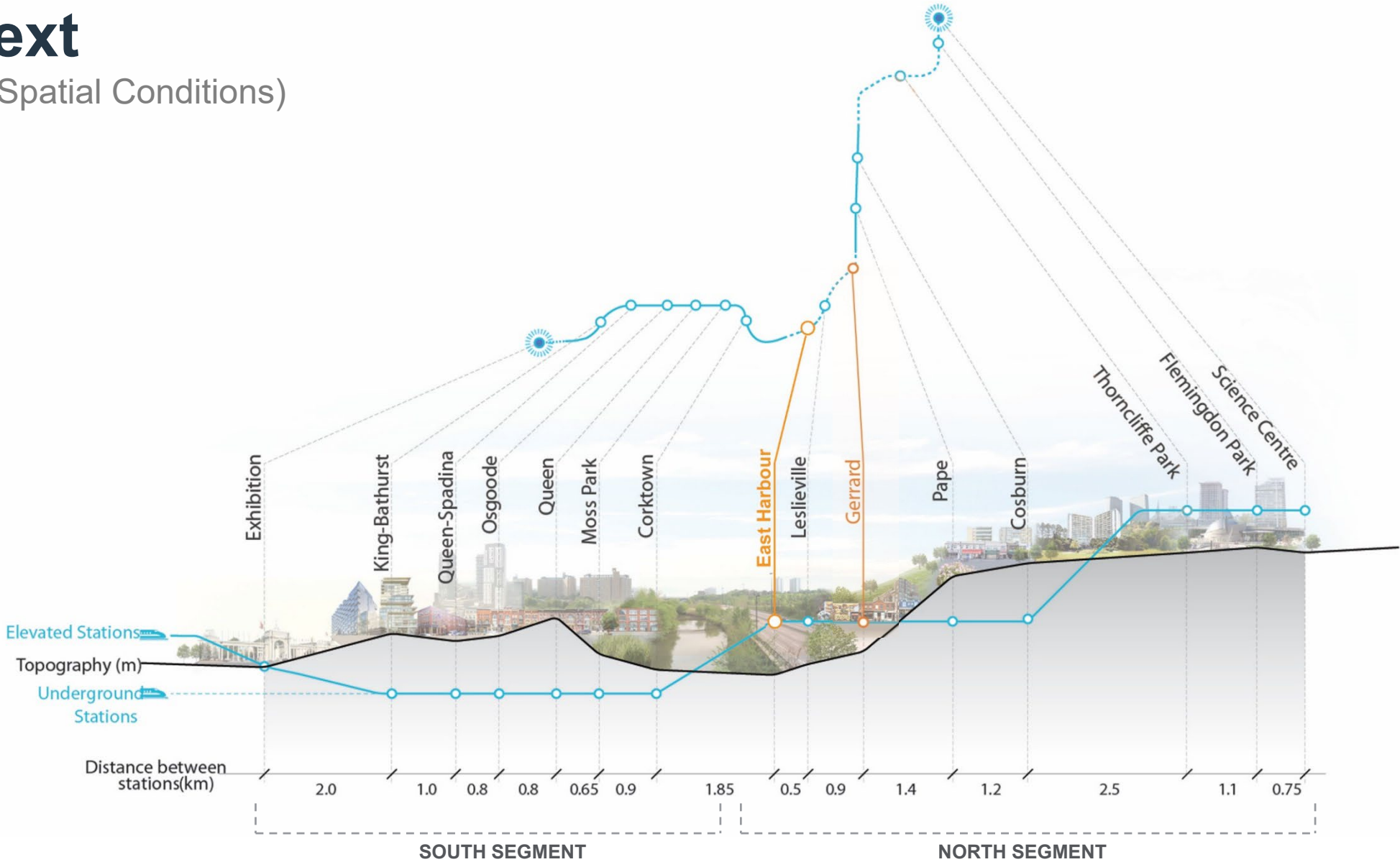
The Ontario Line and City of Toronto Official Plan (Urban Structure Map 2)



- 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

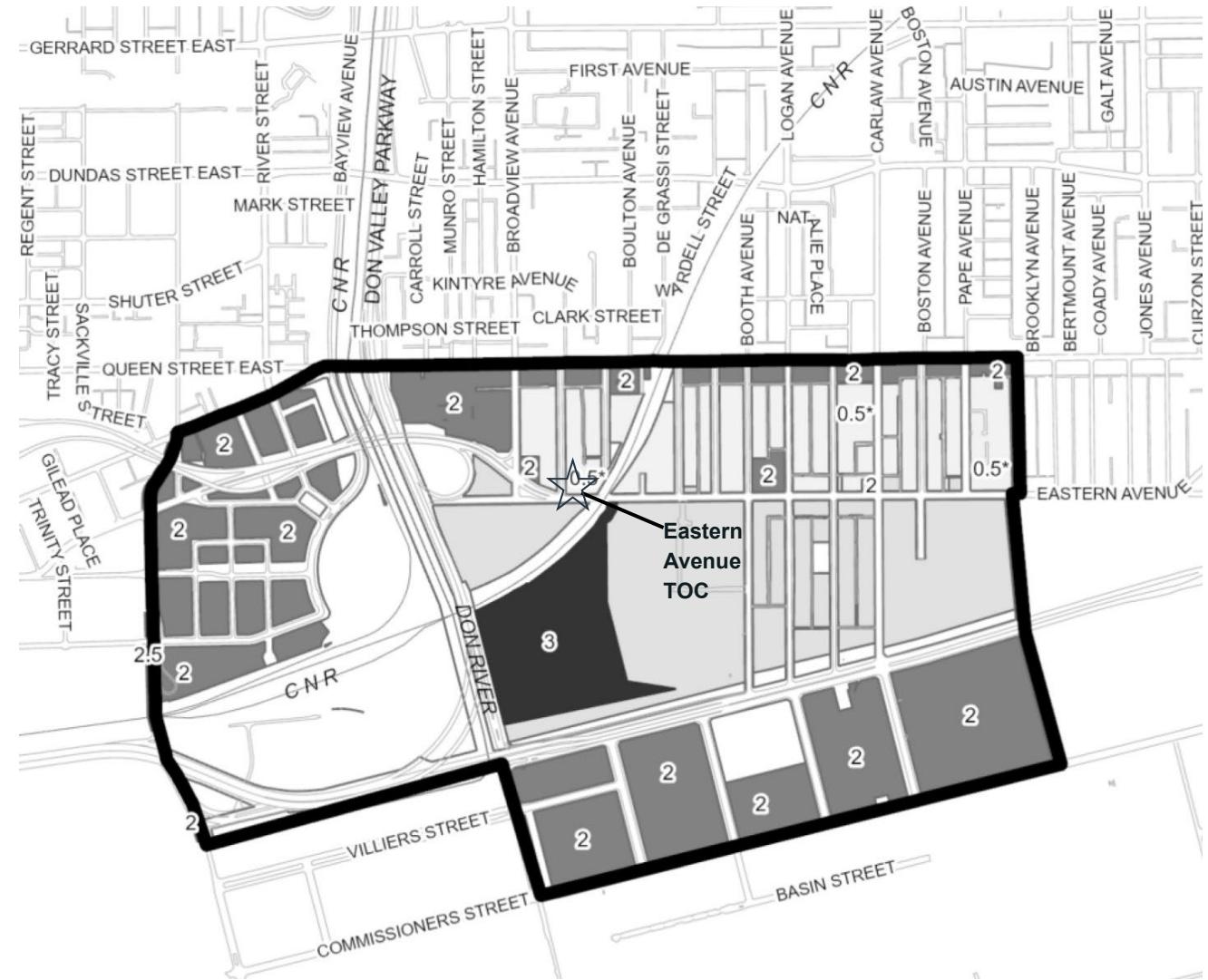
The Ontario Line (Spatial Conditions)



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.

Gerrard-Carlaw Protected Major Transit Station Area

Site and Area Specific Policy (SASP) 689

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

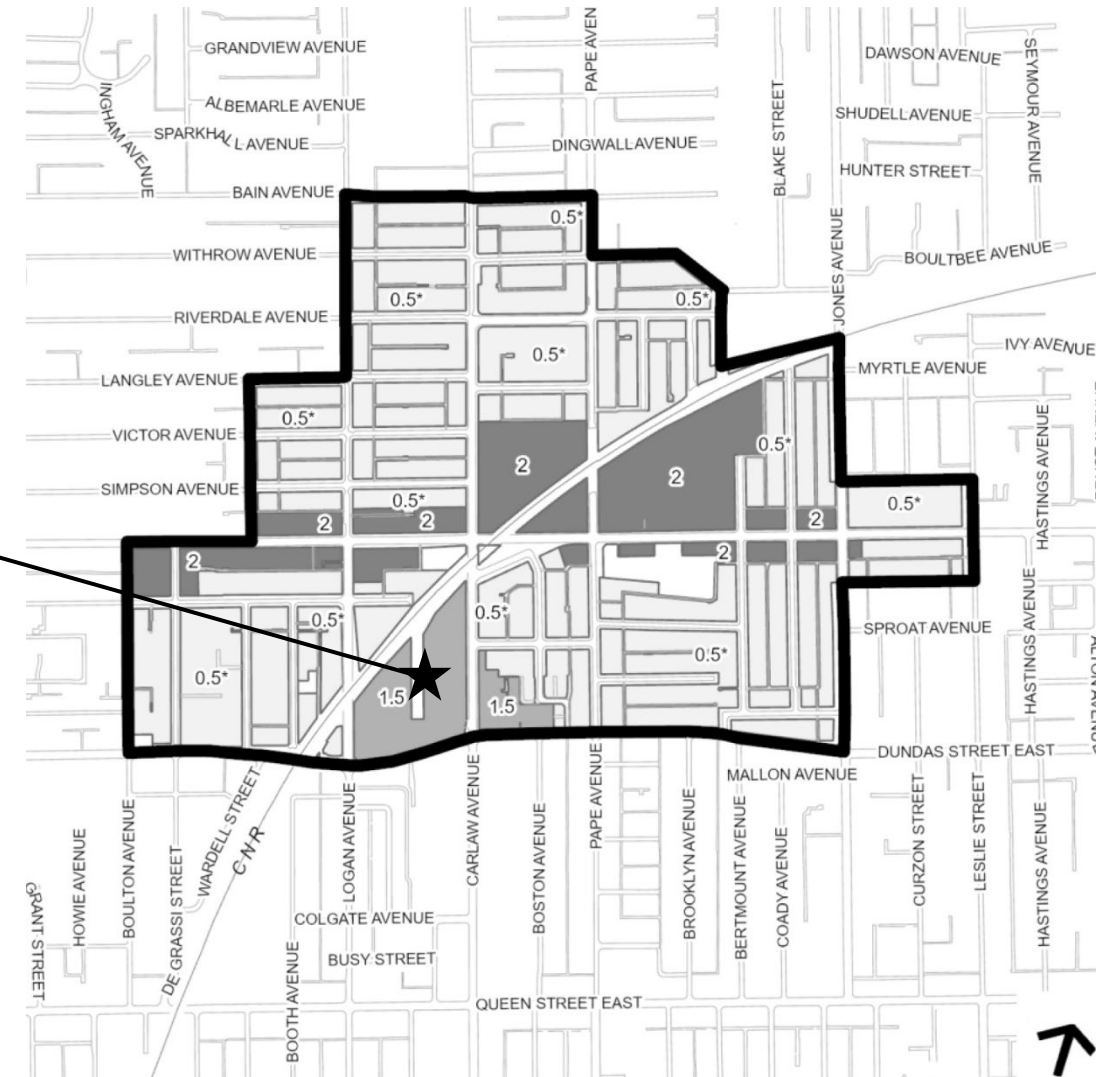
Minimum Density

	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.

Gerrard-Carlaw South TOC



4

Eastern Avenue TOC: First Submission Overview (Fall 2023)

Overview of Eastern Avenue TOC

Fall 2023 Submission



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



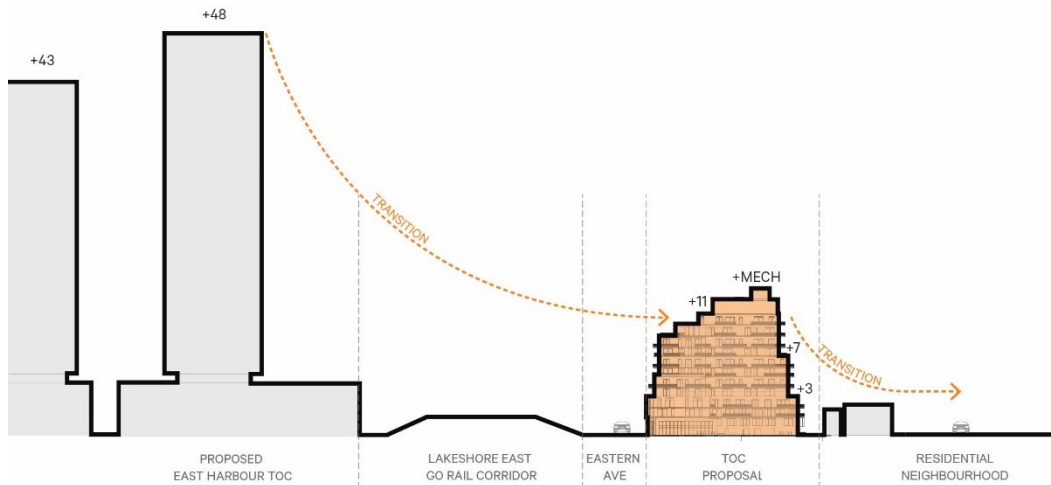
Respects adjacent low-rise neighbourhood and provides a transition in form to new planned high-density community

Eastern Avenue TOC: Design Objectives

Fall 2023 Submission

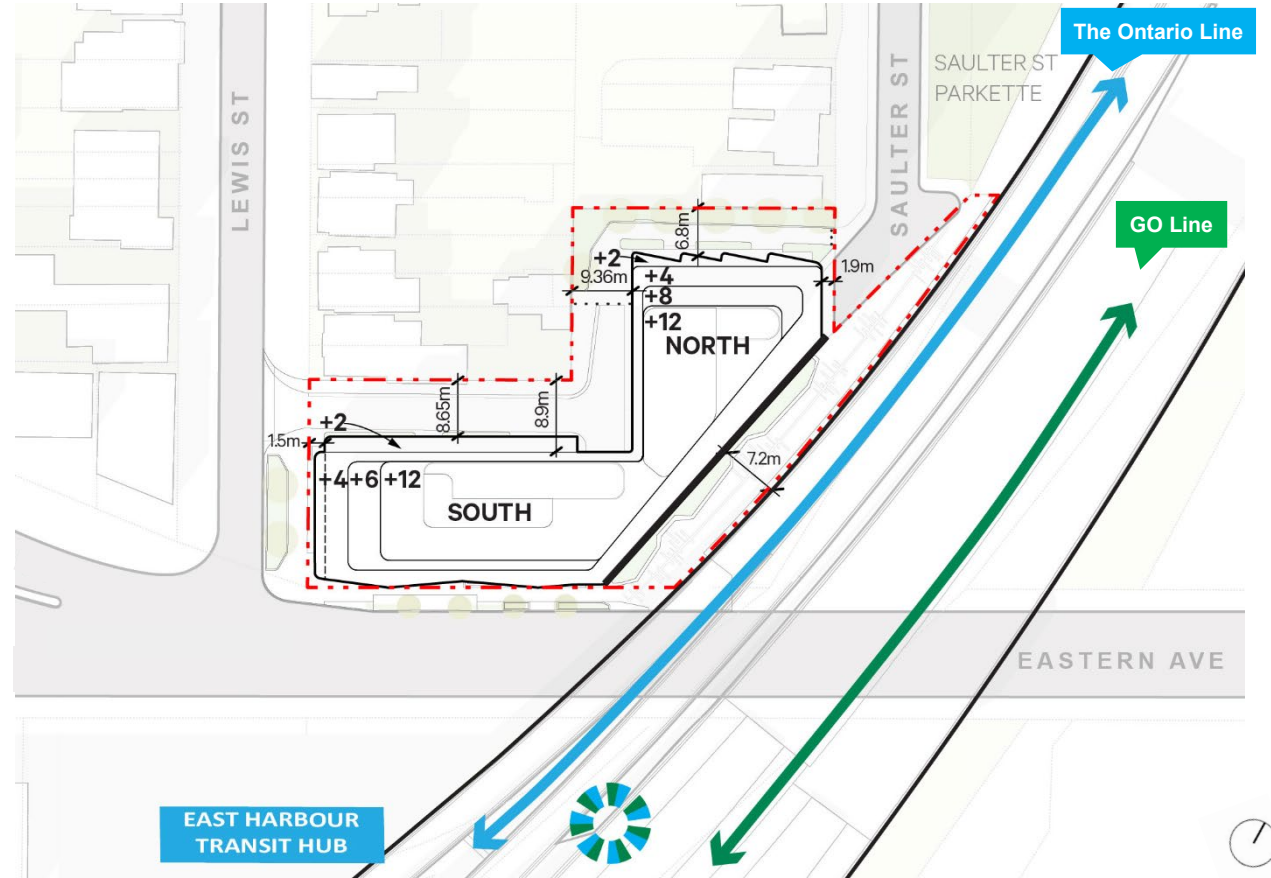


Building Profile along Eastern Avenue



East Harbour TOC and the Existing Residential Neighbourhood

Provides a Gentle Transition



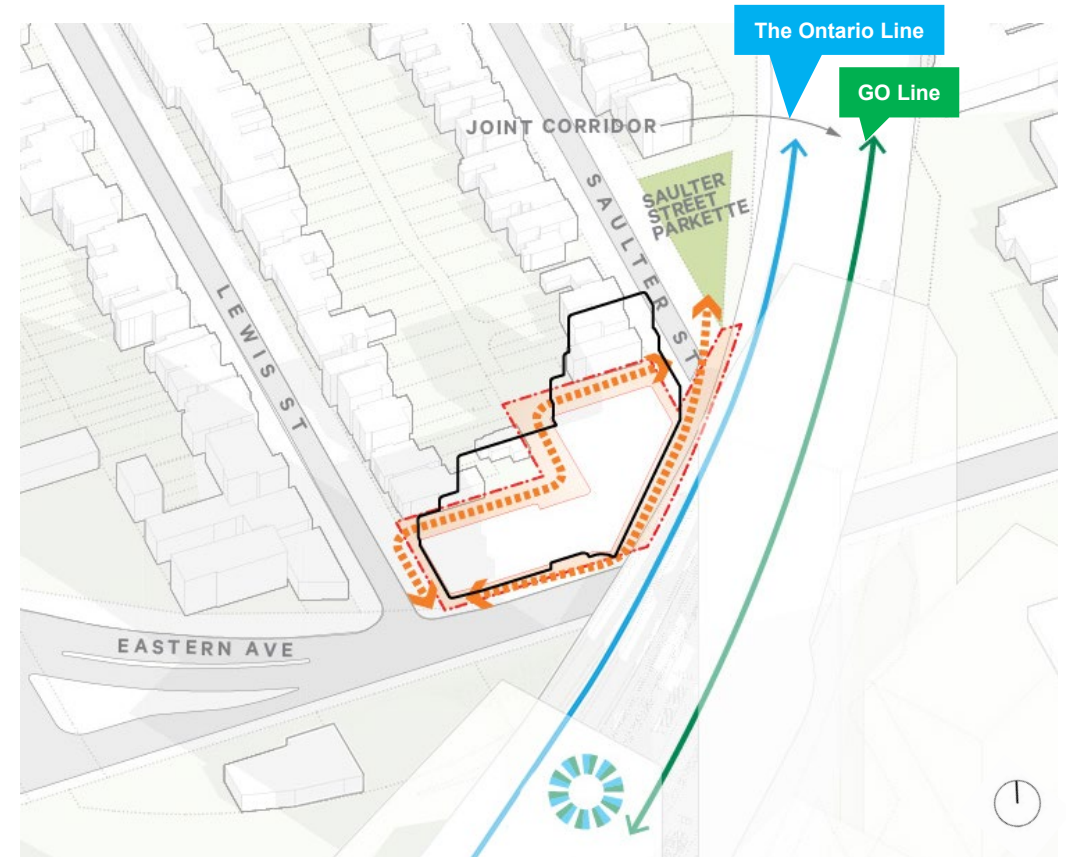
Provides a minimum 8.6 m setback from properties to the north

Eastern Avenue TOC: Design Objectives

Fall 2023 Submission



Enhances the Public Realm



Improves Pedestrian Circulation

5 Eastern Avenue TOC: What We Heard & Updates

What We Heard

Key Themes

To read the complete first engagement summary report, please visit:
<https://engageio.ca/en/EasternAvenue>



Density

- *There is potential for **increased density** on the proposed site.*



Community Services

- *There is a **need for a community benefits agreement** for this TOC to ensure that economic benefits reach local residents.*



Parking

- *The proposed level of **residential parking is higher than is typical** in an area that will be well served by transit.*



Housing

- *Include **Diverse housing options**, including housing for families and affordable housing.*



Circulation

- *The site access needs to better **accommodate servicing access** for vehicles, while also providing a safe and comfortable public realm.*



Commercial Spaces

- *Include **more local shops**, restaurants, grocery stores and space for film studios.*



Public Spaces

- *Provide a **beautiful public realm**.*
- *There is a need for **more parks**.*

What We Heard

Key Themes

To read the complete first engagement summary report, please visit:
<https://engageio.ca/en/EasternAvenue>

Revisions to the
Fall 2023 Concept

In-Progress /
Future Updates

No Change / Additional
Information Provided

What We Heard

Key Themes: [Revisions to the Fall 2023 Concept](#)

To read the complete first engagement summary report, please visit:
<https://engageio.ca/en/EasternAvenue>



Density

- *There is potential for **increased density** on the proposed site.*



Community Services

- *There is a need for a **community benefits agreement** for this TOC to ensure that economic benefits reach local residents.*
- *There is a need for affordable housing.*



Parking

- *The proposed level of **residential parking is higher than is typical** in an area that will be well served by transit.*



Housing

- *Include more **two and three bedroom units**.*



Circulation

- *The site access needs to better **accommodate servicing access** for vehicles, while also providing a safe and comfortable public realm.*



Commercial Spaces

- *Include **more local shops, restaurants, grocery stores** and space for film studios.*



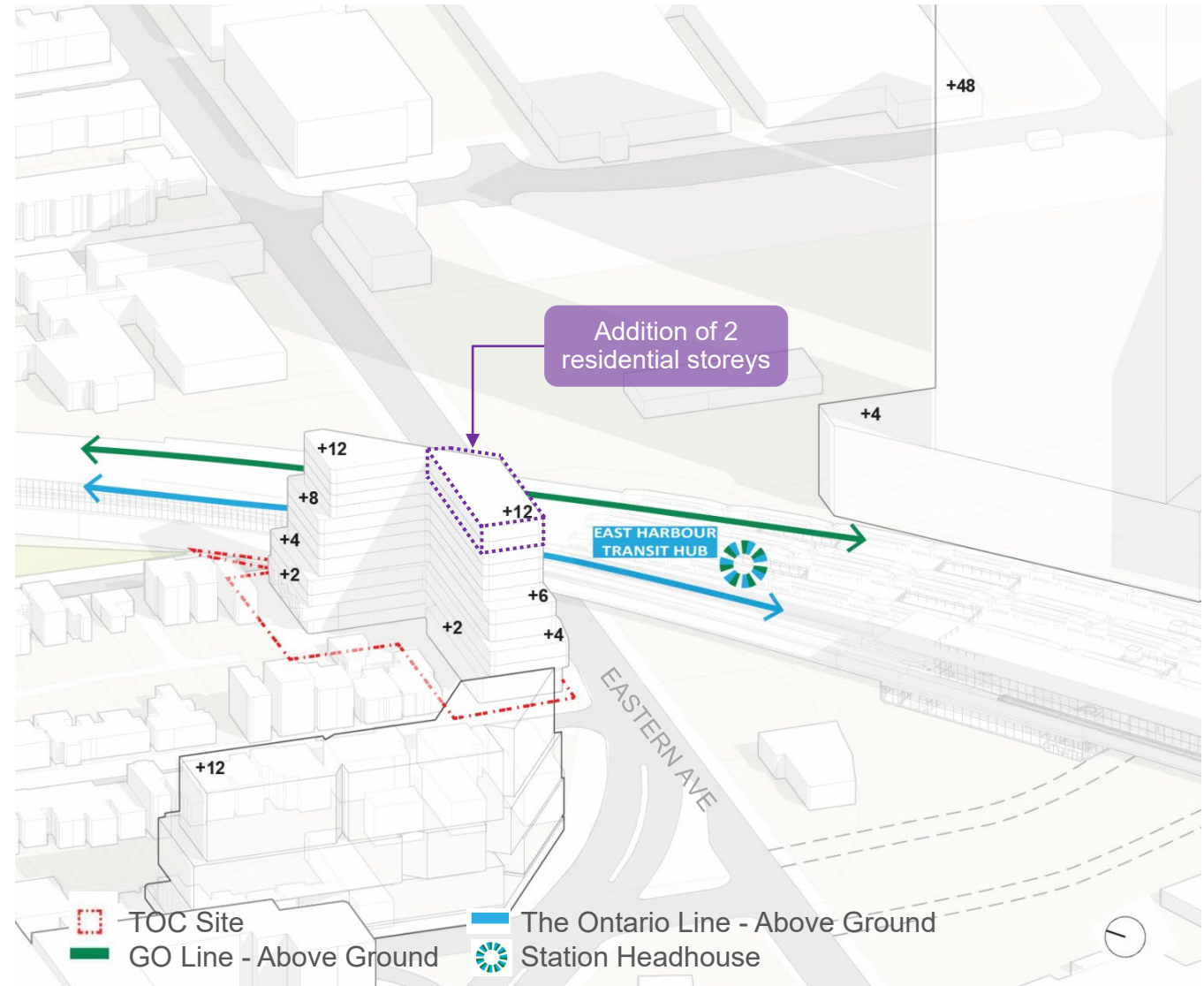
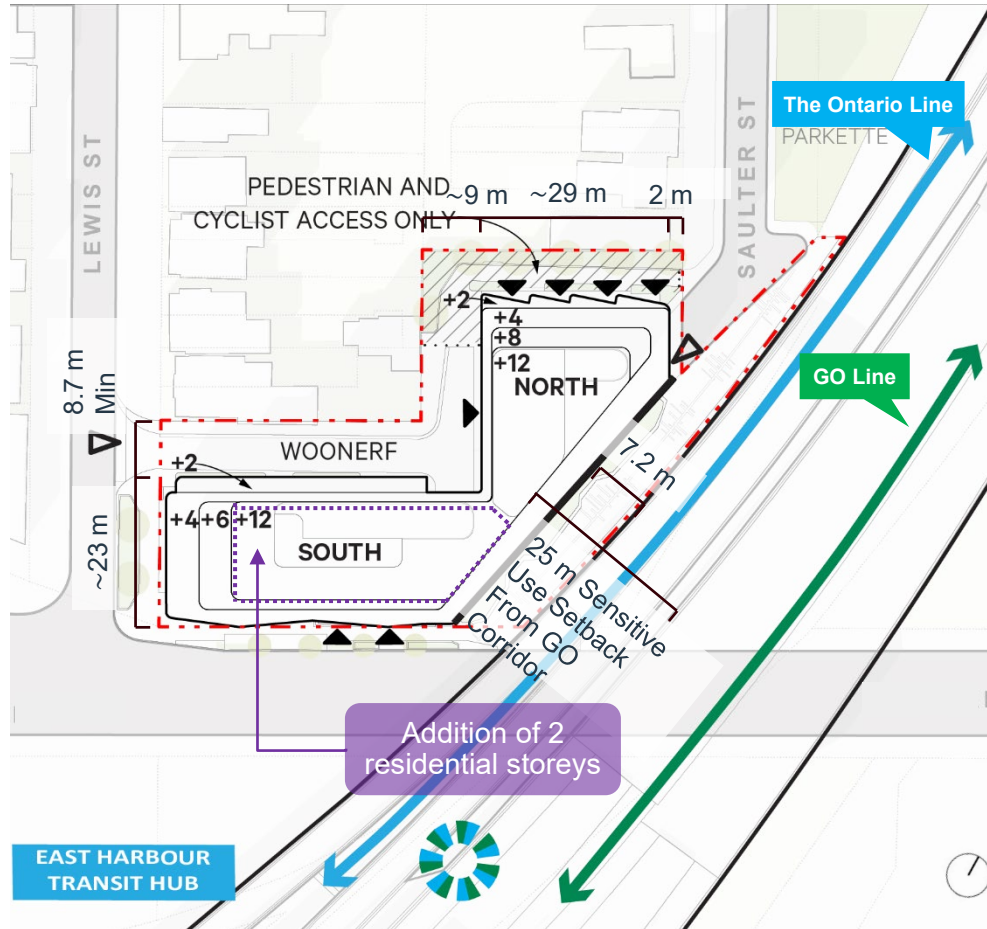
Public Spaces

- *Provide a **beautiful public realm**.*
- *There is a need for **more parks**.*

Proposed Built Form

Revisions to the Fall 2023 Concept

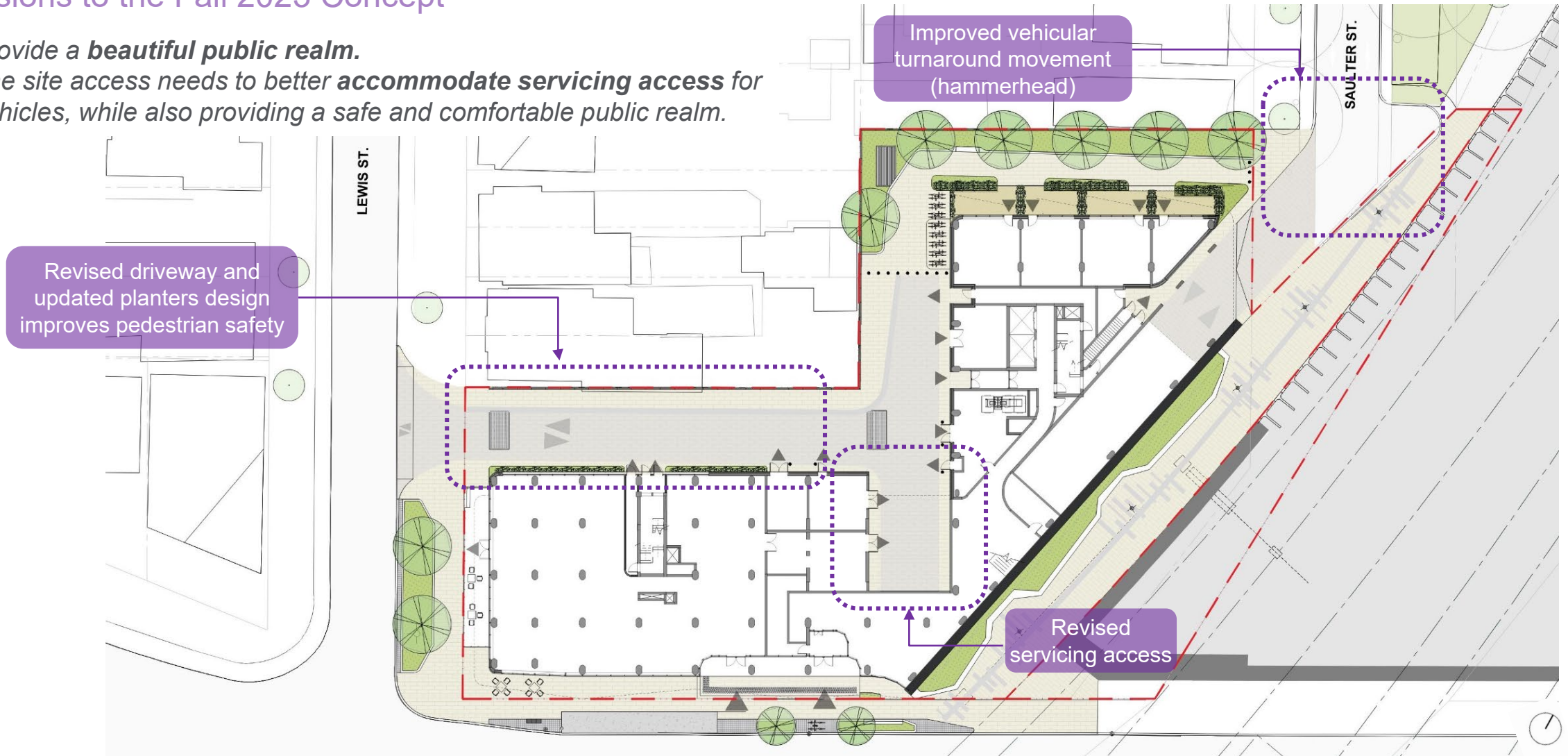
There is potential for **increased density** on the proposed site.



Proposed Public Realm Approach



Revisions to the Fall 2023 Concept

- Provide a **beautiful public realm**.
- The site access needs to better **accommodate servicing access for vehicles**, while also providing a **safe and comfortable public realm**.



Proposed Public Realm Approach

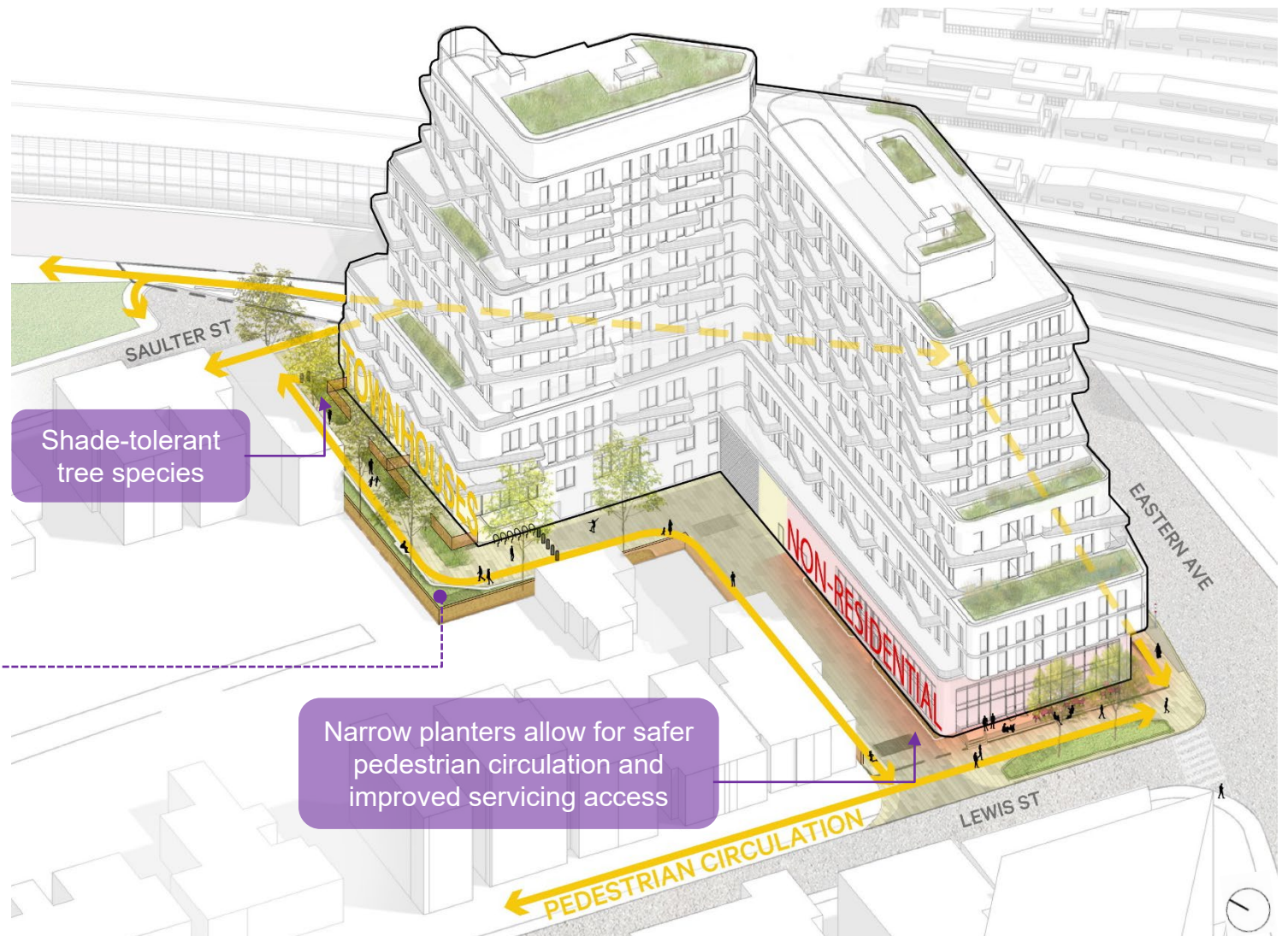
Revisions to the Fall 2023 Concept

 **Public Spaces**
 **Circulation**



Artist's renderings, subject to change. Ontario Line subway design not shown.

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



What We Heard

Key Themes: **In-Progress** / **Future Updates**

To read the complete first engagement summary report, please visit:
<https://engageio.ca/en/EasternAvenue>



Density

- *There is potential for **increased density** on the proposed site.*



Community Services

- *There is a **need for a community benefits agreement** for this TOC to ensure that economic benefits reach local residents.*



Parking

- *The proposed level of **residential parking is higher than is typical** in an area that will be well served by transit.*



Housing

- *Include **diverse housing options**, including housing for families and affordable housing.*



Circulation

- *The site access needs to better **accommodate servicing access** for vehicles, while also providing a safe and comfortable public realm.*



Commercial Spaces

- *Include **more local shops**, restaurants, grocery stores and space for film studios.*



Public Spaces

- *Provide a **beautiful public realm**.*
- *There is a need for **more parks**.*

TOC Implementation (Process)

In-Progress / Future Updates: Prepare Zoning



Commercial Spaces
Community Services

Sample Zoning Permissions (DRAFT)	
Uses	Residential: All multi-family types (townhouses, apartments, etc.), no detached housing Non-residential: Retail, office
Potential (permitted) Uses	Following to be permitted, not excluded: community centres, day cares, libraries, recreation facilities, film studio
Gross Floor Area (GFA)	Non-Residential (minimum): ~1,000 m ² Total (maximum): ~15,000 m ²
Permitted Height	~45 m (12 - storeys)
Minimum Permitted Setbacks	Generally as per Site Plan
Vehicle and Bicycle Parking Spaces	No change to applicable City standards (applicable minimum and maximum requirements unchanged)
Indoor and Outdoor Amenity Spaces for Residents (gym, barbecue area, meeting rooms, etc.)	2 m ² of indoor space and 2 m ² of outdoor space per unit (in compliance with By-law 569-2013 requirements)
Other permissions (encroachments, landscaping, site access, canopies, accessory buildings, loading, etc. to be developed.	

TOC Implementation (Process)

In-Progress / Future Updates: Detailed Design

The feedback provided to date, including the Community Engagement Summary Report, will **be shared with development partners** and considered at subsequent stages of the development process.

Design details to be determined during a future phase of the process (detailed design and Site Plan Approval) may include:

- **Programming** of non-residential space (e.g. local stores, grocers, creative studio, offices)
- **Unit layouts**
- **Finishes**
- Programming of **building amenity** (e.g. dog run, gym, party room, etc.)
- **Façade treatment and materials**
- **Balcony location and placement**
- AODA (Accessibility for Ontarians with Disabilities Act) Compliance



Commercial Spaces
Community Services

The image shows the cover page of a report. The title is 'Eastern Avenue Transit-Oriented Community Engagement Summary Report'. Below the title, it says 'Prepared by The Ontario Line Technical Advisor for Infrastructure Ontario' and 'TORONTO, ONTARIO August 7, 2024'. The cover features a decorative graphic with green and blue horizontal bars and circles. On the right side, there is a table of contents with page numbers and a section labeled 'TEAM TECHNICAL ADVISOR'.

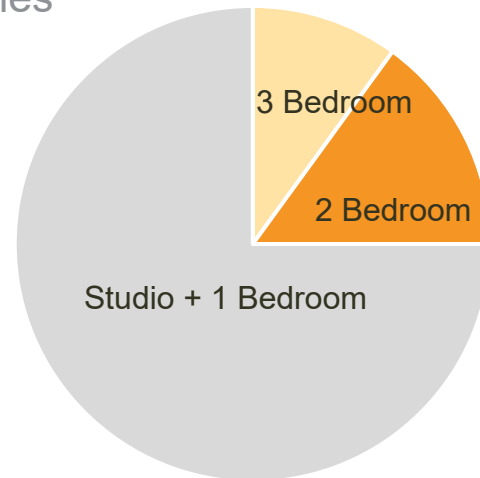
TOC Implementation (Process)

In-Progress / Future Updates: Affordable Housing

- The Province and City are working together to maximize the delivery of affordable housing in TOCs along Ontario Line North.
- The Value Allocation Framework agreement between the Province and City outlines an approach to funding of community benefits that may be applied to Affordable Housing. Provincial commitments to affordable housing in TOCs will be publicly communicated when more information is available.
- City staff will report to Council later in the fall on further opportunities and strategies to maximize the affordable housing in TOCs.

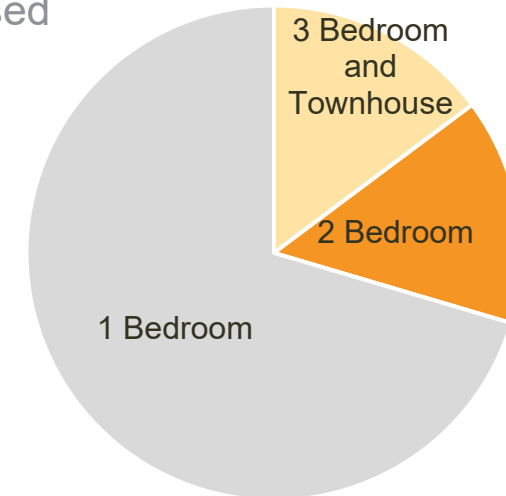
In-Progress / Future Updates: Unit Sizes

Growing Up Guidelines



■ 3 Bedroom ■ 2 Bedroom ■ Studio + 1 Bedroom

TOC Concept Proposed Unit Breakdown*



■ 3 Bedroom and Townhouse ■ 2 Bedroom ■ 1 Bedroom

*Development concept and statistics are preliminary and are subject to change based on evolving project requirements, commercial negotiations and stakeholder engagement.

Proposed Non-Residential Program

In-Progress / Future Updates

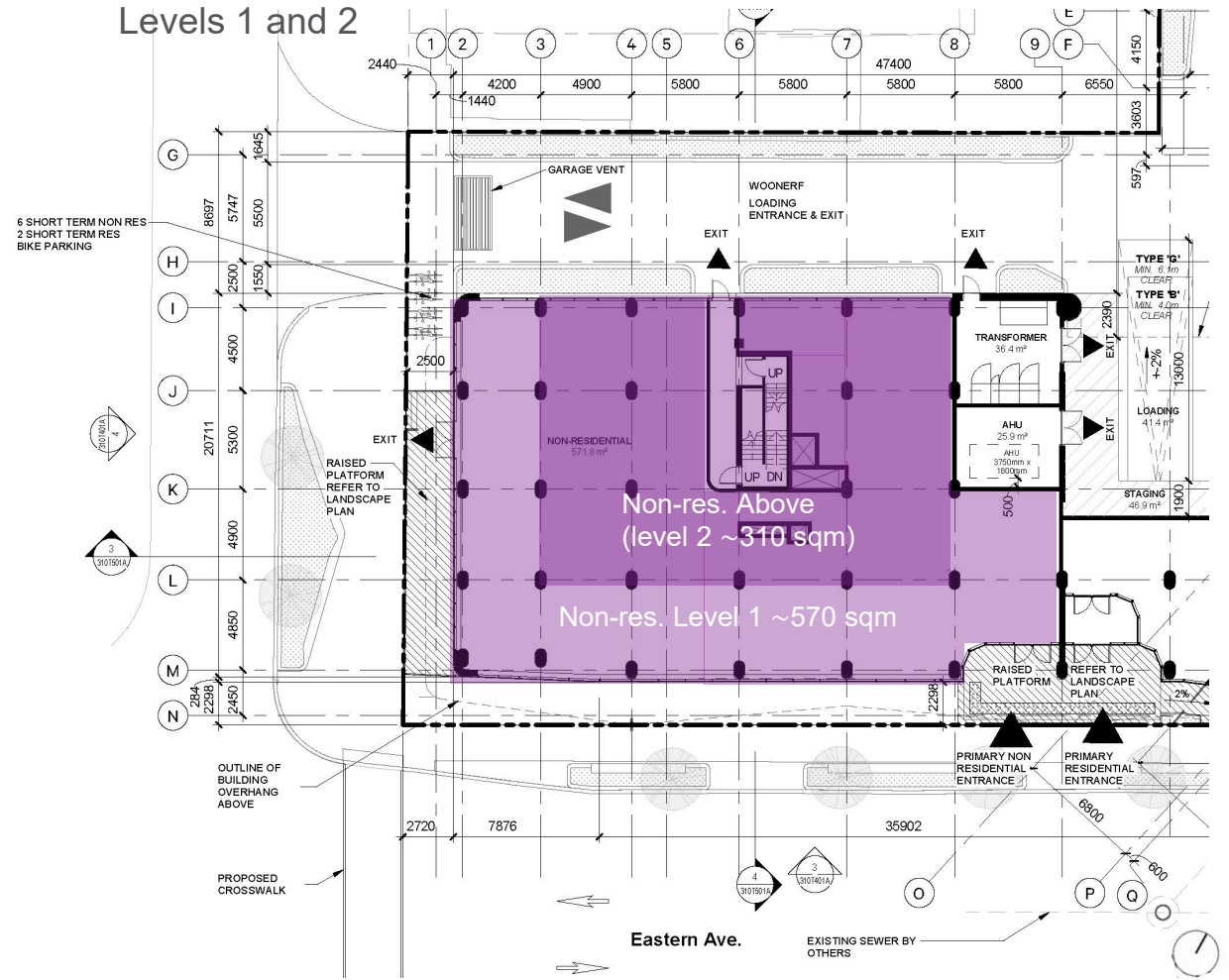
- Include *more local shops, restaurants, grocery stores and space for film studios.*



Commercial Spaces



Fall 2023 Rezoning Submission: Non-Residential Space: Levels 1 and 2



What We Heard

Key Themes: **No Change/ Additional Information Provided**

To read the complete first engagement summary report, please visit:
<https://engageio.ca/en/EasternAvenue>



Density

- *There is potential for **increased density** on the proposed site.*



Community Services

- *There is a **need for a community benefits agreement** for this TOC to ensure that economic benefits reach local residents.*



Parking

- *The proposed level of **residential parking is higher than is typical** in an area that will be well served by transit.*



Housing

- *Include **diverse housing options**, including housing for families and affordable housing.*



Circulation

- *The site access needs to better **accommodate servicing access** for vehicles, while also providing a safe and comfortable public realm.*



Commercial Spaces

- *Include **more local shops, restaurants, grocery stores** and space for film studios.*



Public Spaces

- *Provide a **beautiful public realm**.*
- *There is a **need for more parks**.*

Proposed Public Realm Approach

No Change/ Additional Information Provided

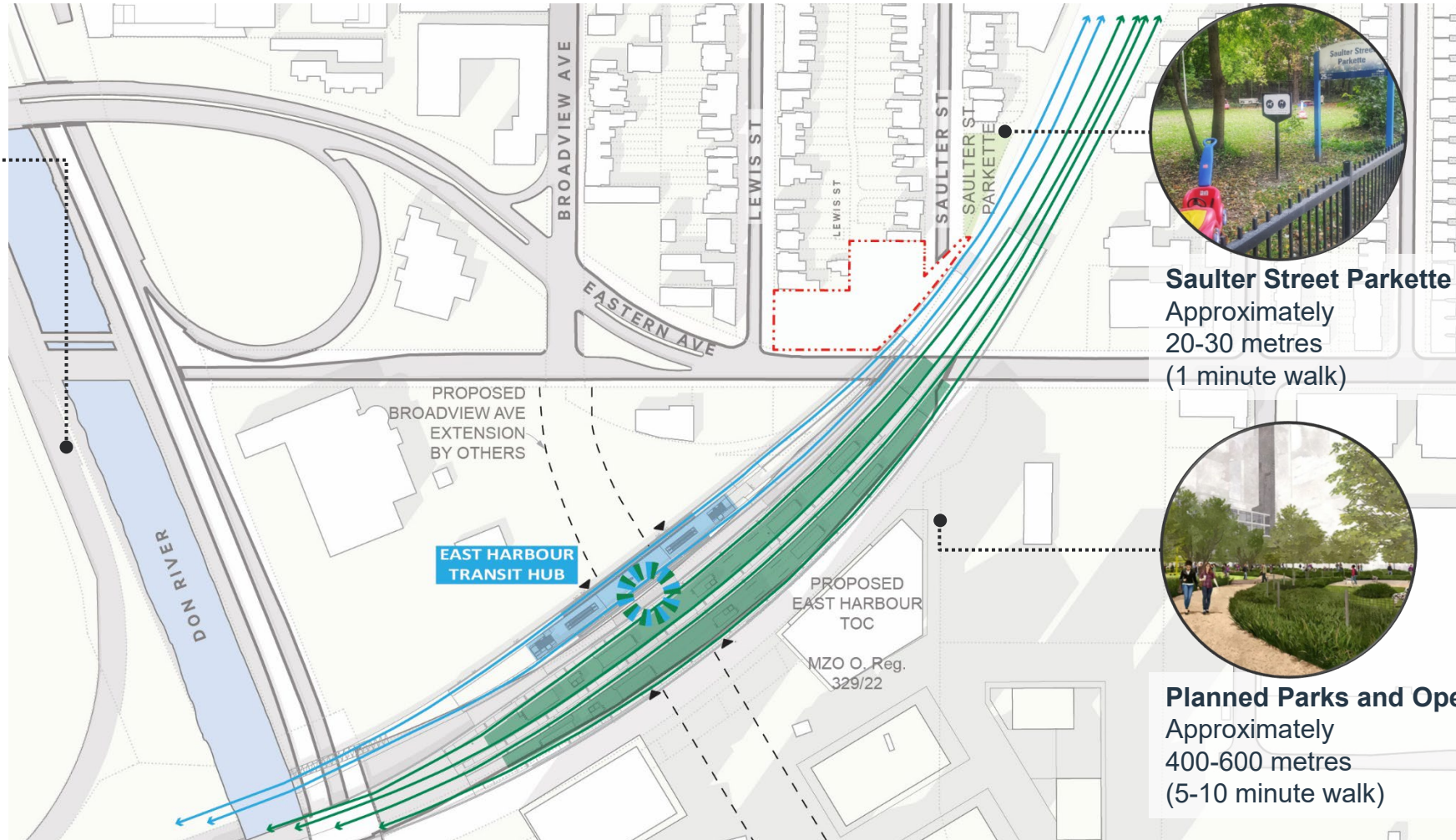


Public Spaces

There is a need for *more parks*.







Access to Planned Port Lands Parks and Naturalized Don River
Approximately 800-1100 metres (15 minute walk to the trail)



Saulter Street Parkette
Approximately 20-30 metres (1 minute walk)



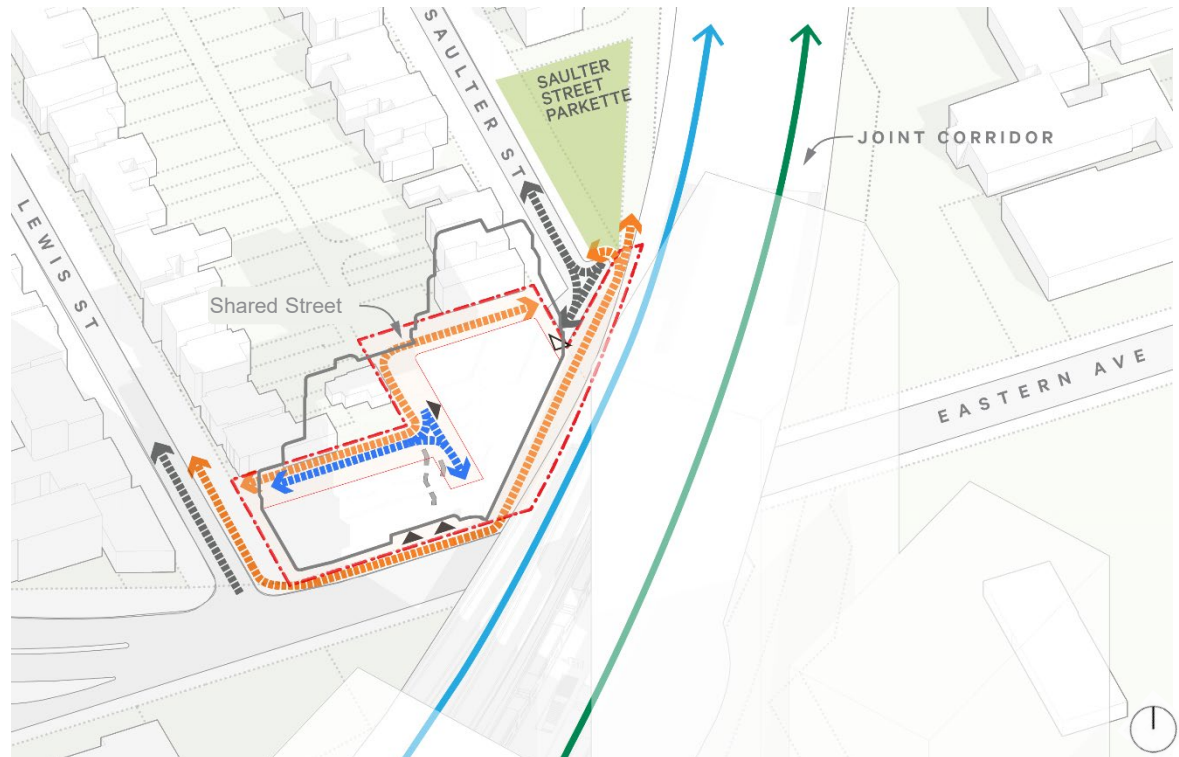
Planned Parks and Open Spaces
Approximately 400-600 metres (5-10 minute walk)











-  TOC Site
-  Station Headhouse
-  The Ontario Line - Above Ground
-  GO Line - Above Ground

Proposed Parking

No Change/ Additional Information Provided

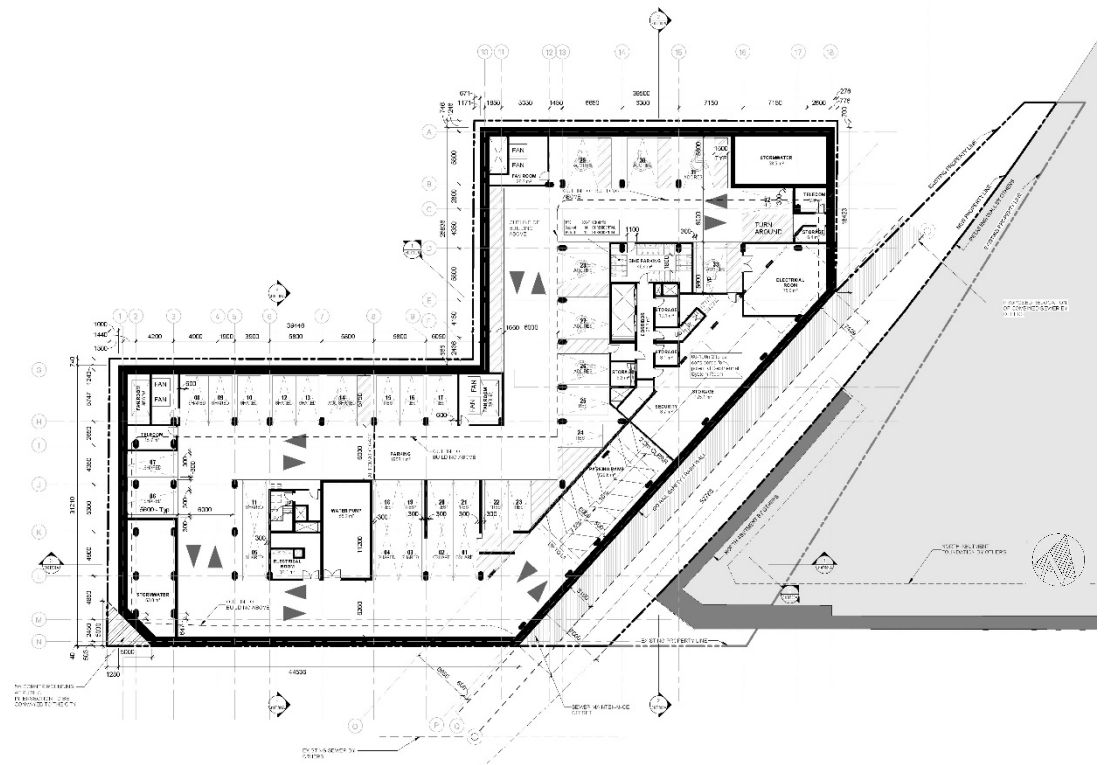
The proposed level of residential parking is higher than is typical in an area that will be well served by transit.



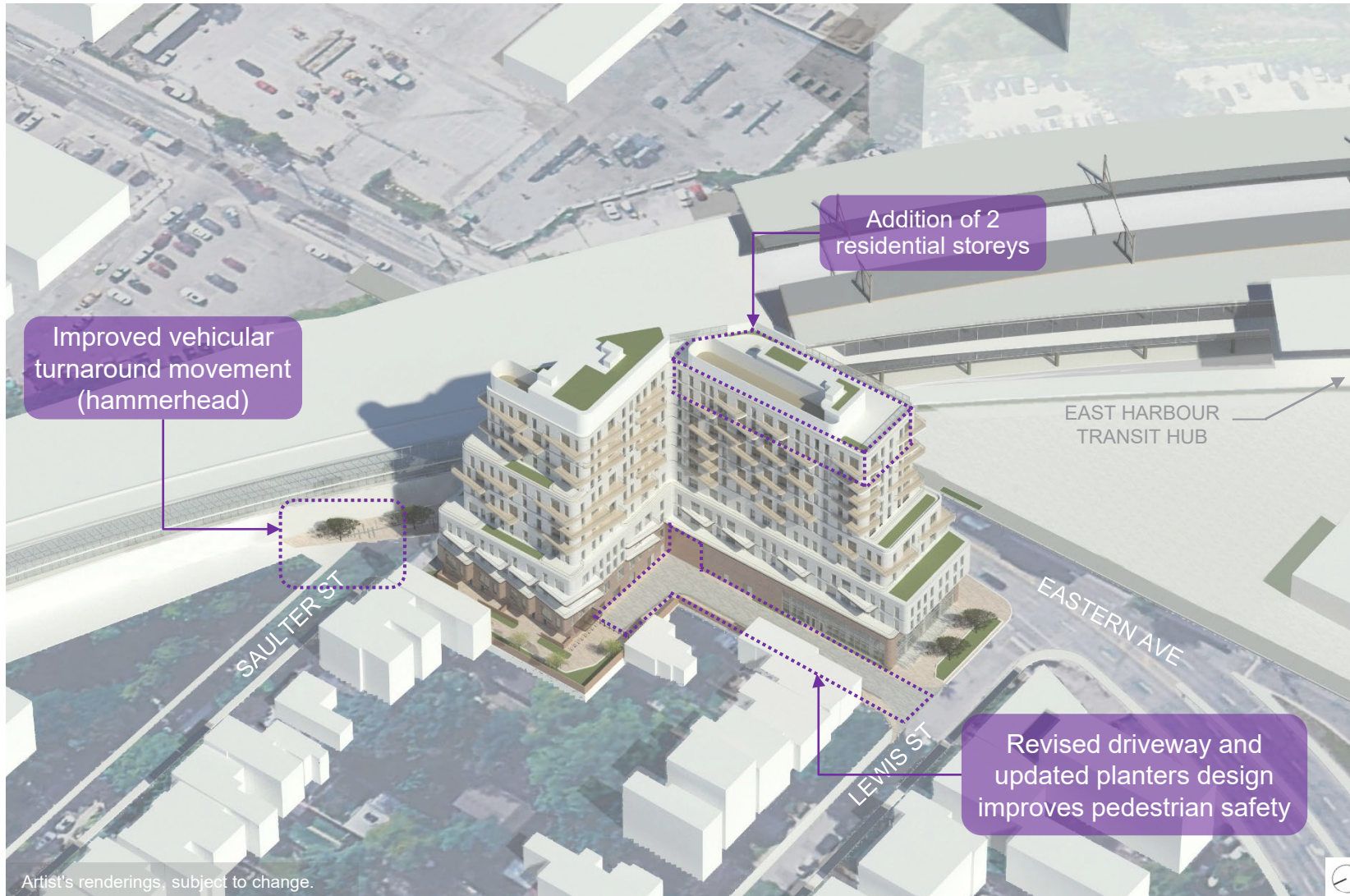
-  TOC Site
-  The Ontario Line – Above Ground
-  GO Line – Above Ground
-  Station Headhouse
-  TOC Entrance/Exit
-  TOC Vehicular Entrance/Exit
-  Public Realm
-  Pedestrian Circulation
-  Loading/Service Vehicle Circulation
-  Vehicular Circulation

Current Submission – Level B01

- 33 vehicular spots / 160 residential units
- 0.2 space / residential unit (net of accessible parking spaces)



Current Proposal



Overall	Eastern Avenue TOC
Height (exclusive of mechanical) (metres)	41.05
Height (storeys)	12
Gross Floor Area (m2)	
Residential	12,610
Non-Residential	1151
Total	13,761
Vehicular Parking	
Total Vehicle Parking	33
Bicycle Parking	
Total Bicycle Parking	180
Loading	
Loading Spaces	2
Residential Units	
Total	160

*Development concept and statistics are preliminary and are subject to change based on evolving project requirements, commercial negotiations and stakeholder engagement

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

6



Gerrard-Carlaw South TOC: First Submission Overview (Fall 2023)



Overview of Gerrard-Carlaw South TOC

Fall 2023 Submission



Artist's renderings, subject to change.

 TOC Site
 GO Line - Above Ground

 The Ontario Line - Above Ground
 Station Headhouse



Reuses buildings to respect the existing **heritage character**



Integrates space for light manufacturing, arts-based, and creative industries, and replaces the current 340 jobs with approximately **460 jobs**



Adds approximately **1,300 residential units**



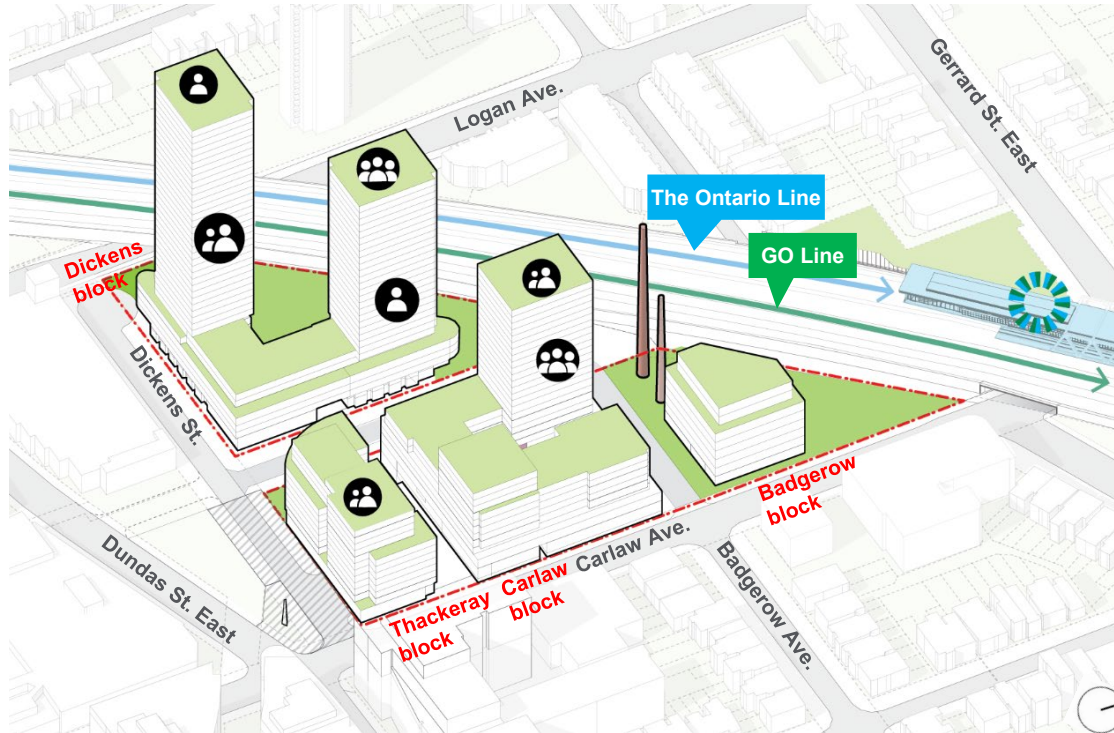
Enhances the public realm along Carlaw Avenue and creates pedestrian-friendly streets along Thackeray Street and the extension of Badgerow Avenue



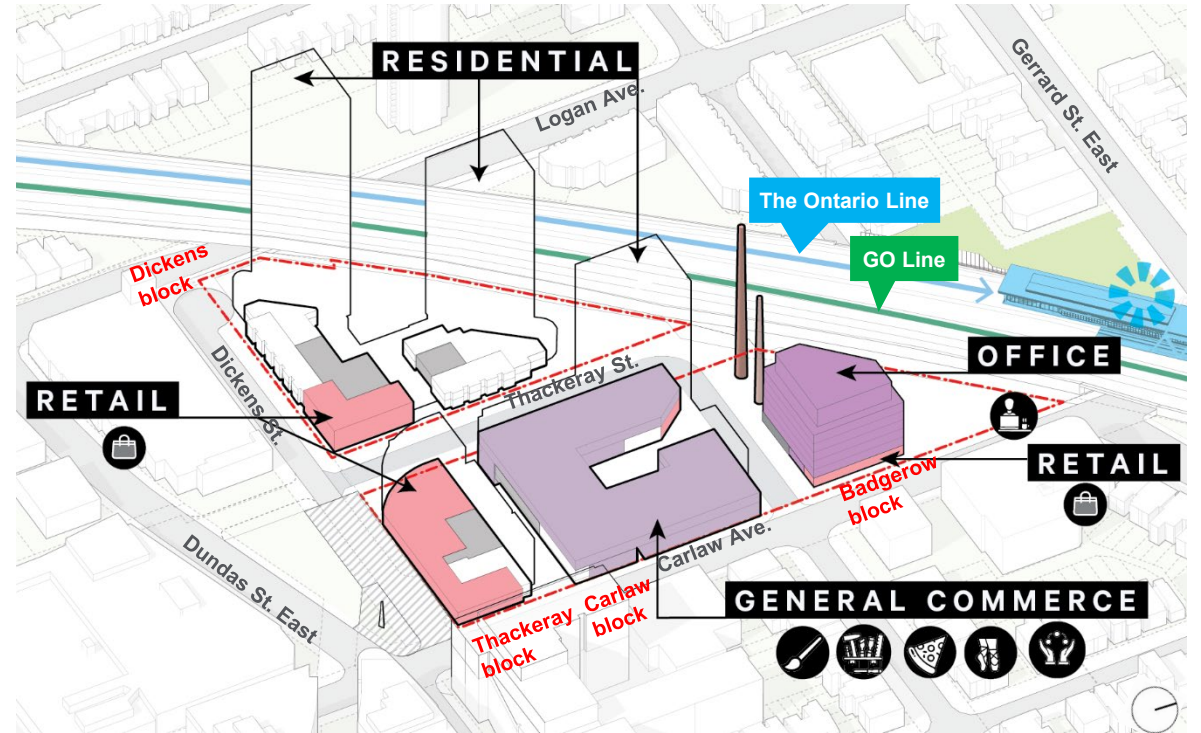
Creates approximately **6,500 square metres of landscaped open space** with a multi-use path along the rail corridor

Gerrard-Carlaw South TOC: Design Objectives

Fall 2023 Submission



Provide More Housing



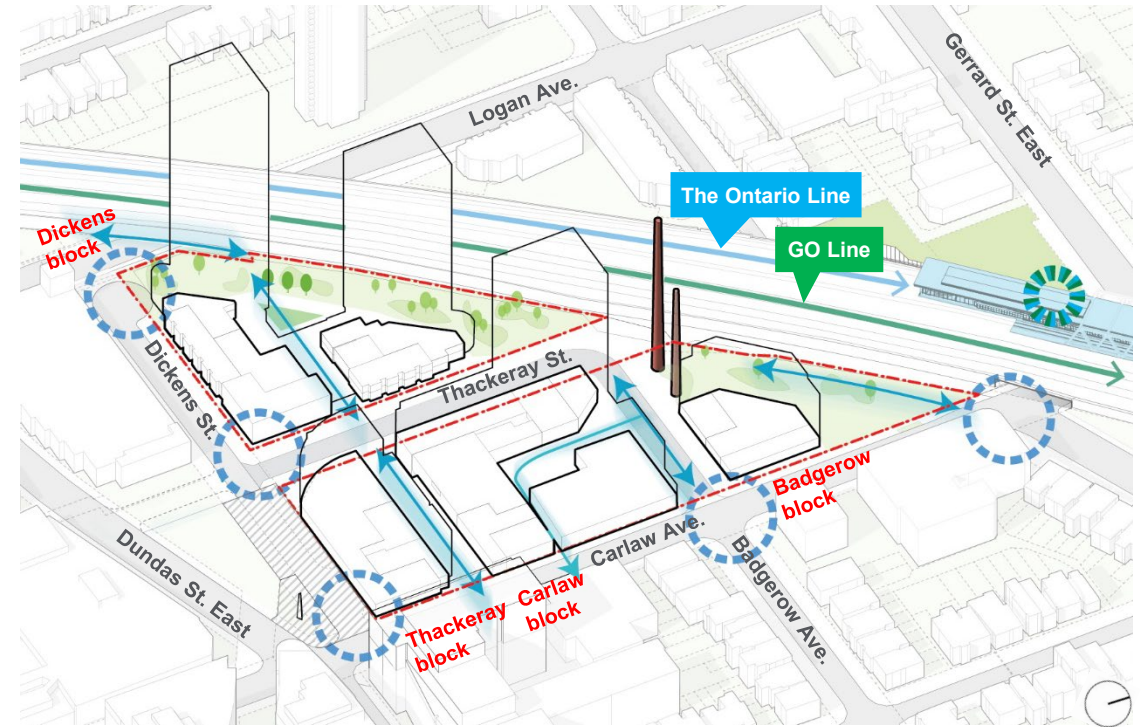
Provide a Mix of Employment Opportunities

Gerrard-Carlaw South TOC: Design Objectives

Fall 2023 Submission



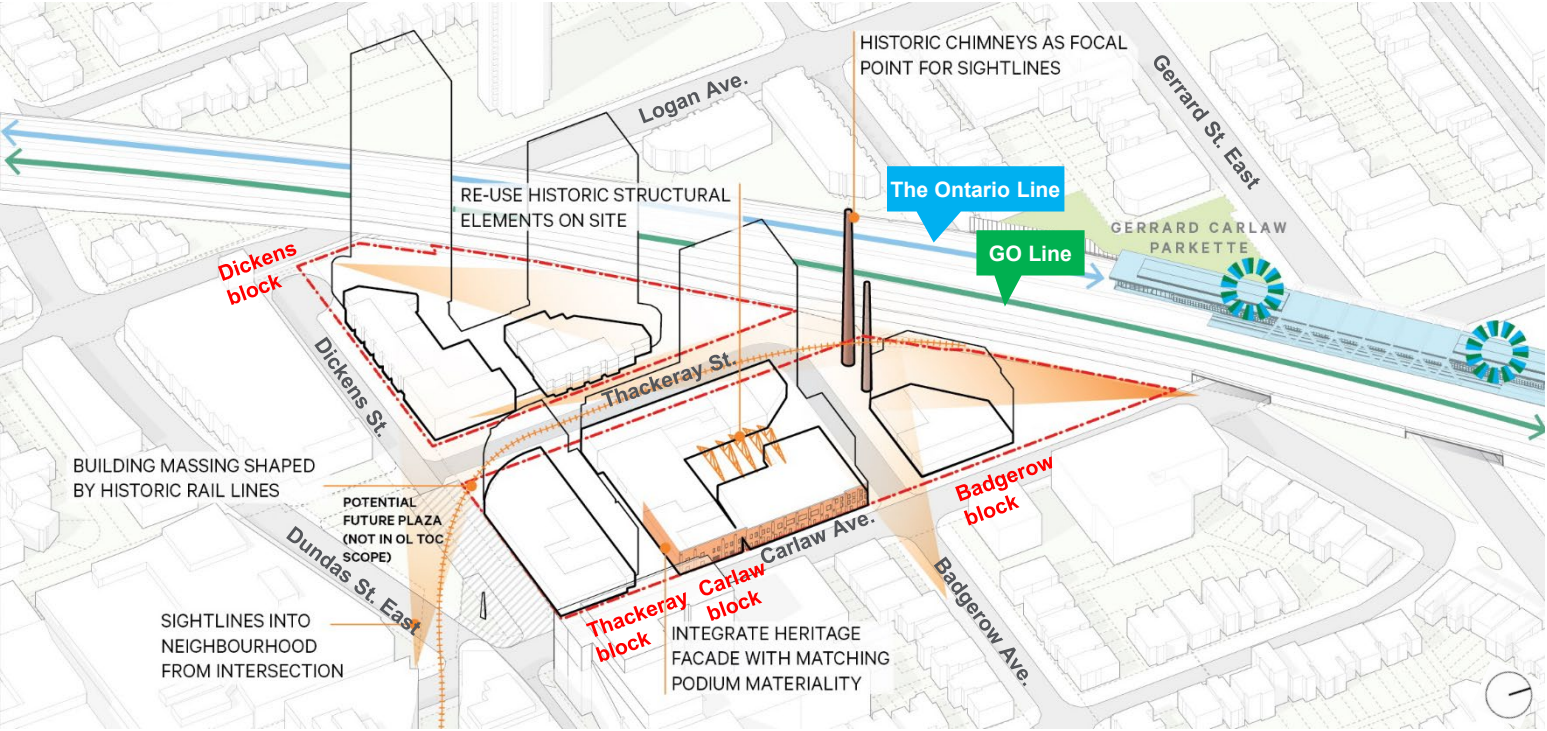
Deliver an Attractive and Connected Public Realm



Integrate the Site With the Surrounding Community

Gerrard-Carlaw South TOC: Design Objectives

Fall 2023 Submission



Honour the Site and Area's History

7 Gerrard-Carlway South TOC: What We Heard & Updates

What We Heard

Key Themes

To read the complete first engagement summary report, please visit :
<https://engageio.ca/en/GerrardCarlawSouth>



Height & Massing

- *Building heights are **too tall**, we're concerned about their scale.*
- *There may be potential for **more density** and/or height in some areas of the plan.*



Local Businesses

- *Retain spaces for **industrial businesses, light manufacturing businesses, creative work, and local businesses.***
- *Future **rent increases** could make the commercial spaces **unaffordable** for local businesses.*
- *Office space may not be needed.*



Community Services

- *There is a need for a **Community Benefits Agreements** for the concept.*
- *The **existing community services and facilities** need to be assessed in order to accommodate the proposed **density**. We have concerns with the capacity of community centres, childcare facilities, senior care services, medical services need to be assessed in the area.*



Heritage

- *Retain more of the site's heritage and design such that **the look and feel of the original building** is incorporated into the design.*



Pedestrian Experience

- *The site's **accessibility** for pedestrians can be improved.*
- ***Prioritize walking, bike use, and car sharing** as transportation options.*

What We Heard

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Revisions to the
Fall 2023 Concept

In-Progress /
Future Updates

What We Heard

Key Themes: [Revisions to the Fall 2023 Concept](#)

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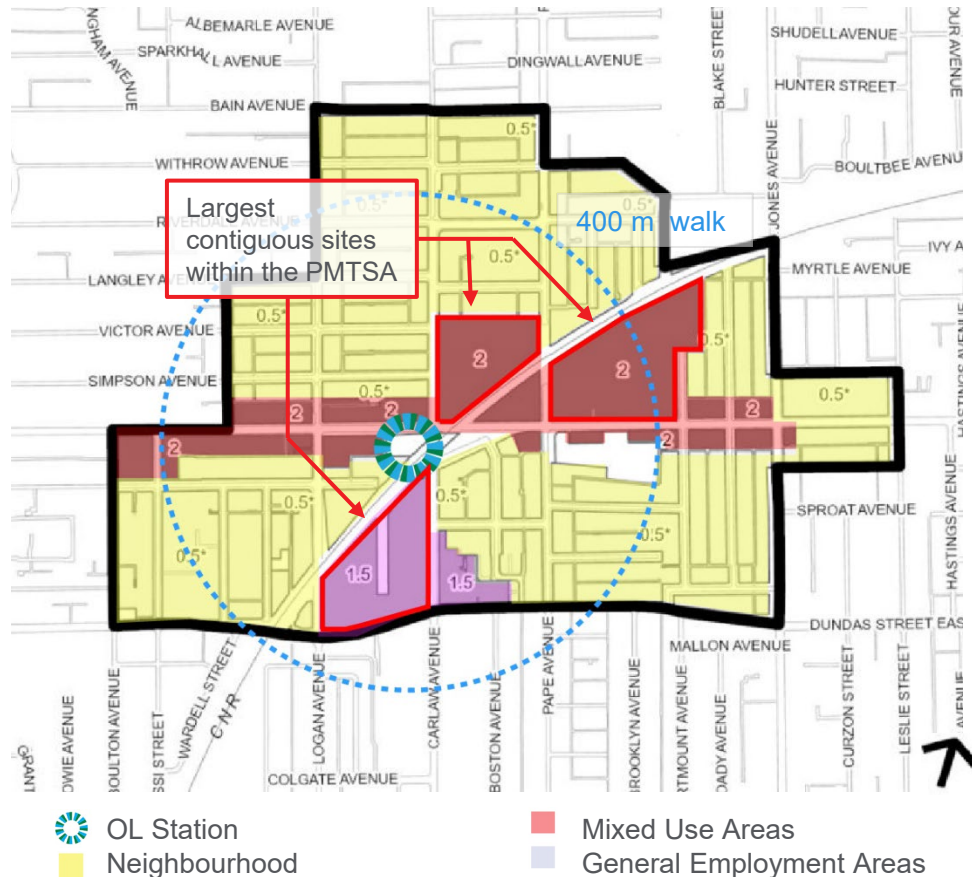
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Proposed Built Form

Revisions to the Fall 2023 Concept

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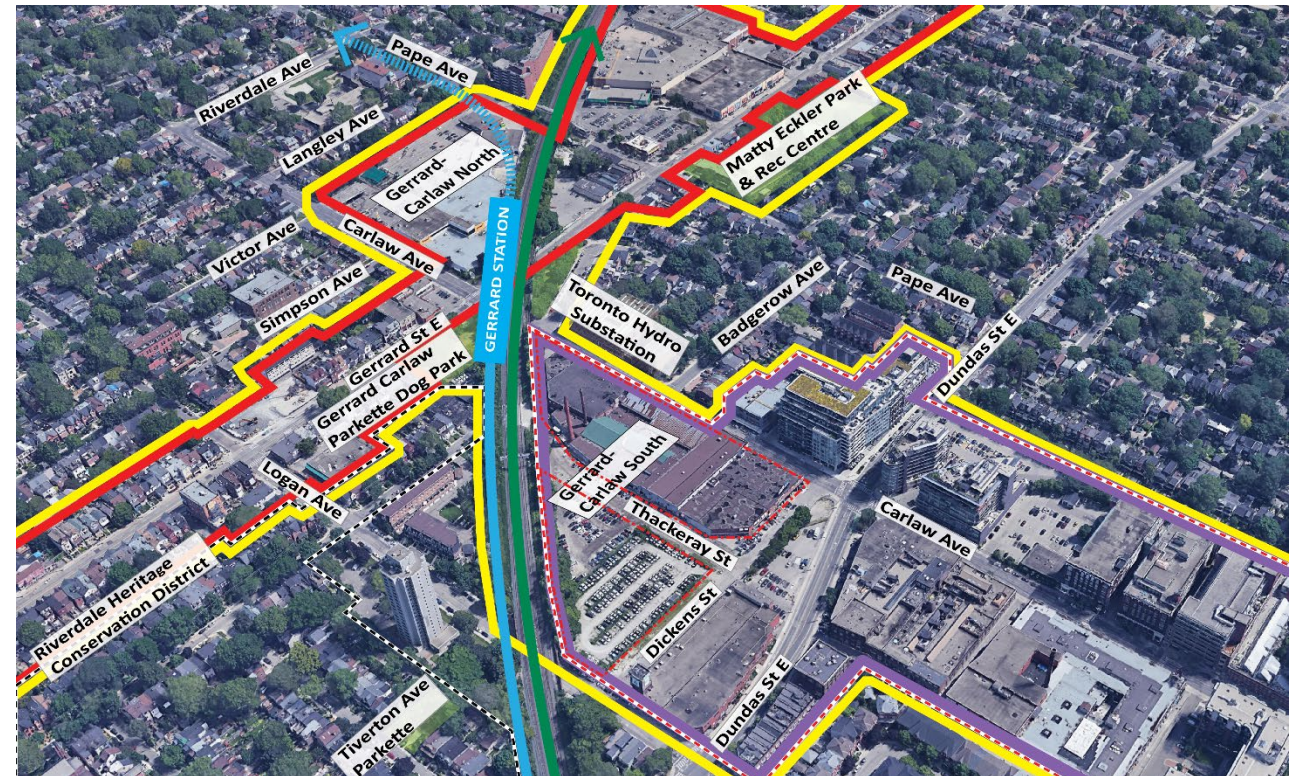


(1) FSI (Floor Space Index) is the ratio of the total floor space that can be built on a plot to the area of the plot itself.



Height & Massing

- Gerrard-Carlaw Protected Major Transit Station Area (PMTSA) 300 people and jobs per hectare min.
- Numbers on the plan below indicate minimum density (FSI)⁽¹⁾.



- TOC Site
- GO Line - Above Ground
- The Ontario Line - Above Ground
- Neighbourhood
- Mixed Use Areas
- General Employment Areas
- Riverdale Heritage Conservation District
- Site and Area Specific Policy 154

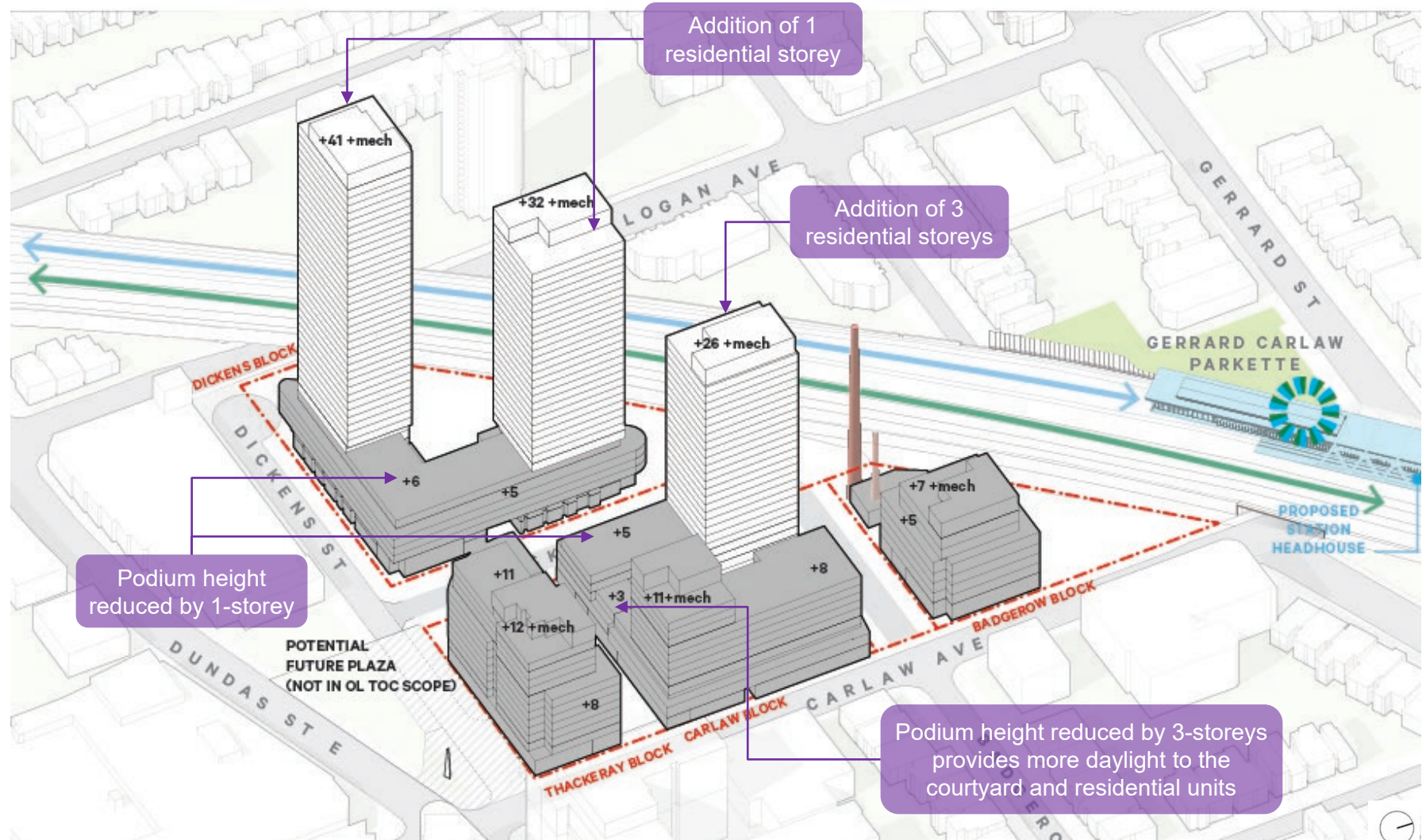
Proposed Built Form

Revisions to the Fall 2023 Concept



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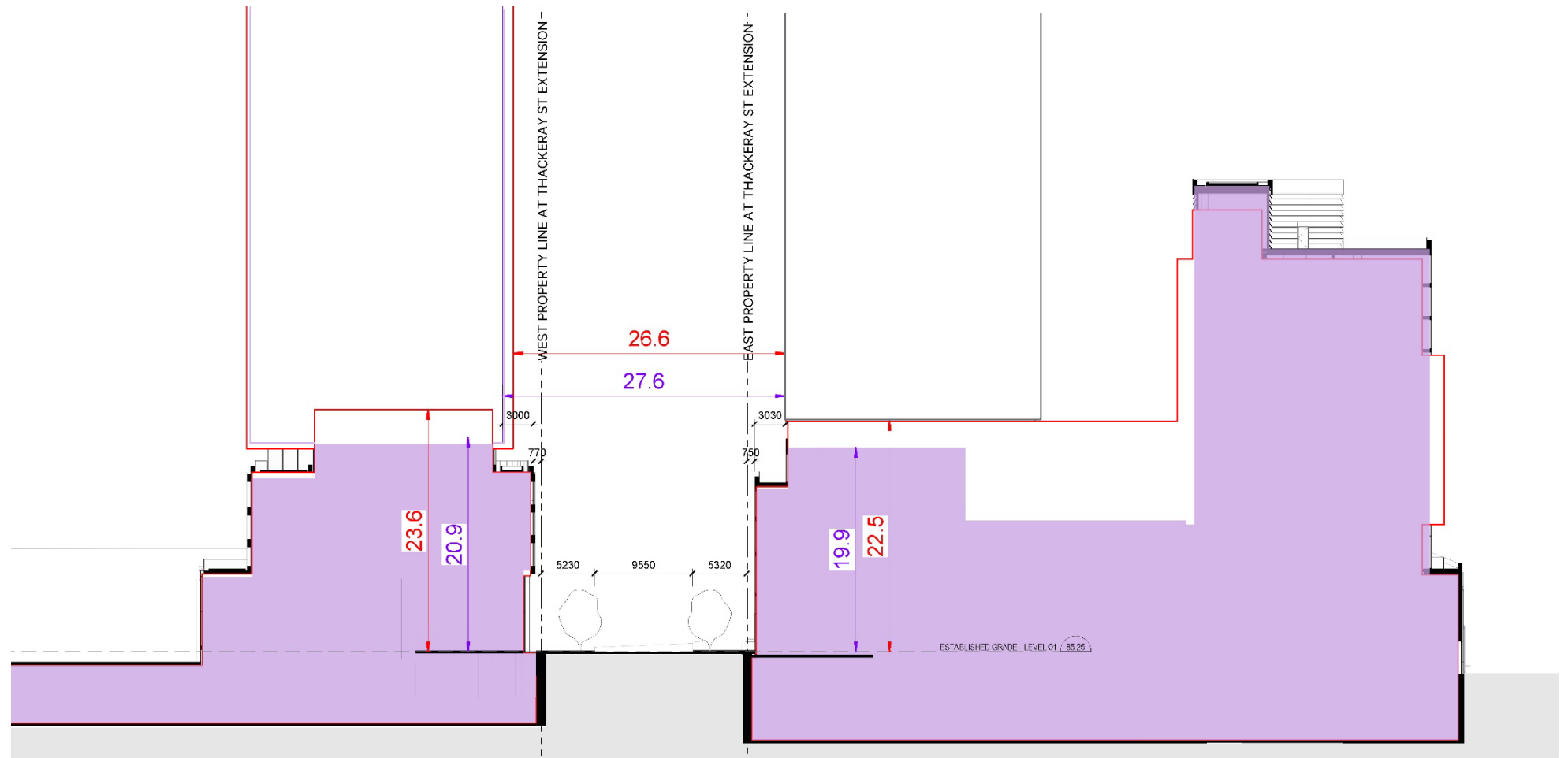
Proposed Built Form

Revisions to the Fall 2023 Concept



Height & Massing

- Revised Proposal
- Fall 2023 Submission



East-West Section Looking North Along Thackeray Street

Proposed Built Form

Revisions to the Fall 2023 Concept

The updated massing results in better daylighting for the Carlaw TOC courtyard and the units facing it, by at least two-three hours during the day.

The updated design increases the number of openings into the courtyard, highlighting it as a central, active gathering space.



Height & Massing



Artist's renderings, subject to change. Ontario Line subway design not shown.

Proposed Heritage Approach

Revisions to the Fall 2023 Concept

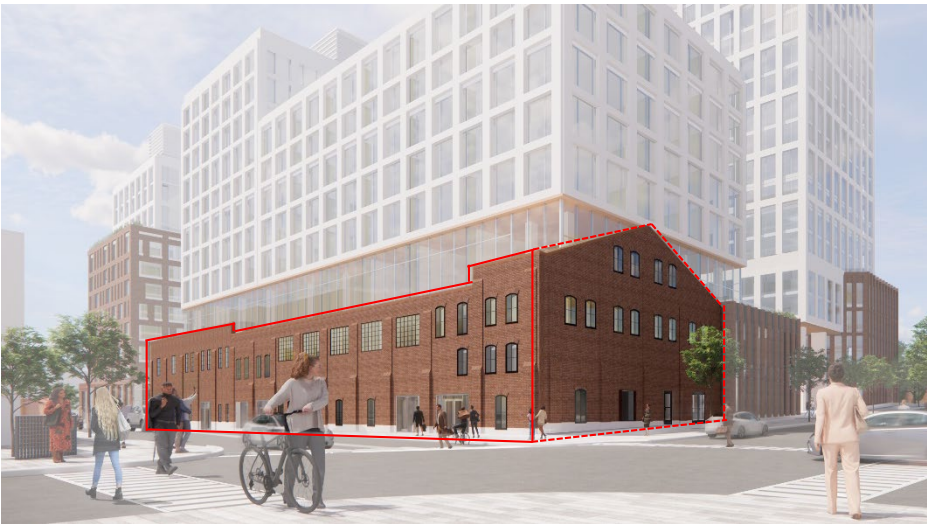


Retain more of the site's heritage and design such that *the look and feel of the original building is incorporated into the design*

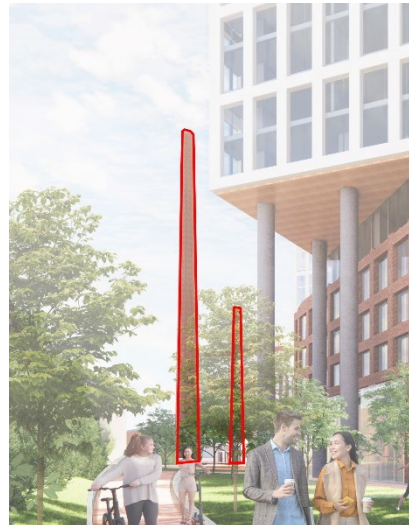
Existing Conditions



Proposal



Retained heritage façade on Carlaw Avenue



Retained chimneys



Relocated original trusses

Proposed Heritage Approach

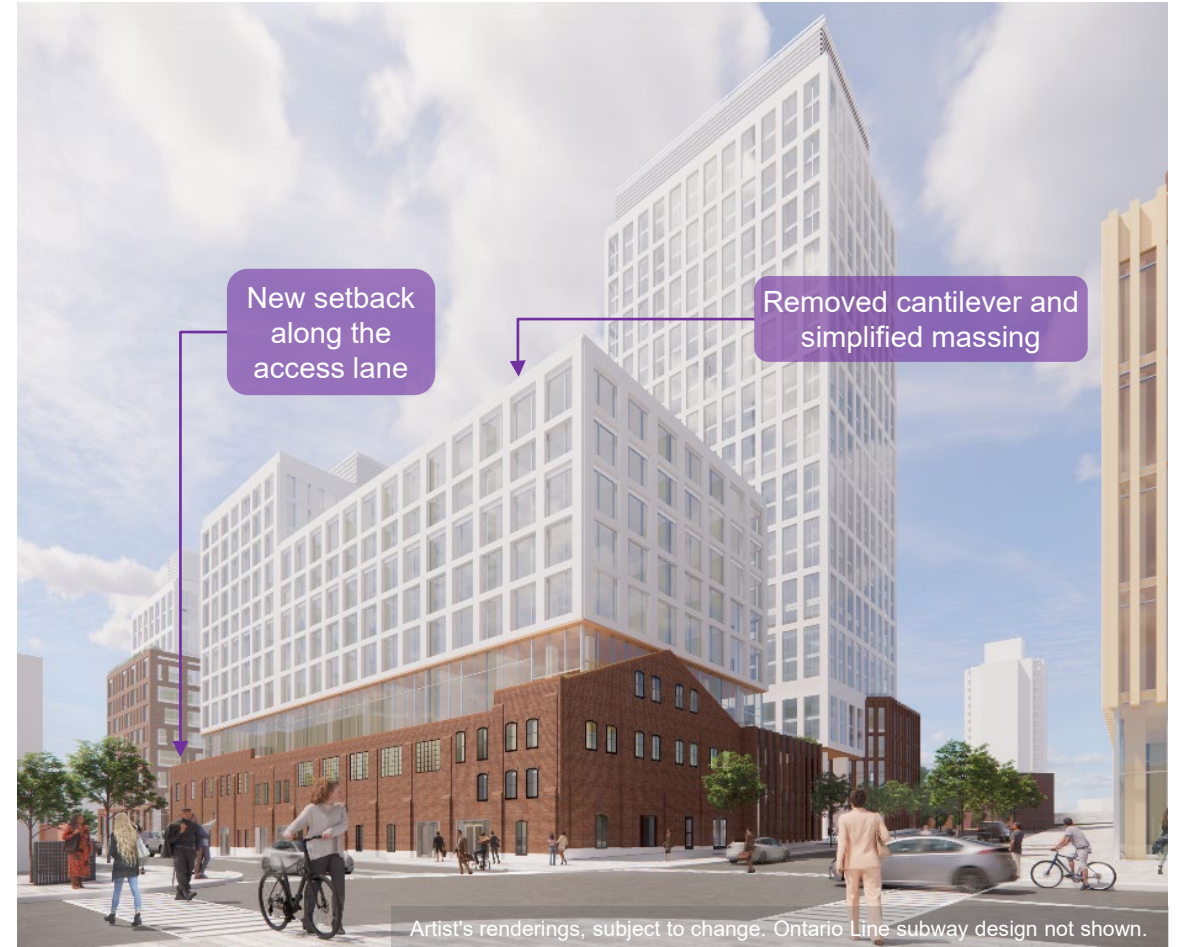
Revisions to the Fall 2023 Concept



Illustrative rendering, updated simplified massing, reducing visual impact and shadows on the retained heritage building.



Fall 2023 Submission



Revised Proposal

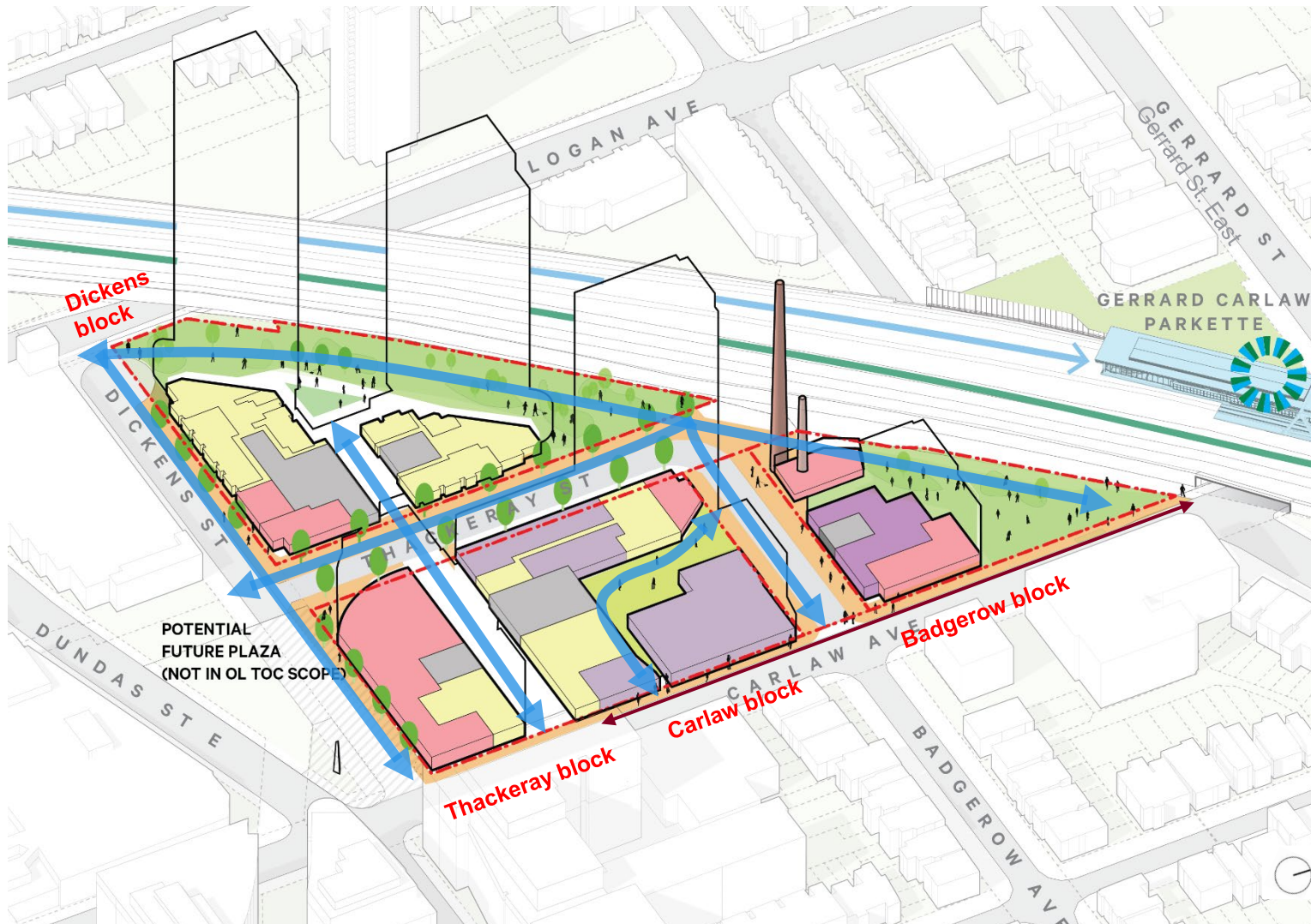
Proposed Public Realm Network

Revisions to the Fall 2023 Concept



Pedestrian Experience

- The site's **accessibility for pedestrians** can be improved.
- **Prioritize walking, bike use, and car sharing** as transportation options.



- ↔ Pedestrian Connection to OL Station
- ➡ Pedestrian Connections

- TOC Site
- GO Line - Above Ground
- The Ontario Line - Above Ground
- ☀ Station Headhouse
- ☀ Transit
- Residential
- Retail
- General Commerce
- Office
- Parking / Loading
- Widened Sidewalk / Public Realm
- Linear Green Space
- Courtyard

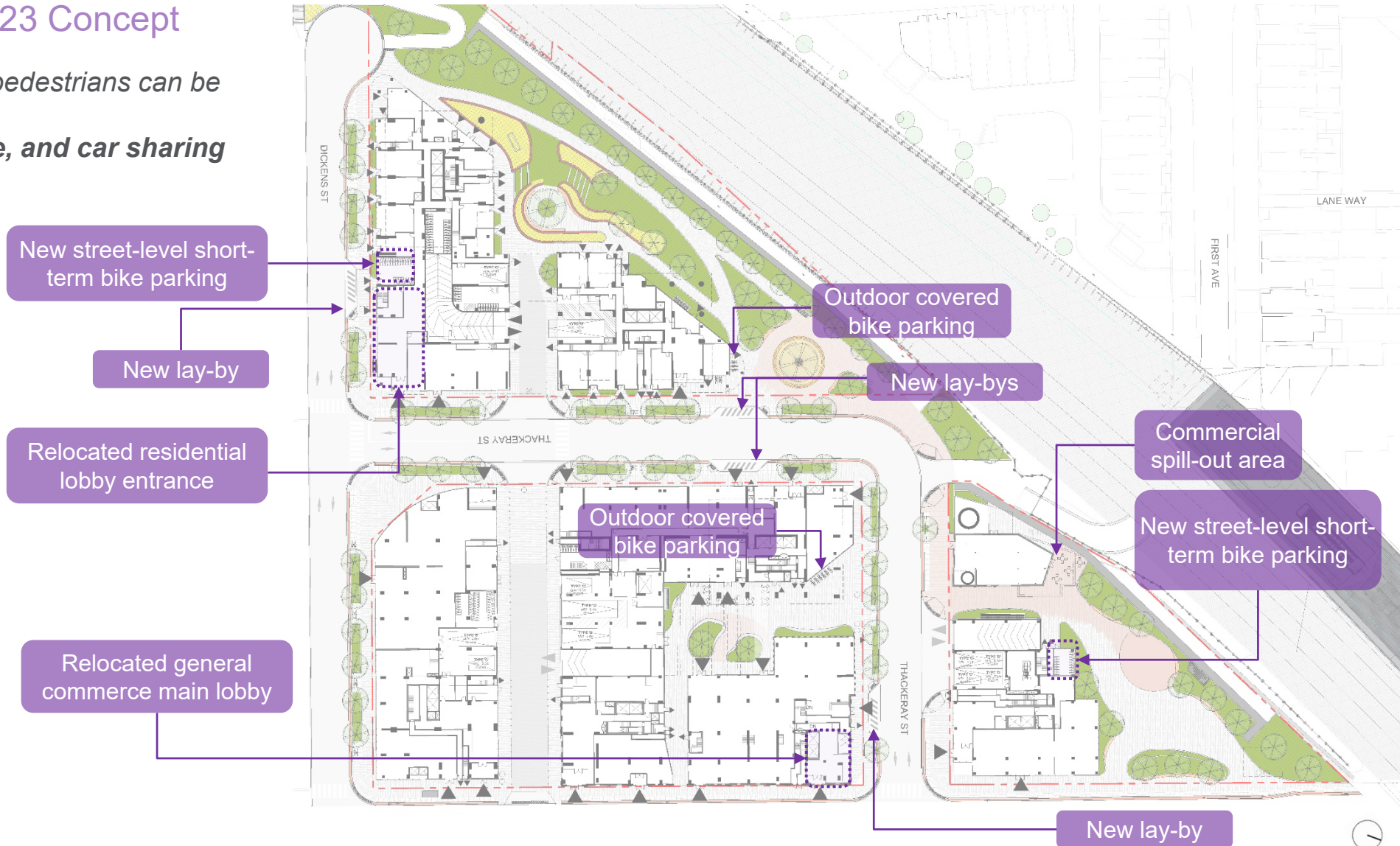
Proposed Landscape Plan



Pedestrian Experience

Revisions to the Fall 2023 Concept

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What We Heard

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Key Themes: **In-Progress** / **Future Updates**



Height & Massing

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Proposed Heritage Approach

In-Progress / Future Updates: Heritage

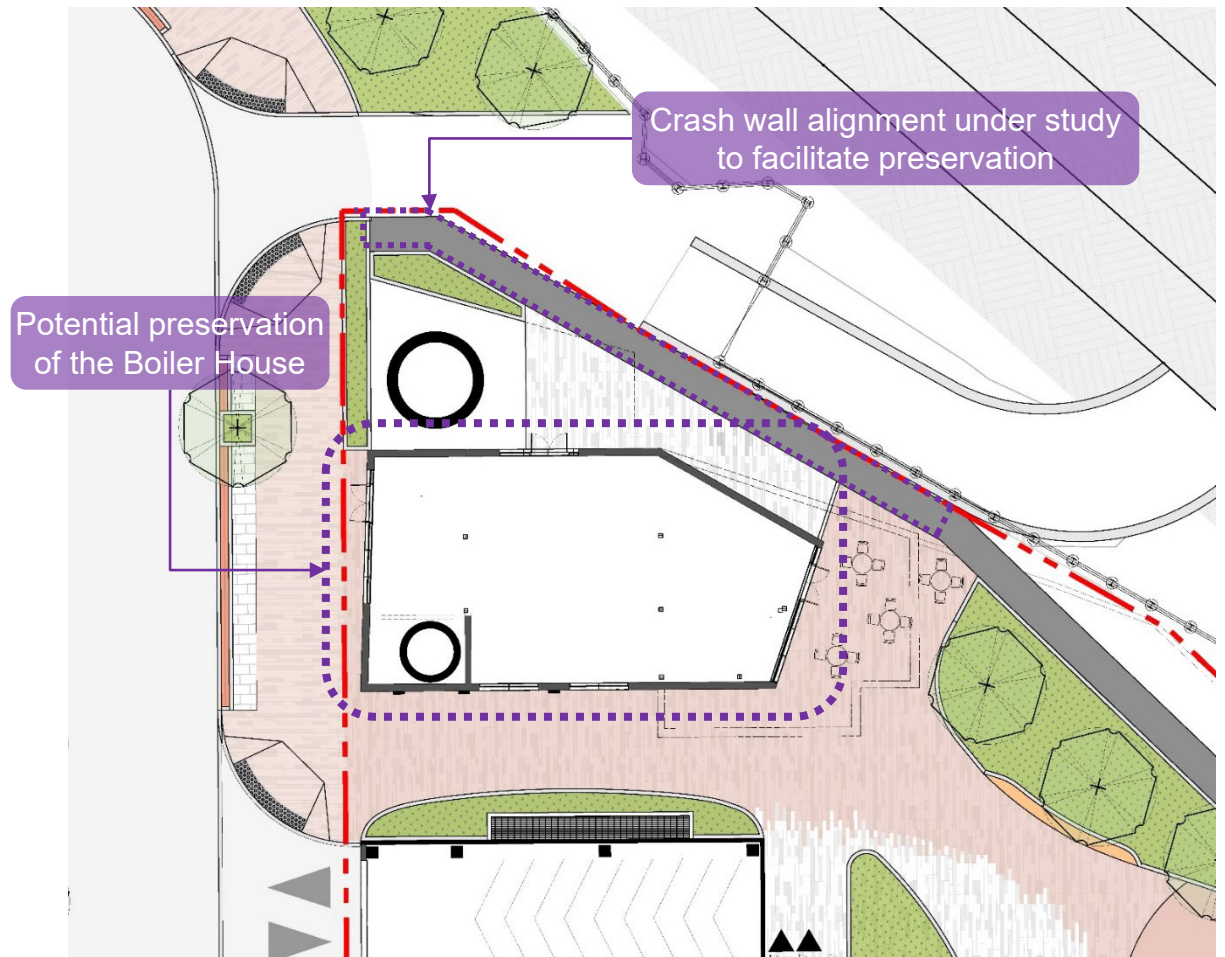


Heritage

Fall 2023 Submission



In-progress Updates



TOC Implementation (Process)

In-Progress / Future Updates: Prepare Zoning

Sample Zoning Permissions (DRAFT)	
Uses	Residential: All multi-family types (townhouses, apartments, etc.), no detached housing Non-residential: Retail, office, light manufacturing, creative industries
Potential (permitted) Uses	Following to be permitted, not excluded: community centres, day cares, libraries, recreation facilities
Gross Floor Area (GFA)	Non-Residential (minimum): ~12,000 m ² Total (maximum): ~115,000 m ²
Permitted Height	~21 m - ~130 m (5 - 40 storeys)
Minimum Permitted Setbacks	Generally as per Site Plan
Vehicle and Bicycle Parking Spaces	No change to applicable City standards (applicable minimum and maximum requirements unchanged)
Indoor and Outdoor Amenity Spaces for Residents (gym, barbecue area, meeting rooms, etc.)	2 m ² of indoor space and 2 m ² of outdoor space per unit (in compliance with By-law 569-2013 requirements)
Other permissions (encroachments, landscaping, site access, canopies, accessory buildings, loading, etc. to be developed.	

TOC Implementation (Process)

In-Progress / Future Updates: Affordable Housing

- The Province and City are working together to maximize the delivery of affordable housing in TOCs along Ontario Line North.
- The Value Allocation Framework agreement between the Province and City outlines an approach to funding of community benefits that may be applied to Affordable Housing
- The City is independently conducting an Affordable Housing Feasibility study to identify possible additional sources of funding, the results of which will be publicly reported to City Council by City staff.

In-Progress / Future Updates: Community Services

Throughout the engagement process, we have also heard about the desire to deliver additional community services. Both the Province and the City are exploring opportunities to integrate additional community facilities into the TOC redevelopment concept.



DAYCARE



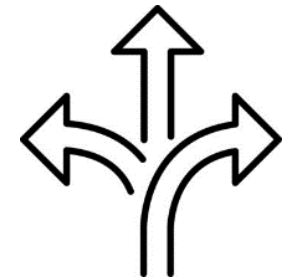
ARTS / CREATIVE
SPACE



FITNESS /
RECREATION SPACE



LIBRARY



FLEXIBLE /
MULTI-USE SPACE

TOC Implementation (Process)

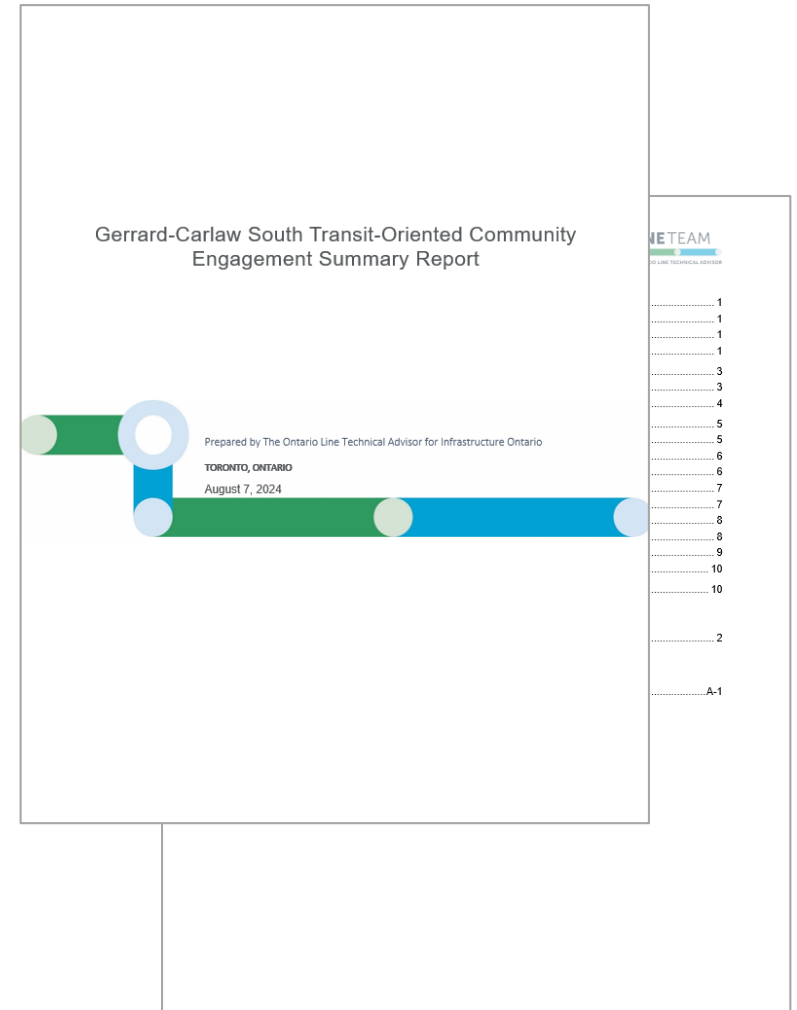
In-Progress / Future Updates: Detailed Design



The feedback provided to date, including the Community Engagement Summary Report, will be shared with development partners and considered at subsequent stages of the development process.

Design details to be determined during a future phase of the process (detailed design and Site Plan Approval) may include:

- Programming of non-residential space (e.g. gym, bakery, brewery, grocer, metalworking studio, artist studios, medical offices)
- Open space design and programming (children's play area, space for dogs, pets, etc.)
- Rental rates and leasing
- Façade treatment and materials
- AODA (Accessibility for Ontarians with Disabilities Act) Compliance

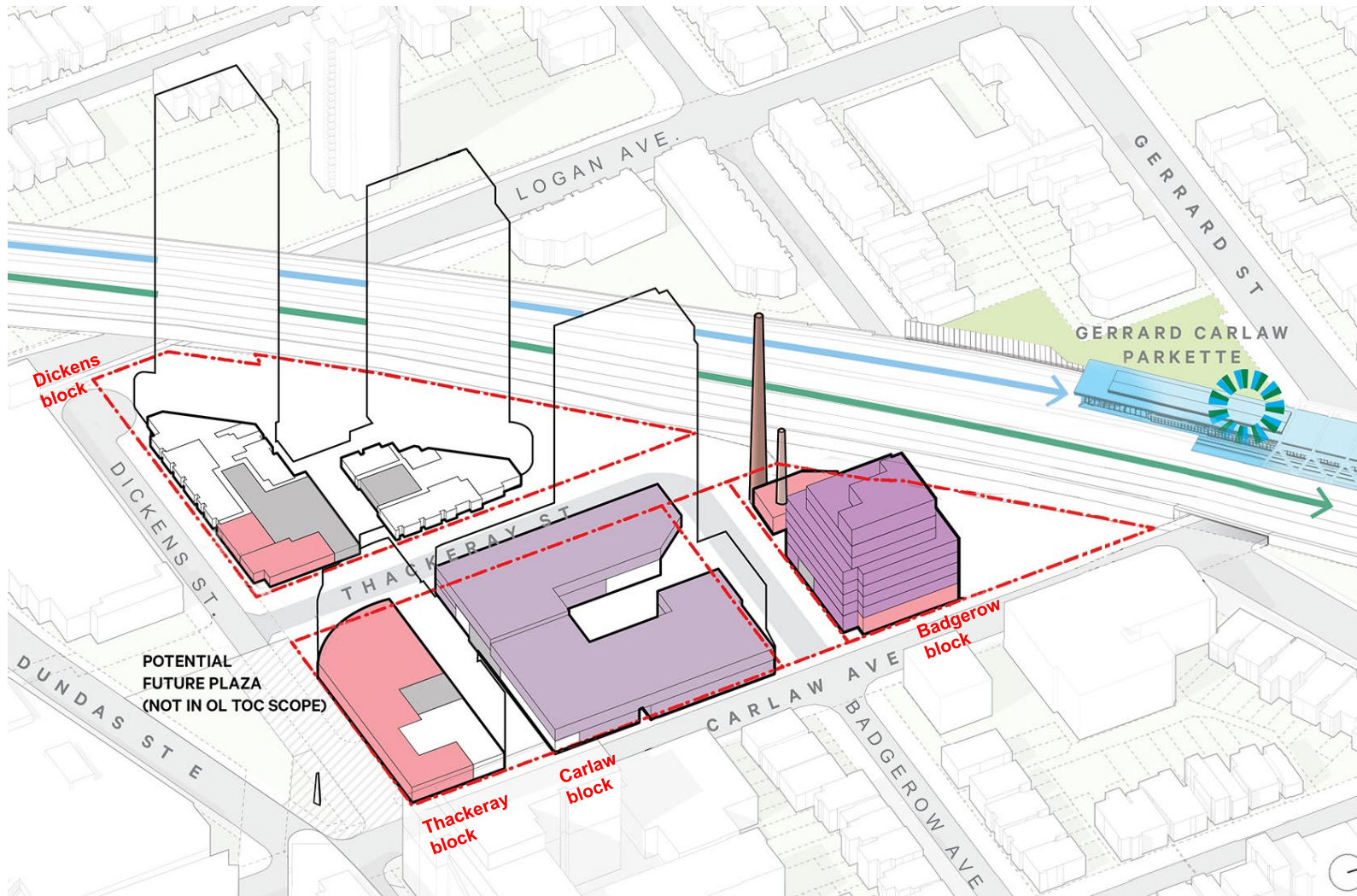











Proposed Non-Residential Program

In-Progress / Future Updates

Local Businesses

- Retain spaces for **industrial businesses, light manufacturing businesses, and creative work** as local economic hubs.
- **Prioritize local businesses** in the TOC.
- **Future rent increases** could make the commercial spaces **unaffordable** for local businesses.
- Office space may not be needed



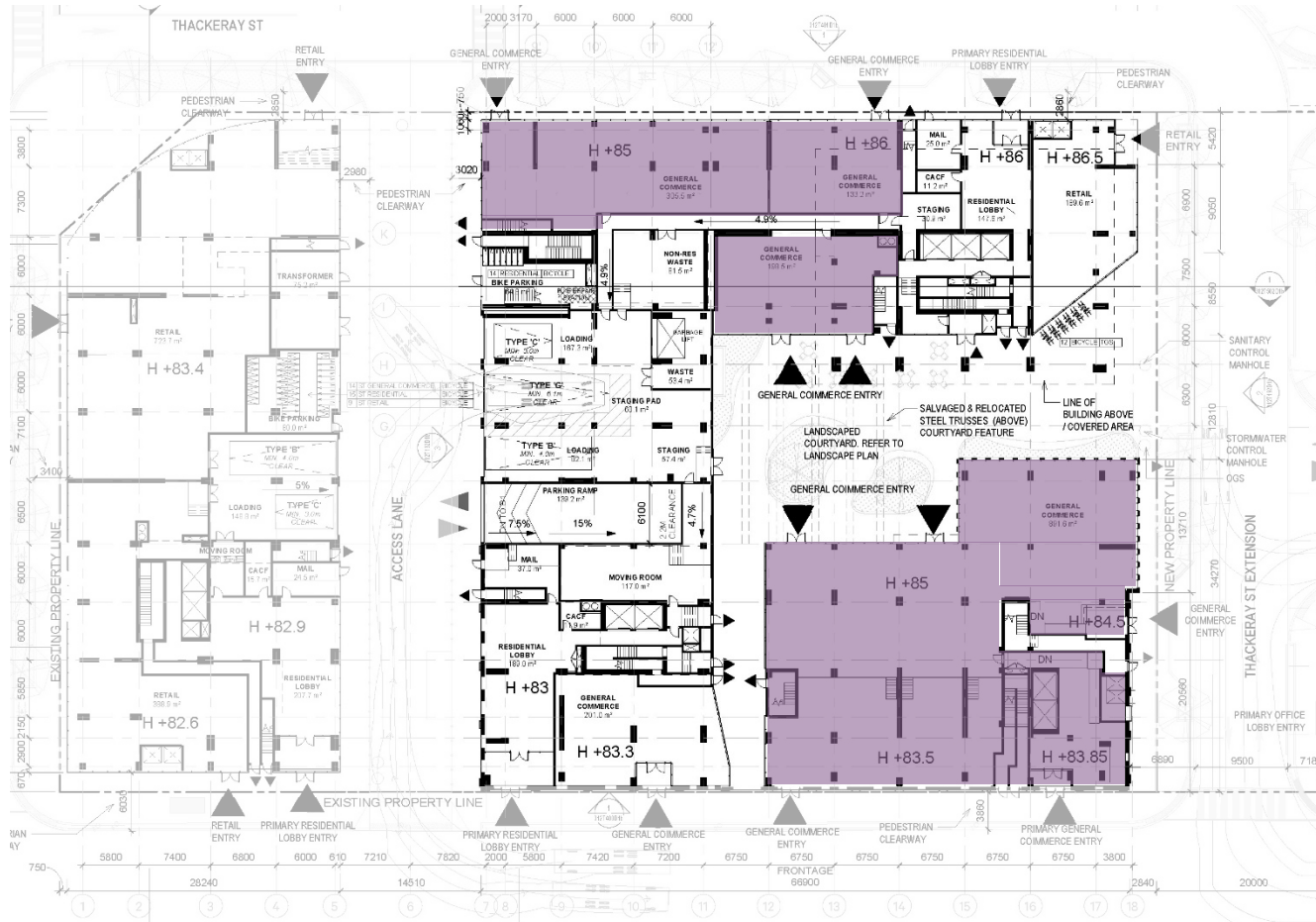
-  TOC Site
-  GO Line - Above Ground
-  The Ontario Line - Above Ground
-  Station Headhouse
-  Transit
-  Retail
-  General Commerce
-  Office
-  Parking / Loading

Proposed General Commercial Program



In-Progress / Future Updates

Current Submission: 388 Carlaw Ave – Level 01:

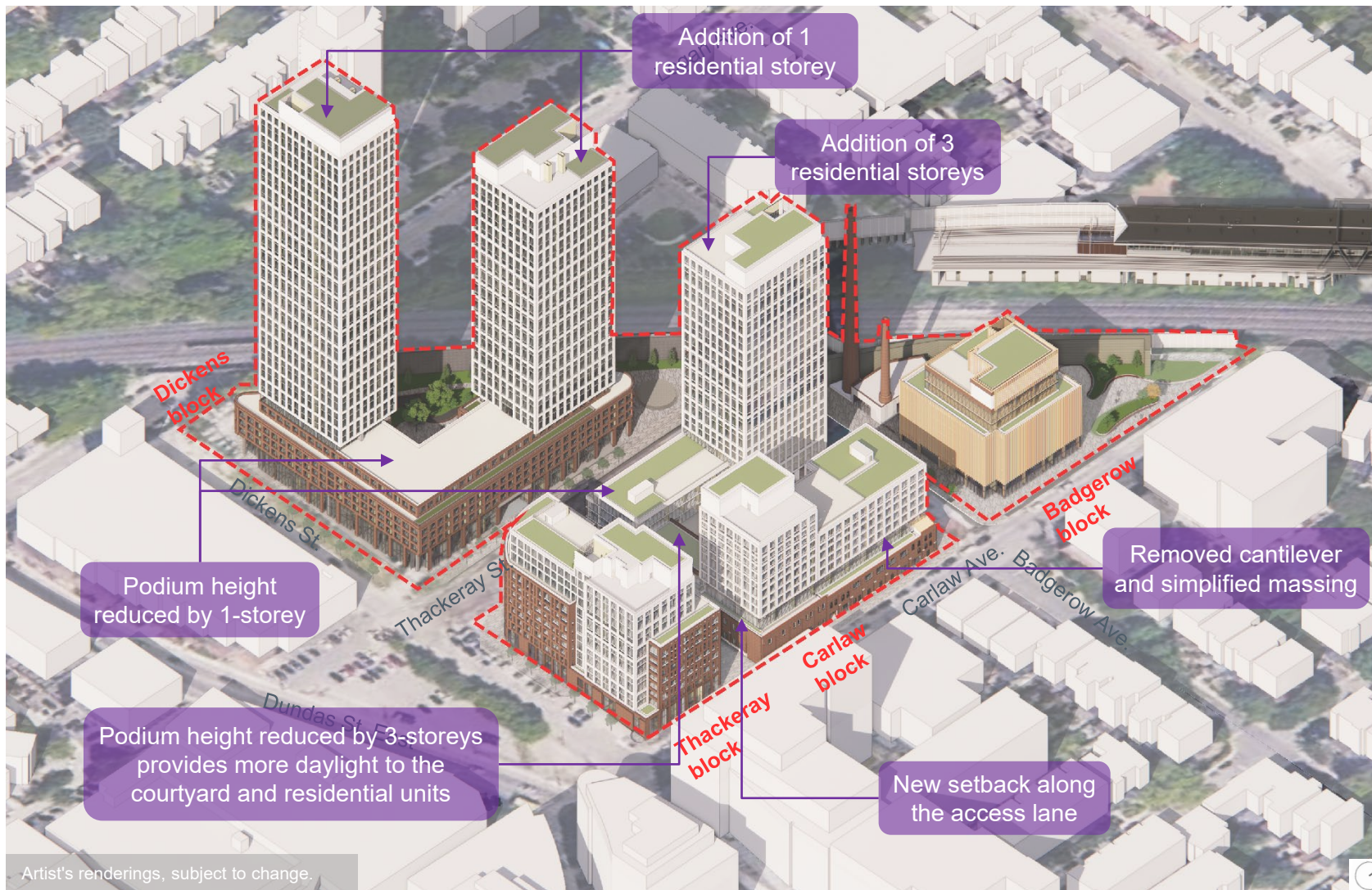


■ General Commerce

Level 02:



Current Proposal



Artist's renderings, subject to change.

Overall	Dickens Block	Thackeray, Carlaw & Badgerow Blocks
Height (exclusive of mechanical) (metres)	Up to 125.23	Up to 76.08
Height (storeys)	39	23
Gross Floor Area (m2)		
Residential	56,041	44,009
Non-Residential	417	13,015
Retail	417	1,758
General Commerce	-	5,451
Office	-	5,806
Total	56,458	57,024
Vehicular Parking		
Total Vehicle Parking	223	285
Bicycle Parking		
Total Bicycle Parking	756	723
Loading		
Loading Spaces	2	9
Residential Units		
Total	744	569

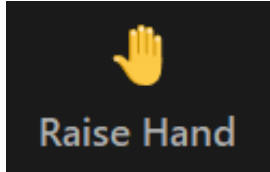
*Development concept and statistics are preliminary and are subject to change based on evolving project requirements, commercial negotiations and stakeholder engagement

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

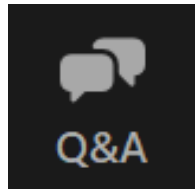
8

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**

For Further Questions, Please Visit:

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

[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)

Thank you



9

Appendix

Fall 2023 Proposal

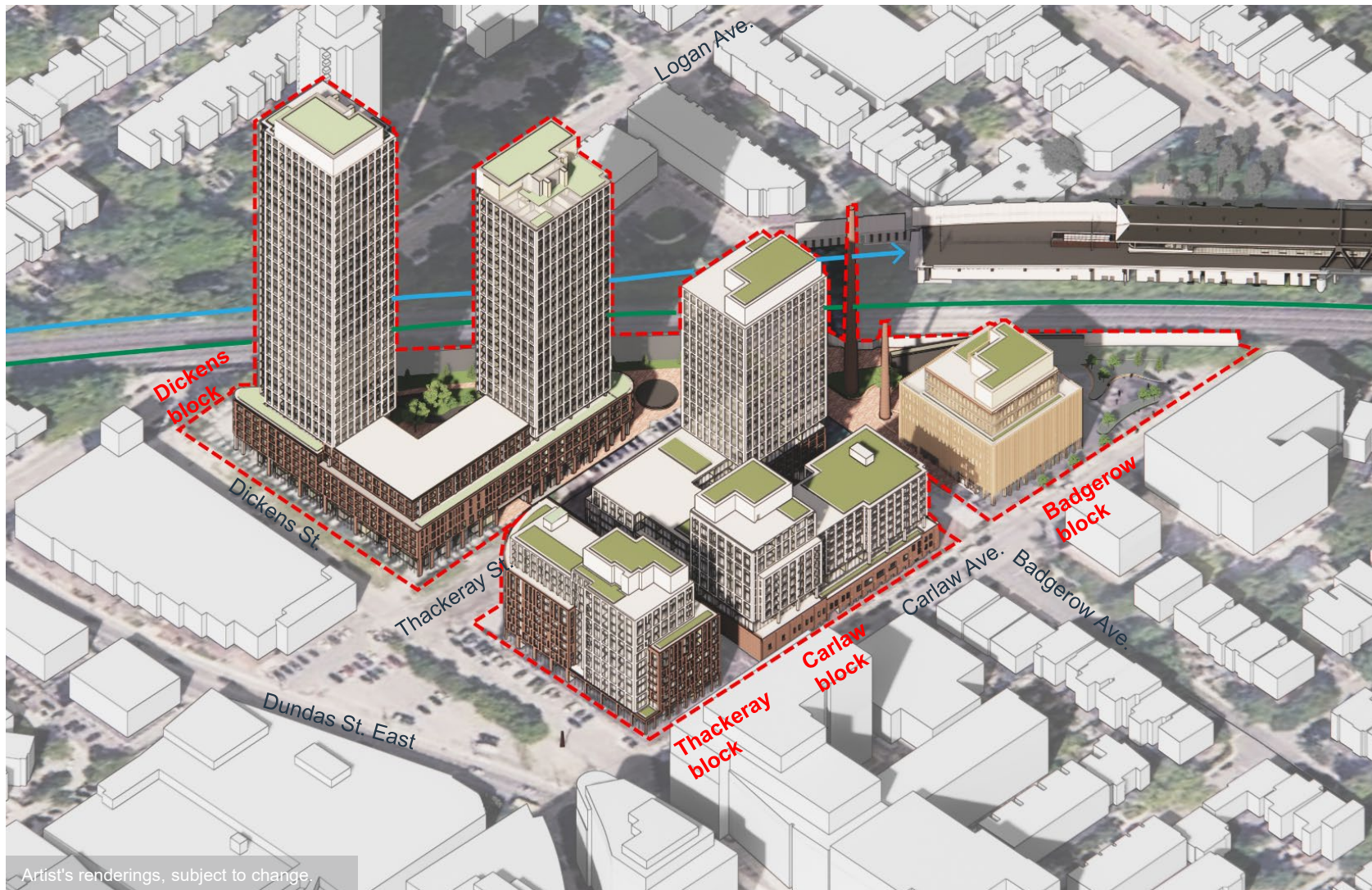


Overall	Eastern Avenue TOC
Height (exclusive of mechanical) (metres)	39.7
Height (storeys)	11
Gross Floor Area (m2)	
Residential	11,348
Non-Residential	907
Total	12,255
Vehicular Parking	
Total Vehicle Parking	35
Bicycle Parking	
Total Bicycle Parking	Over 160
Loading	
Loading Spaces	2
Residential Units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

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

Fall 2023 Proposal



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Loading Spaces	2	9
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