

# THORNCLIFFE PARK TRANSIT-ORIENTED COMMUNITY

Open House #2

October 10, 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 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 Thorncliffe Park transit-oriented community.
- ▶ 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, and if possible, provide a response regarding delivery of community benefits.
- ▶ Describe the process and identify opportunities for future participation.



# Agenda

- ▶ Background
  - Meeting Expectations
  - TOC Program Timeline & Objectives
  - TOC Site Context
- ▶ Thorncliffe Park TOC
  - First Submission (Fall 2023) Overview
  - What we Heard & Updates
  - TOC Implementation
- ▶ Questions & Answers
- ▶ Next Steps



Artist's renderings, subject to change.

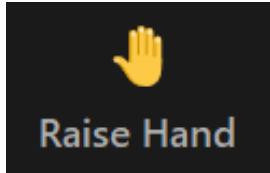
Illustrative rendering, transit plaza and adjacent buildings, looking southwest.



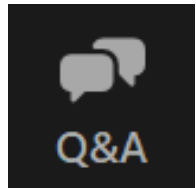
# Meeting Expectations

- 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:**

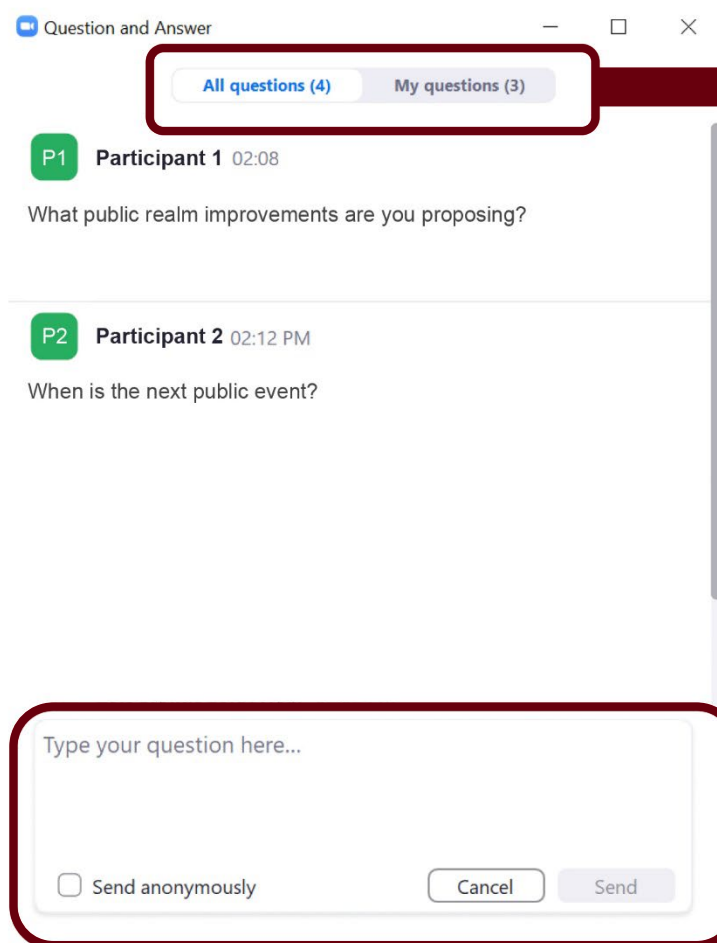
**\*6 Unmute/Mute**

**\*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 screenshot shows the Zoom 'Question and Answer' window. At the top, there are two tabs: 'All questions (4)' and 'My questions (3)'. A red box highlights these tabs, with a red arrow pointing to the right towards the explanatory text. Below the tabs, there are two example questions from participants: 'Participant 1' asks 'What public realm improvements are you proposing?' and 'Participant 2' asks 'When is the next public event?'. At the bottom, there is a text input field with the placeholder 'Type your question here...'. Below the input field, there is a checkbox labeled 'Send anonymously', a 'Cancel' button, and a 'Send' button. A red box highlights the entire bottom section (input field and buttons), with a red arrow pointing to the right towards the explanatory text.

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.

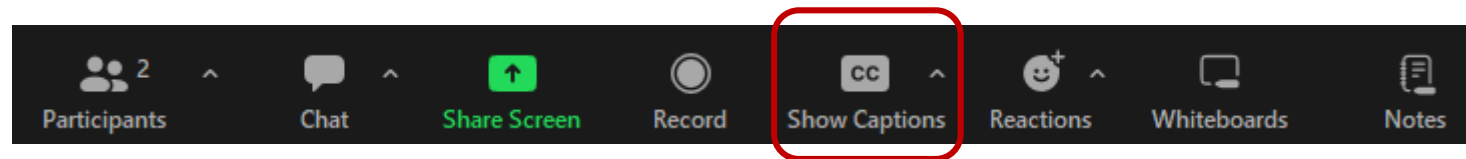
To submit a written question or comment, type it into this box and then click **Send**.

# 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 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.

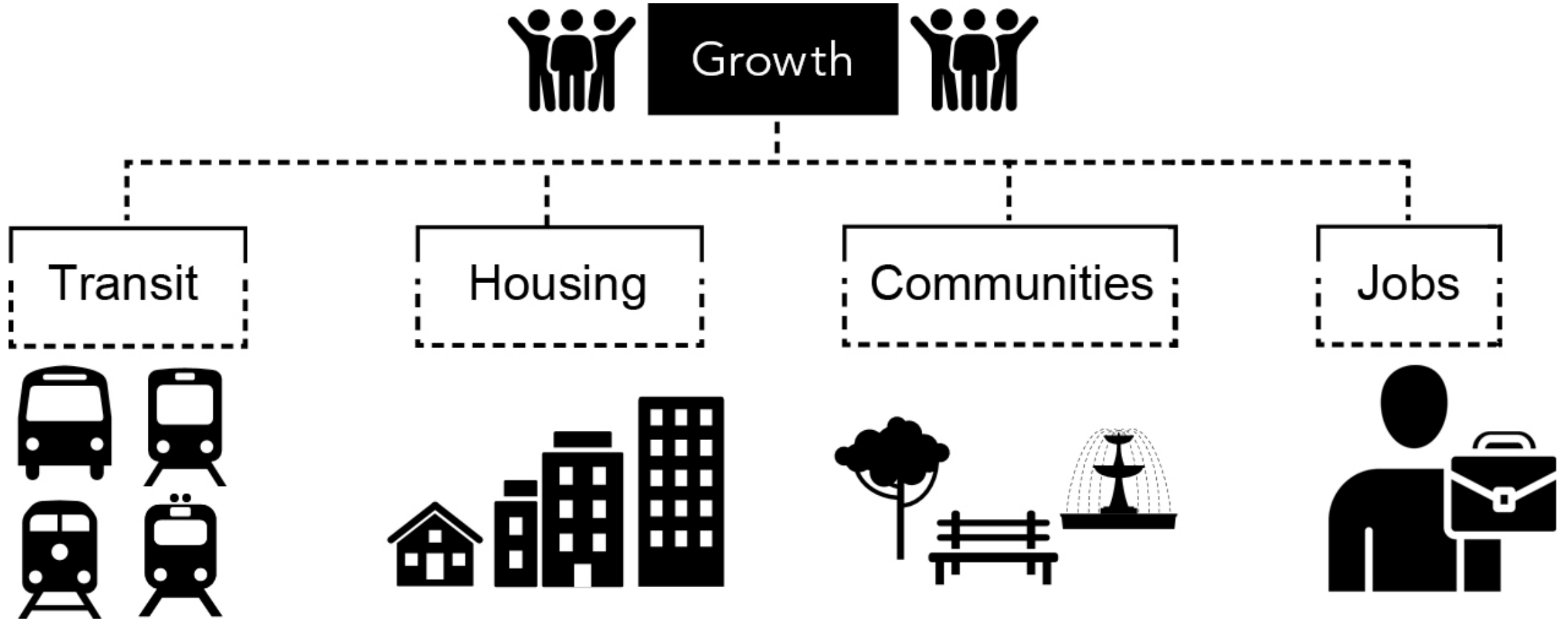
The Transit-Oriented Communities Program will:

- **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)



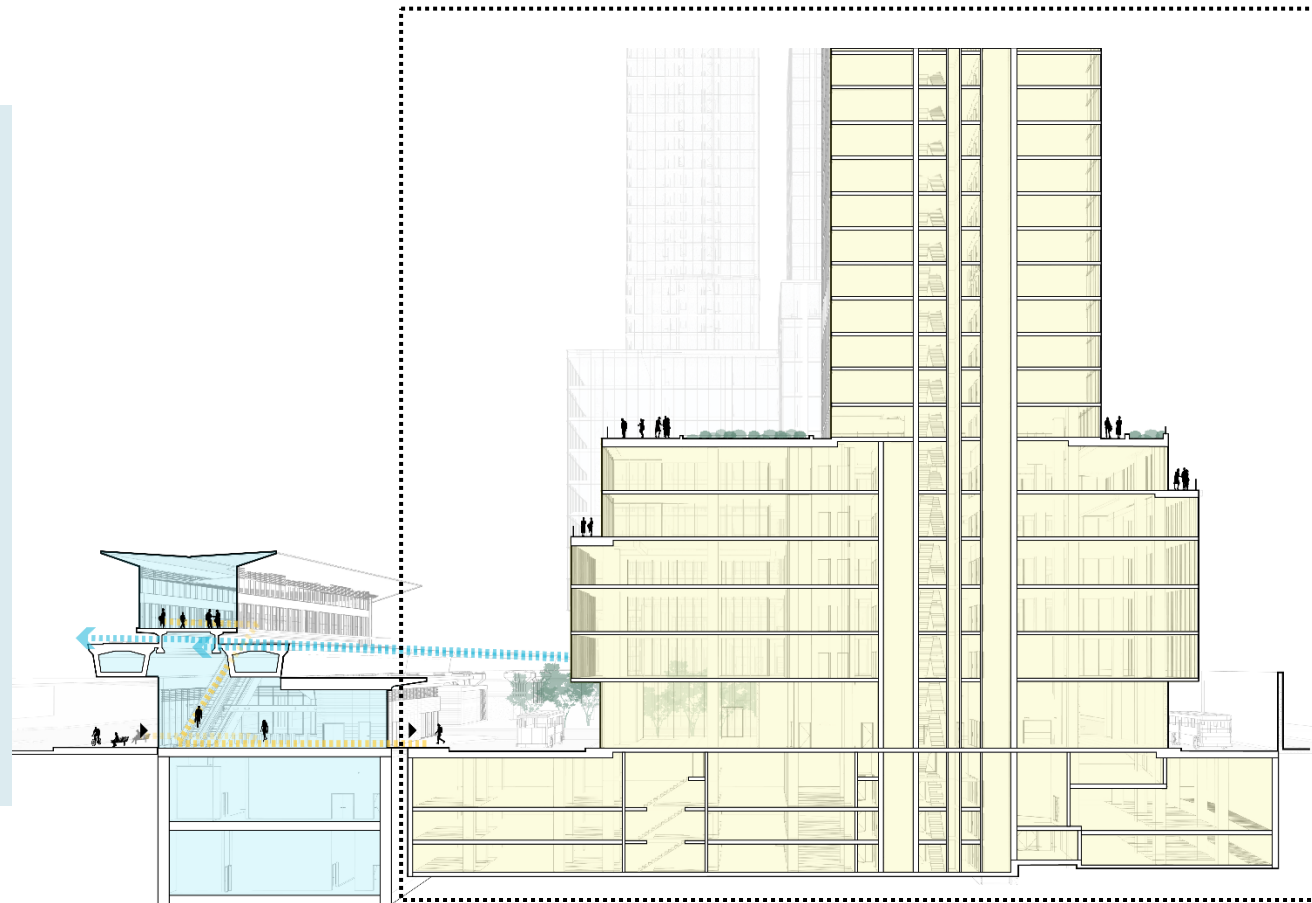
# The Ontario Line and Transit-Oriented Communities

## 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>

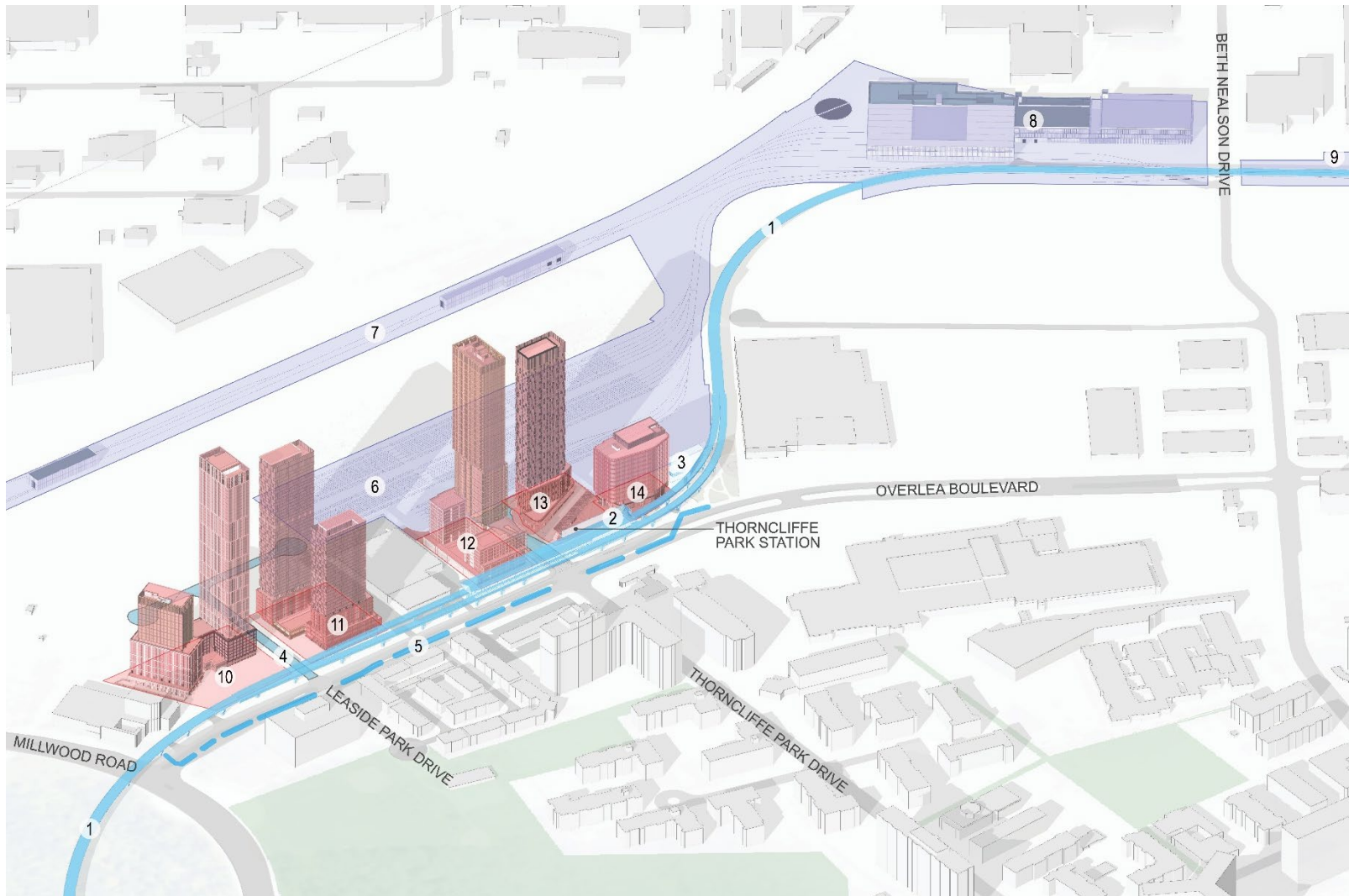
\*Within site-specific scoping.

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

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



# The Ontario Line and Related Projects in Thorncliffe Park



This diagram illustrates construction projects within the Thorncliffe Park community for the Ontario Line and related works. There are projects being undertaken by Metrolinx (e.g. the Ontario Line) and by Infrastructure Ontario (e.g. the TOCs).

## — Ontario Line and Current Works (Metrolinx)

- 1 Elevated Guideway
- 2 Thorncliffe Park Station
- 3 Traction Power Sub-Station
- 4 Leaside Park Drive Extension
- 5 Utility Relocation from North to South Side of Overlea Boulevard

## ■ Ontario Line Maintenance and Storage Facility (Metrolinx)

- 6 Railway Track Yard
- 7 Trainwashing Buildings
- 8 Maintenance and Storage Facility
- 9 Staff Parking and Tracks

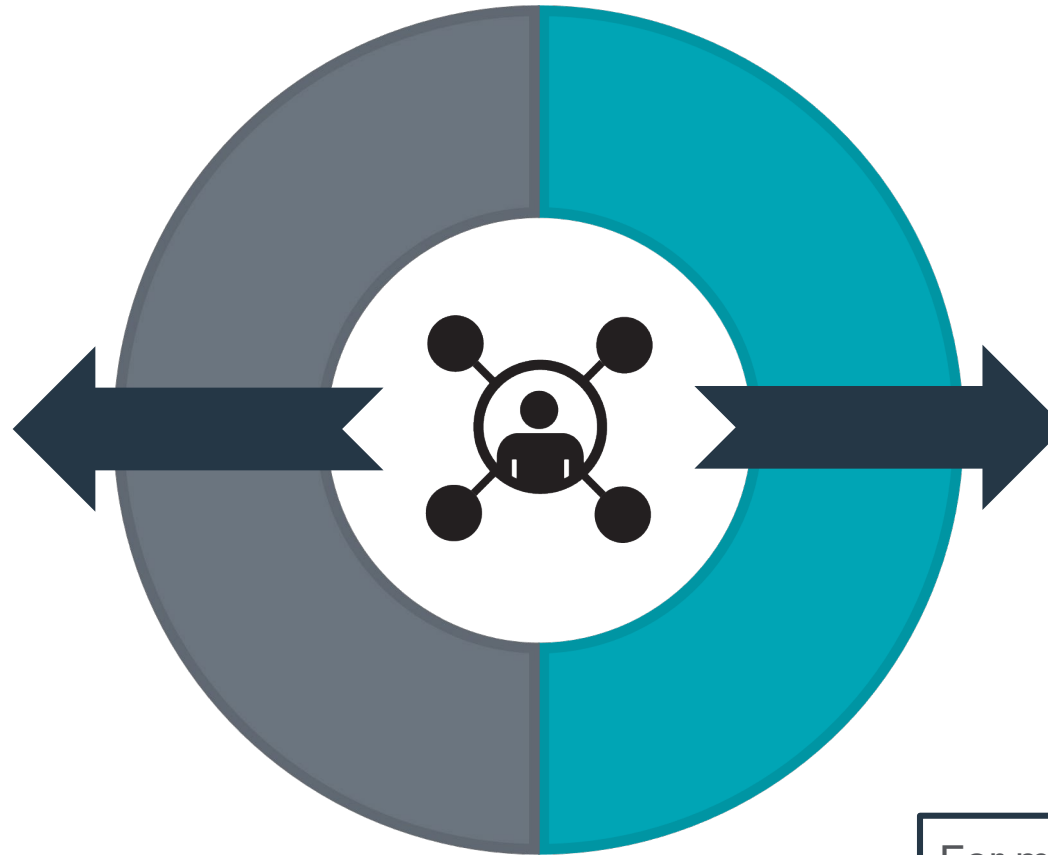
## ■ TOC Sites (Infrastructure Ontario)

- 10 4 - 10 Overlea Boulevard
- 11 14 - 16 Overlea Boulevard
- 12 26 Overlea Boulevard
- 13 6 Thorncliffe Park Drive
- 14 36 Overlea Boulevard

# 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:

[Engageio.ca/en/ThorncliffePark](https://engageio.ca/en/ThorncliffePark)

# What is the Engagement Timeline for Thorncliffe Park TOC?



# What are the Next Steps?



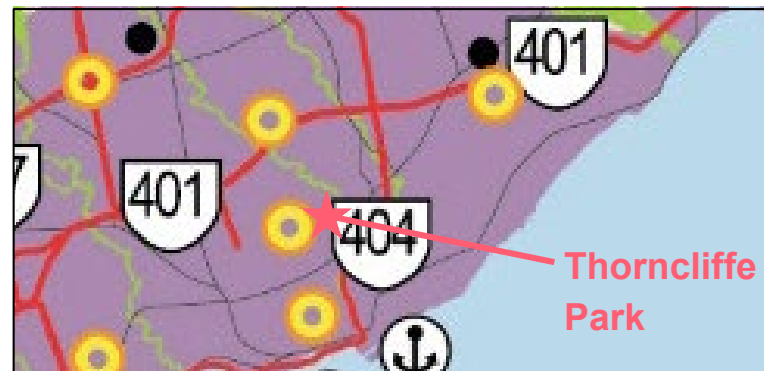


# 2 TOC Concept — Site Context

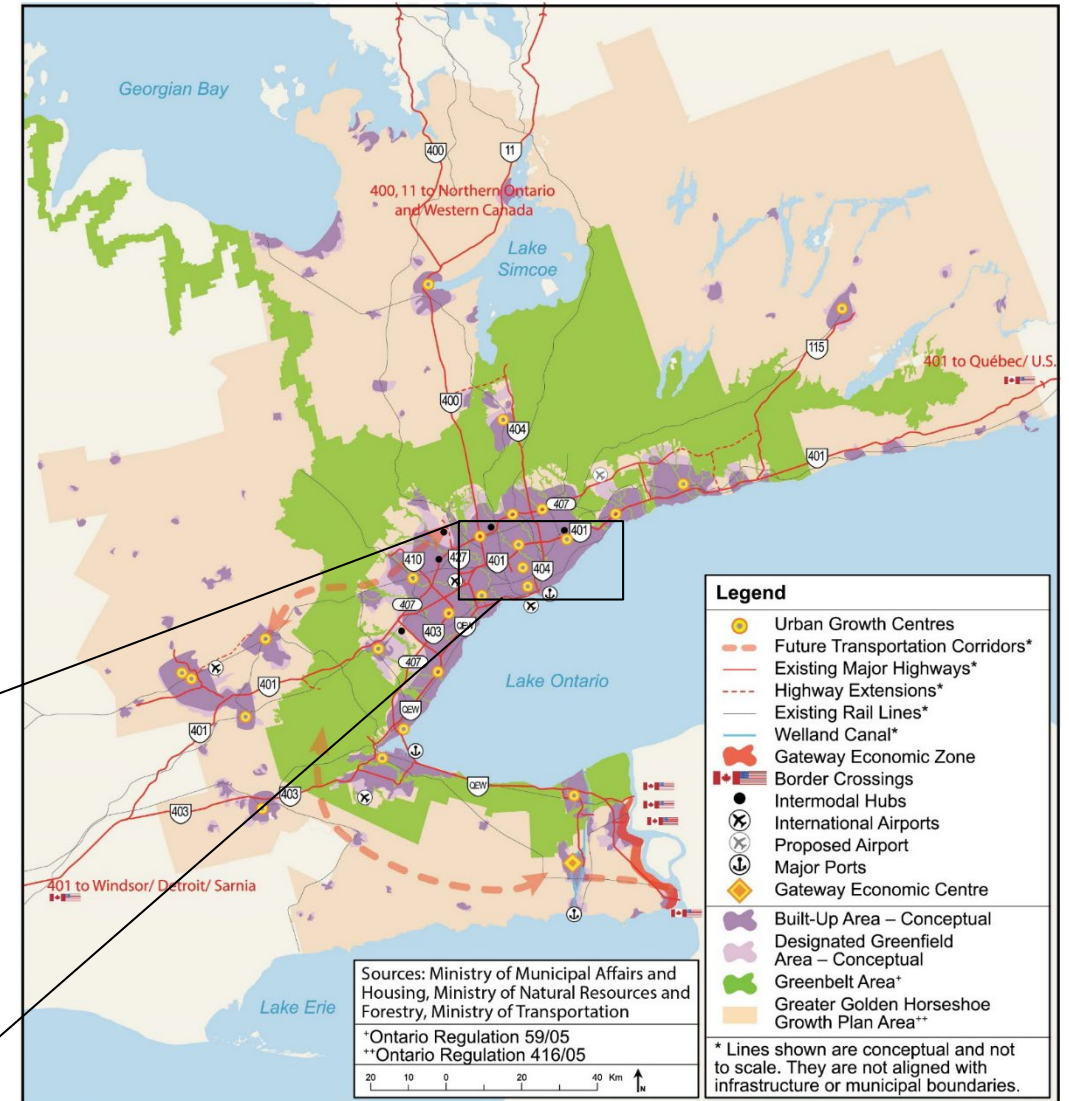
# Provincial Planning Context

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

- The Thorncliffe Park TOC is located in a **Built-Up Area**, and **Strategic Growth Area**
- It is also within a '**Major Transit Station Area**' centered around Thorncliffe Park Station. It is subject to a minimum density target of **200 residents and jobs per hectare**.
- On October 20, 2024, the Growth Plan will be replaced by the Provincial Policy Statement. The policy direction related to this TOC remains generally the same, and the minimum density targets in Strategic Growth Areas and Major Transit Station Areas remain unchanged.

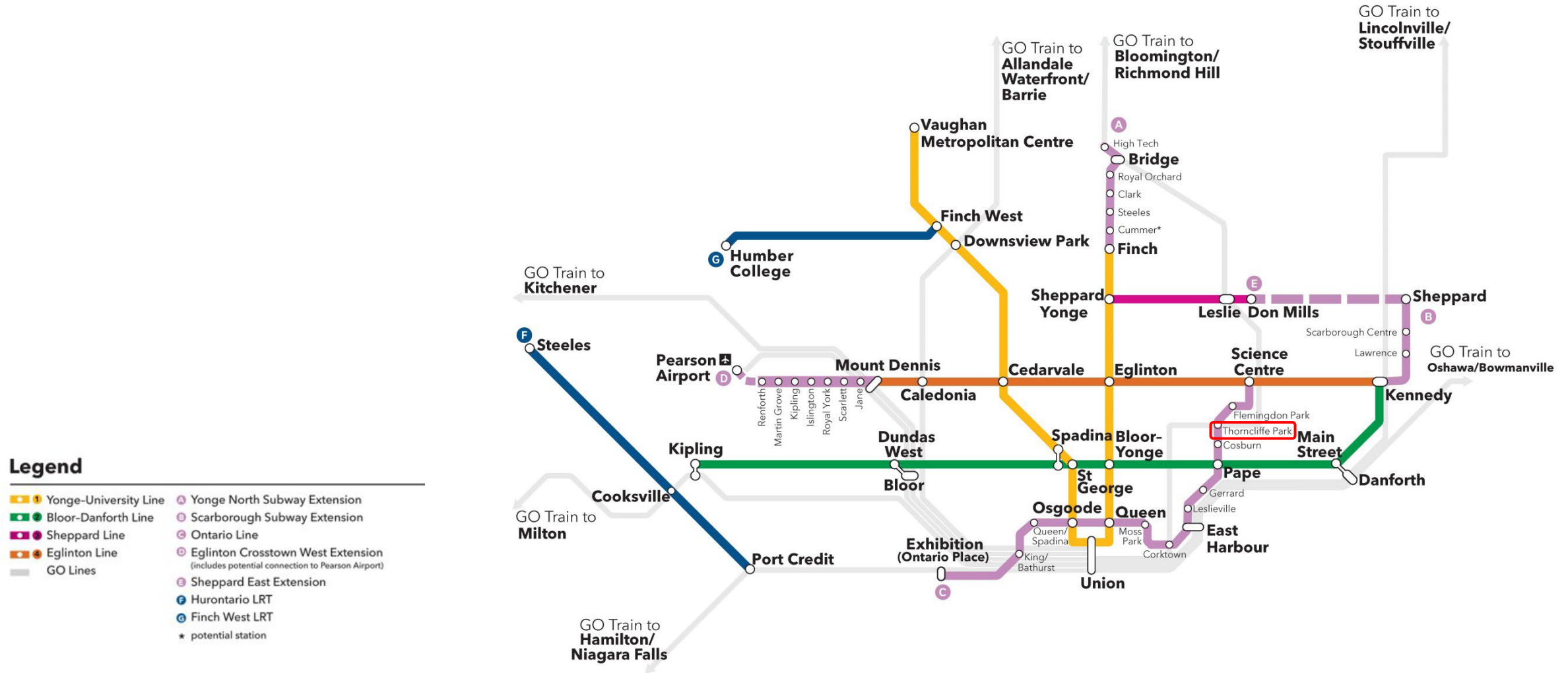


Excerpt from Growth Plan for the Greater Golden Horseshoe (2020)



# Regional Context

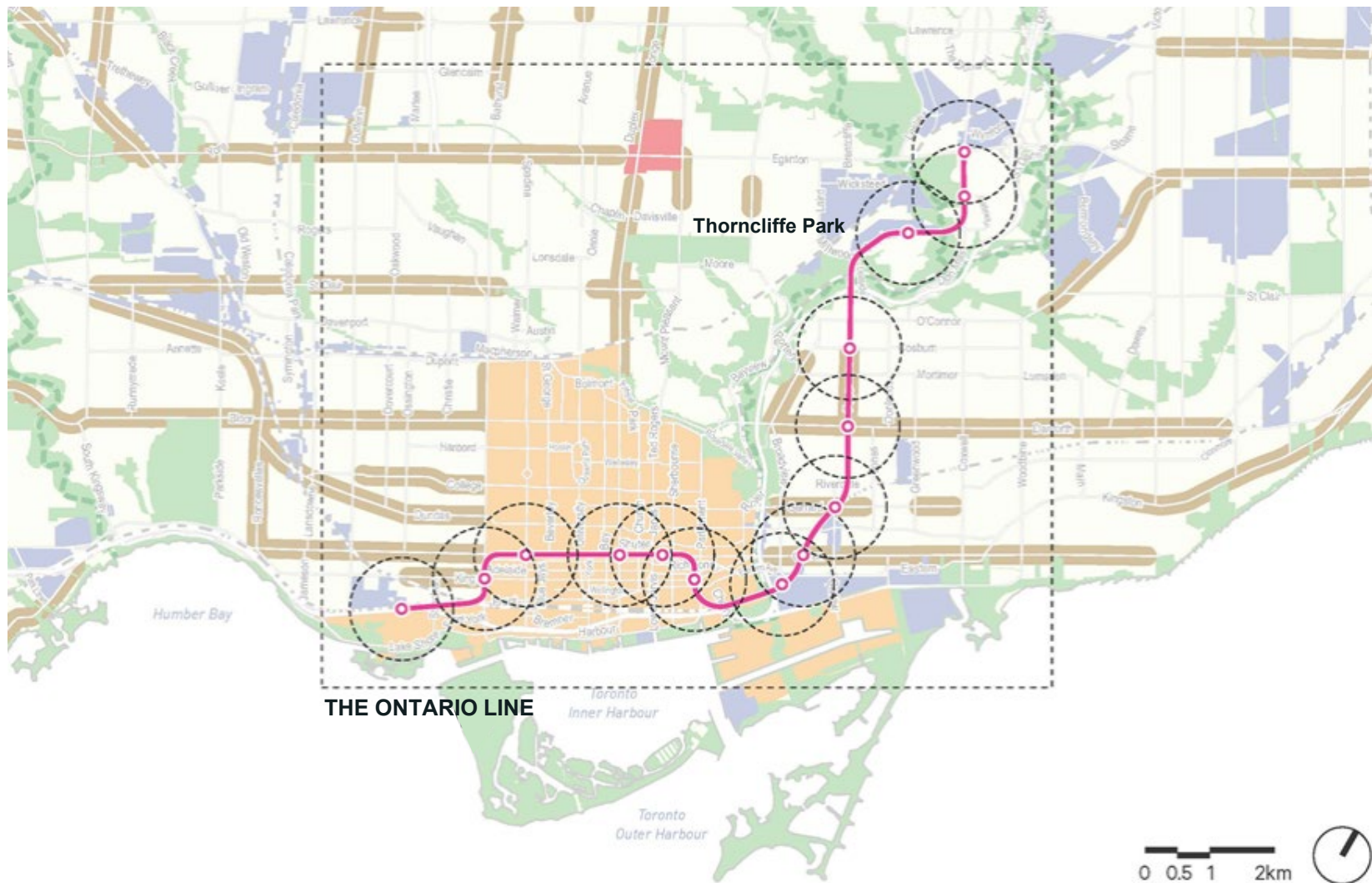
## Four Priority Subways (2019)



# City Context

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

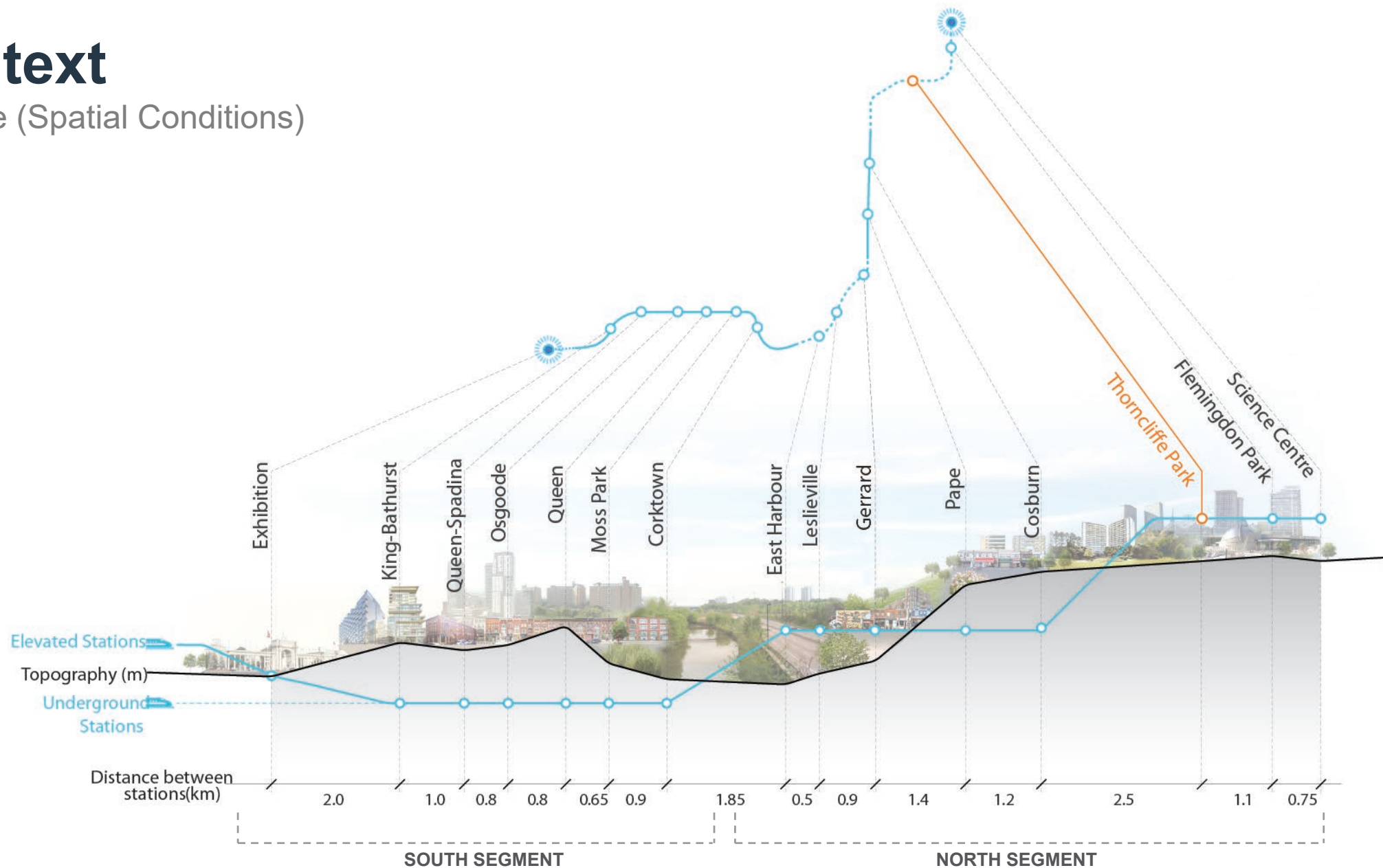
- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System
- Greenbelt River Valley Connections
- The Ontario Line
- 800 m Radius (10-minute walk)





# City Context

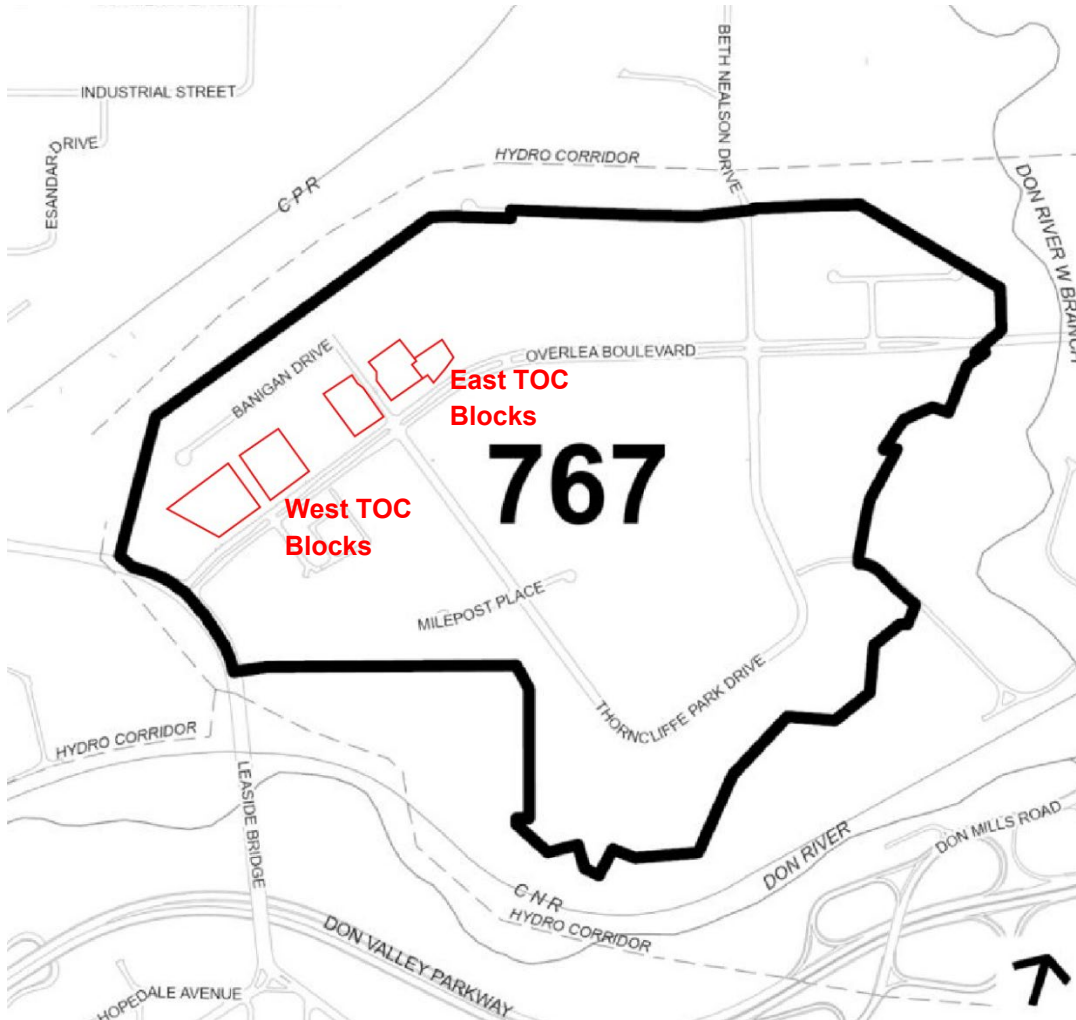
The Ontario Line (Spatial Conditions)





# Thorncliffe Park Major Transit Station Area

Site and Area Specific Policy (SASP) 767

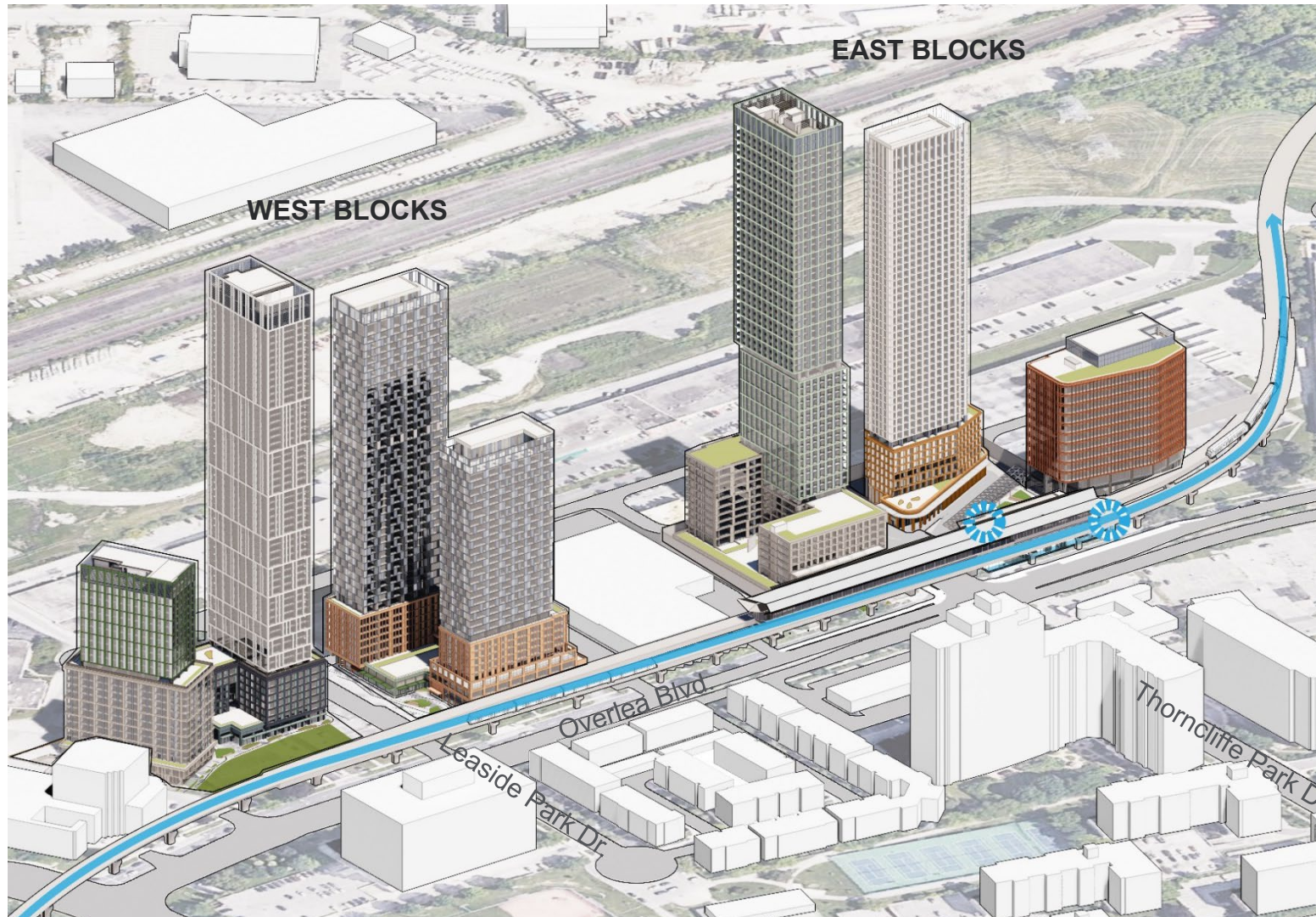


- The site is subject to Site and Area Specific Policy (SASP) 767 which designates it as a **Major Transit Station Area (MTSA)**. The lands within the SASP have a minimum density target of **200 people and jobs per hectare**.
- The Thorncliffe Park MTSA policies are under review and pending approval from the Minister of Municipal Affairs and Housing.

# 3 Thorncliffe Park TOC: First Submission Overview (Fall 2023)

# Overview of Thorncliffe Park TOC

Fall 2023 Submission



Provides approximately 956 jobs via office tower and retail



Includes approximately 2,666 residential units



Direct and speedy connections to the downtown and Union Station



New pedestrian and streetscape improvements



Station Headhouse



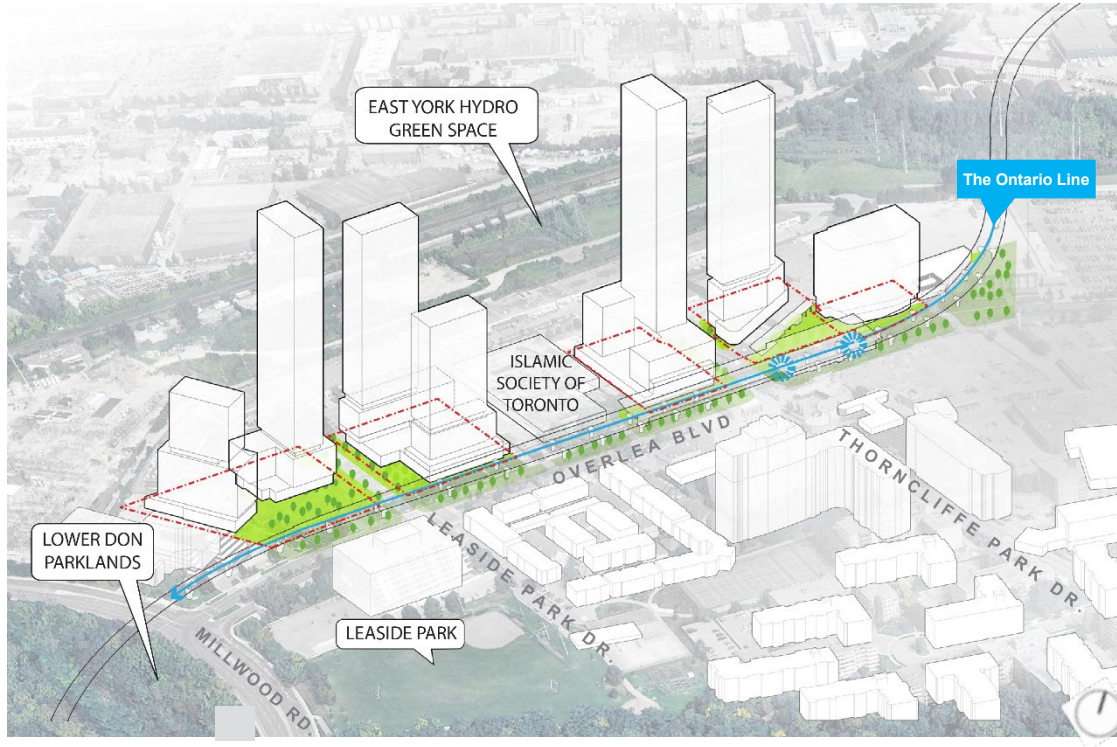
The Ontario Line – Above Ground



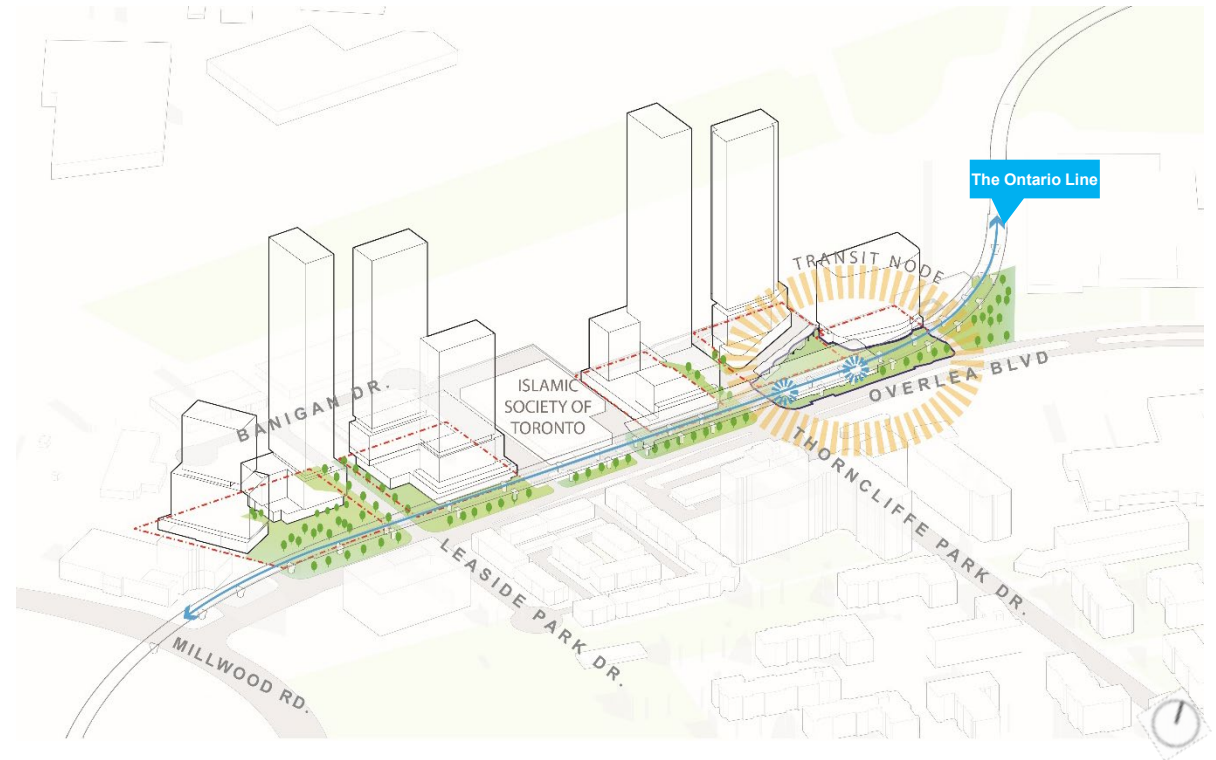


# Thorncliffe Park TOC: Design Objectives

Fall 2023 Submission



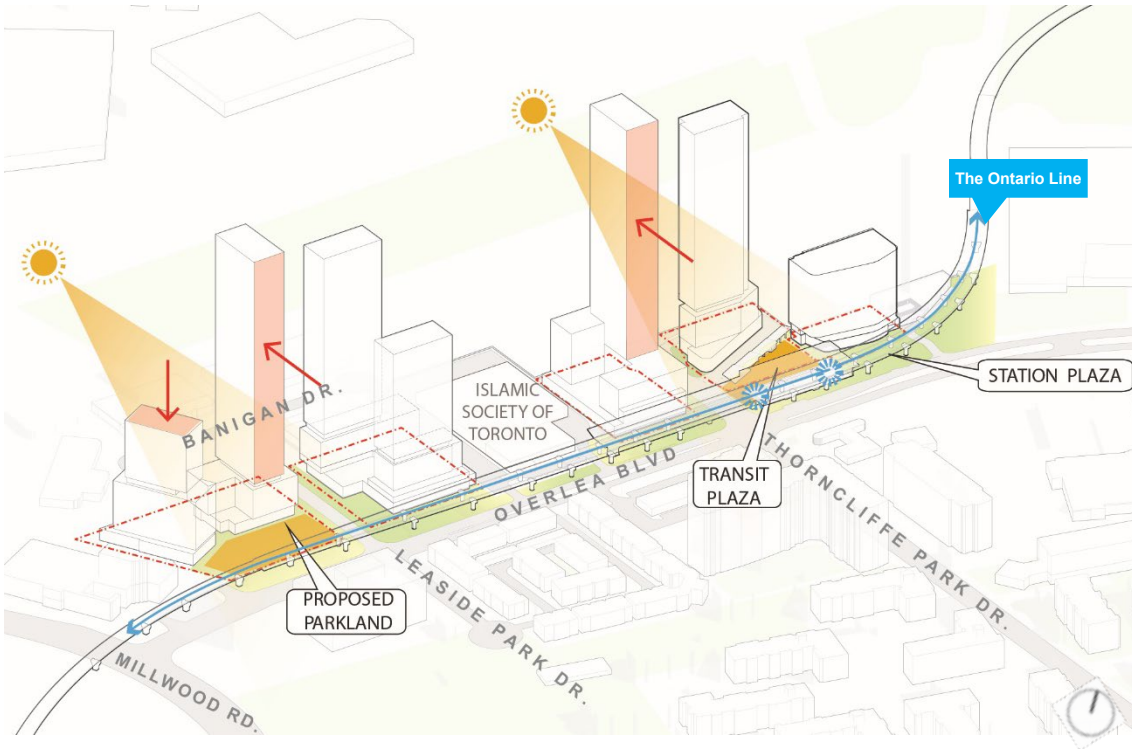
Continuous and Blended Public Spaces



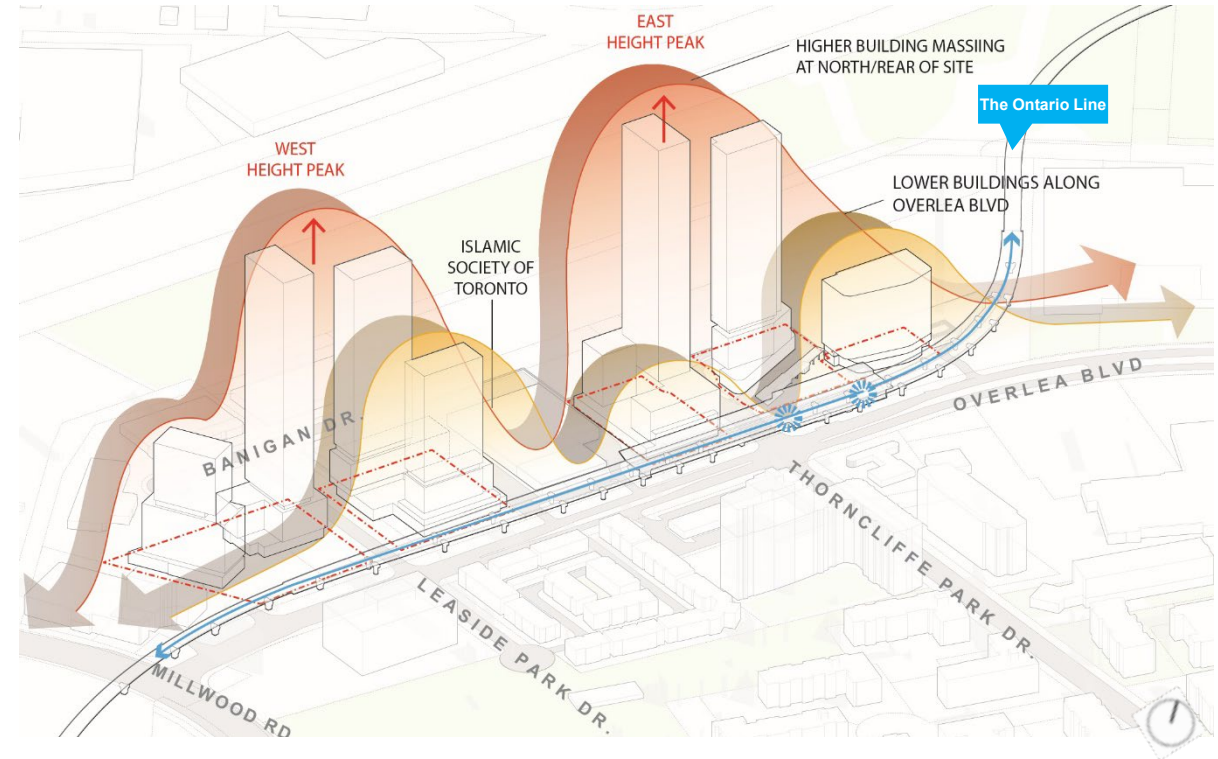
Optimize Public Space Near Transit

# Thorncliffe Park TOC: Design Objectives

Fall 2023 Submission



**Maximize Daylight to Public Spaces**

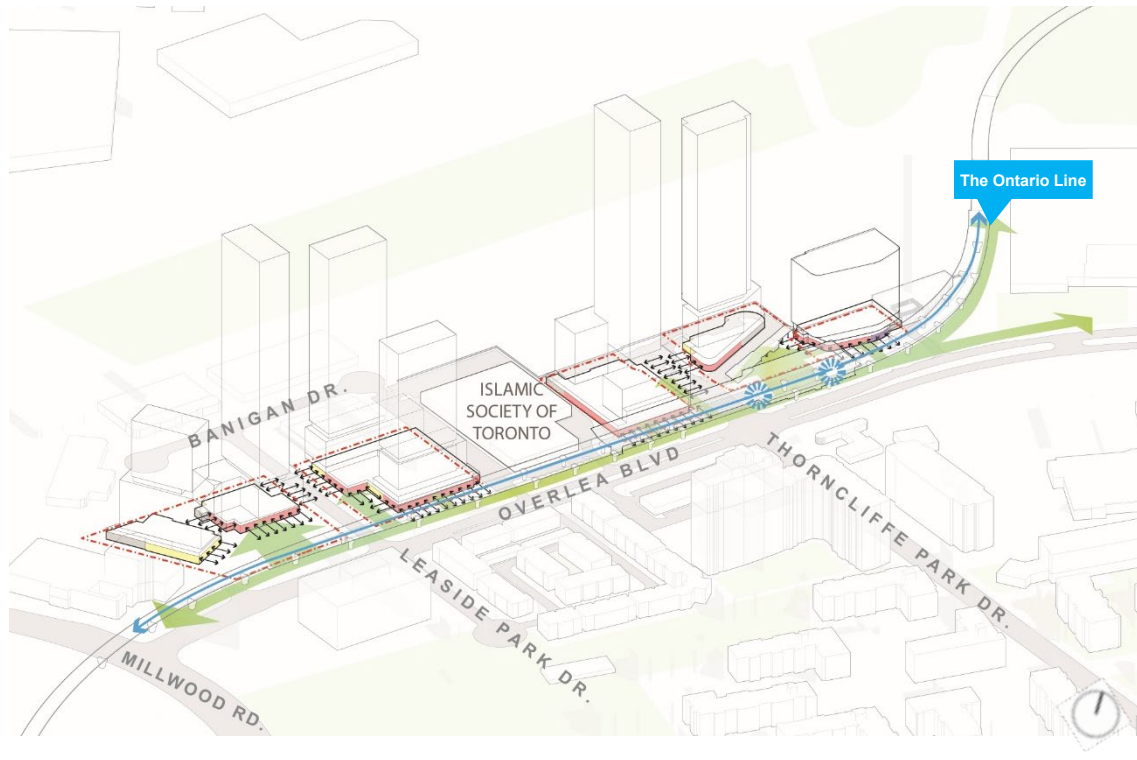


**Define a Unique Height Profile**

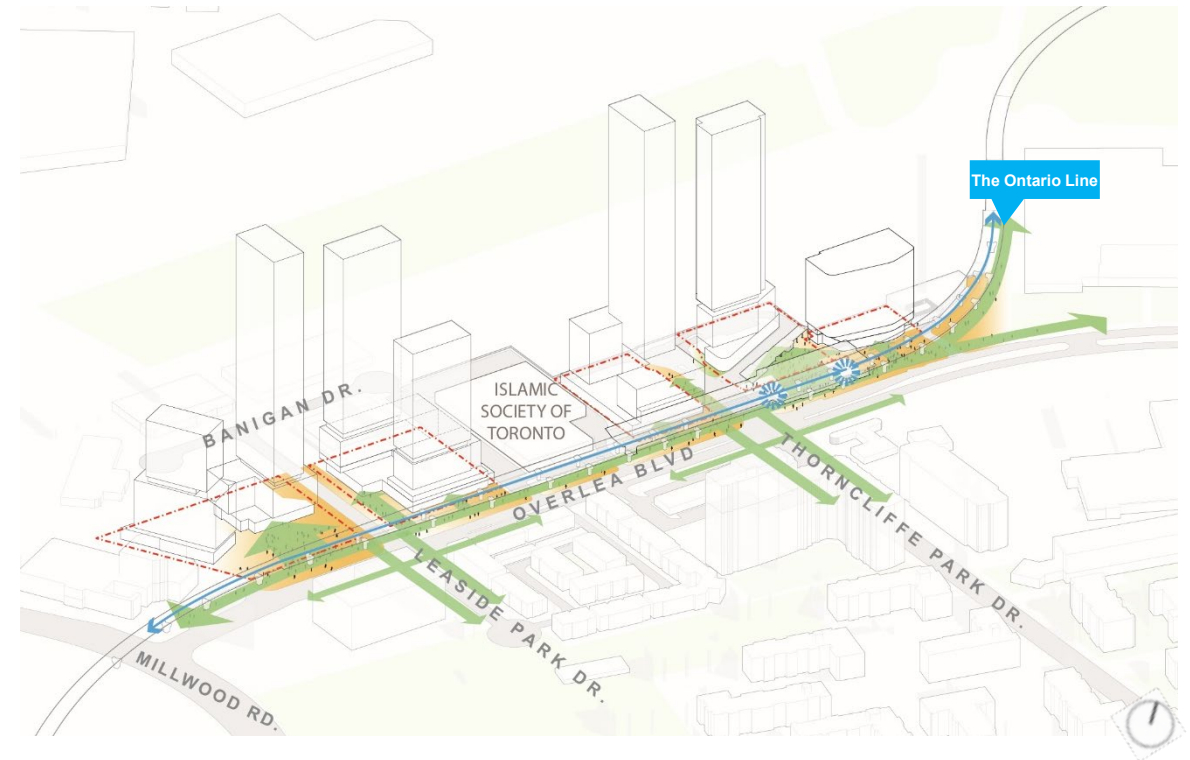


# Thorncliffe Park TOC: Design Objectives

Fall 2023 Submission



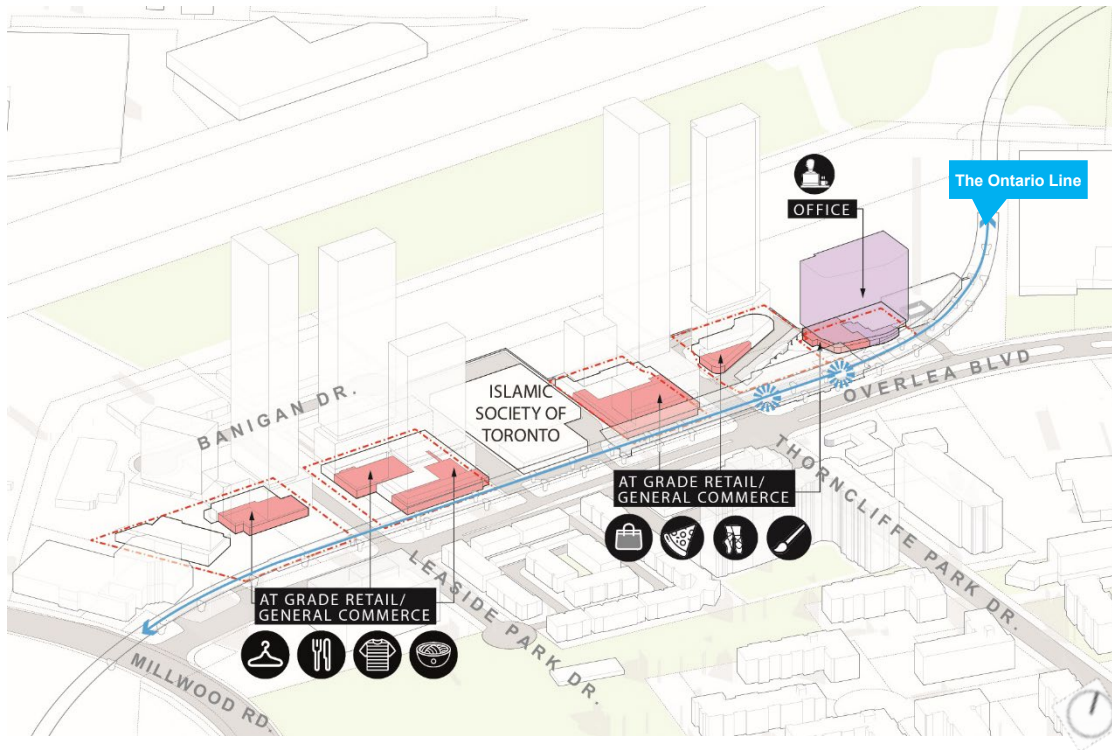
**Activate Street Frontages**



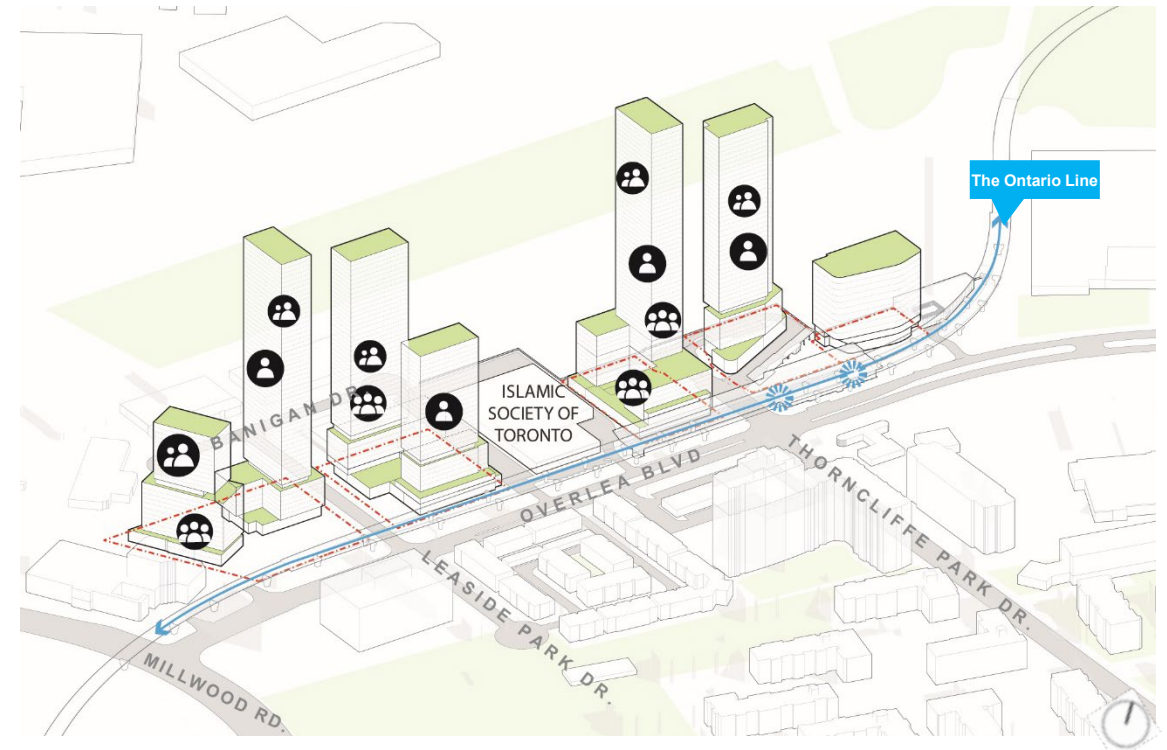
**Creating a Pedestrian-Oriented Street**

# Thorncliffe Park TOC: Design Objectives

Fall 2023 Submission



**Maintain Jobs on Site**



**Provide New Housing Including Family-sized Units**

# 4 Thorncliffe Park TOC: What We Heard & Updates

# What We Heard

## Engagement Activities and Tools

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

### **Community engagement activities to-date Included:**

- Early engagement meetings
- Three Local Advisory Committee (LAC) meetings
- Virtual public engagement meeting
- Engagement survey
- In-person open house

### **Community members and stakeholders were notified of upcoming engagement opportunities using:**

- Postcards
- Social media posts
- EngageIO website
- Print copies of TOC Fact Sheet that were made available during the in-person session and online on the EngageIO website

# What We Heard

## Key Themes

To read the complete first engagement summary report, please visit:  
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### Height & Massing

- *Buildings heights that reduce shadows and fit with the neighbourhood are desirable.*



### Local Businesses

- *There is a desire to bring back local businesses displaced by construction of the subway.*
- *Create employment opportunities for members of the community.*
- *Future businesses should be a part of and serve the community the way existing business do.*



### Community Services

- *There is a need for **community benefits**, including improvements to local amenities, and new facilities (such as training centres and larger community spaces).*
- *There are concerns that **public schools do not have the capacity to support the growing population**, including educational support for a diverse population.*
- *There is a need for **enhanced medical services**, including new medical offices, walk-in clinics, diagnostic facilities, and seniors-focused treatments.*



### Housing

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



### Public Spaces and Pedestrian Experience

- *Prioritize **pedestrian access, pedestrian-friendly design, and safety for cyclists**.*
- *Provide **more park space**.*
- *There is interest in **public realm possibilities under the guideway**.*



### Environmental Sustainability

- *Buildings should be environmentally friendly with **high green standards**.*
- *Strategies are needed **maintain a healthy living environment** near Metrolinx' Maintenance and Storage Facility (MSF).*



### Community Change

- *Mitigate **construction impacts** on businesses and Thorncliffe Park residents along Overlea Boulevard.*
- *There are **concerns of gentrification and displacement** of nearby residents.*



### Roads and Infrastructure

- *There is a need to **address potential congestion** and ensure smooth traffic flow in the area.*
- *There is a need to **ensure sufficient infrastructure** to support the growing community.*



# What We Heard

## Key Themes

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

**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/ThorncliffePark>



### Height & Massing

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### Public Spaces and Pedestrian Experience

- *Prioritize pedestrian access, pedestrian-friendly design, and safety for cyclists.*
- *Provide more park space.*
- *There is interest in public realm possibilities under the guideway.*



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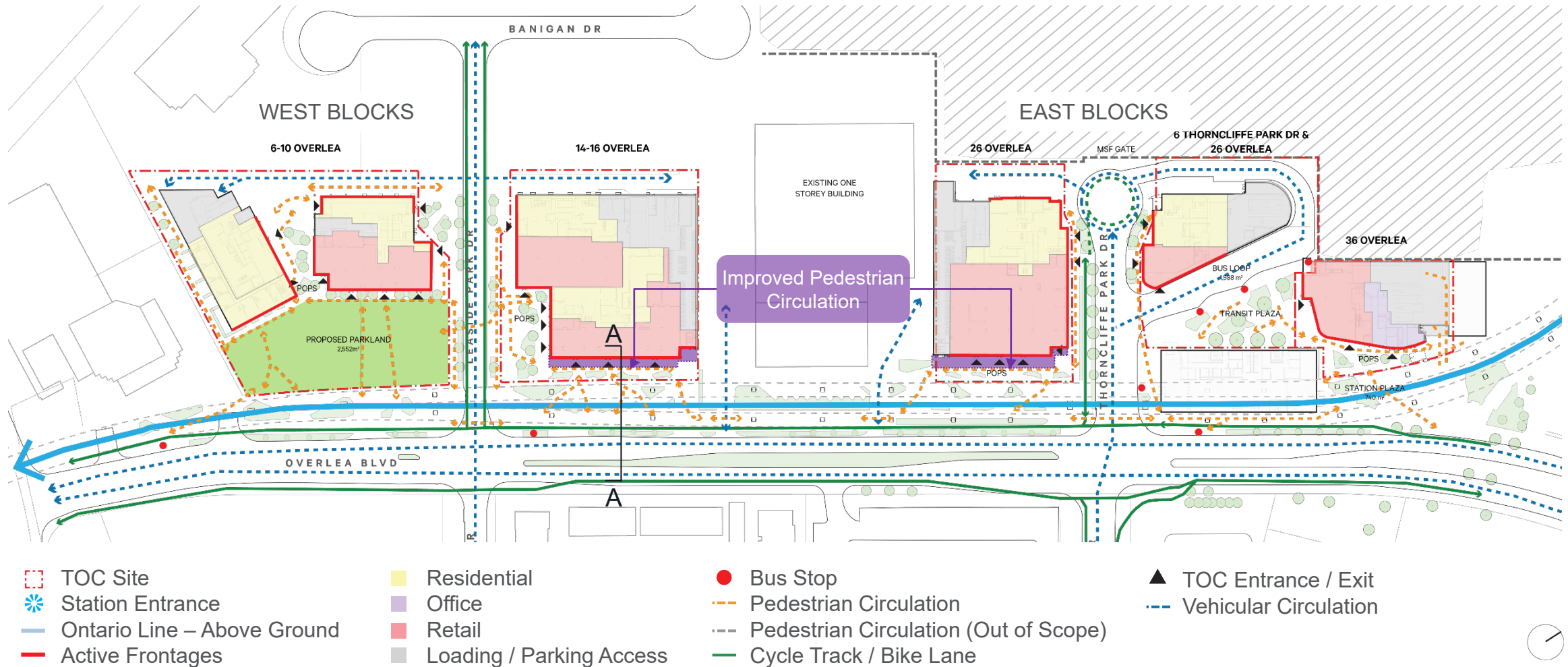
# Proposed Public Realm

## Revisions to the Fall 2023 Concept



## Public Spaces and Pedestrian Experience

*Prioritize pedestrian access, pedestrian-friendly design, and safety for cyclists through the physical separation of bike lanes.*



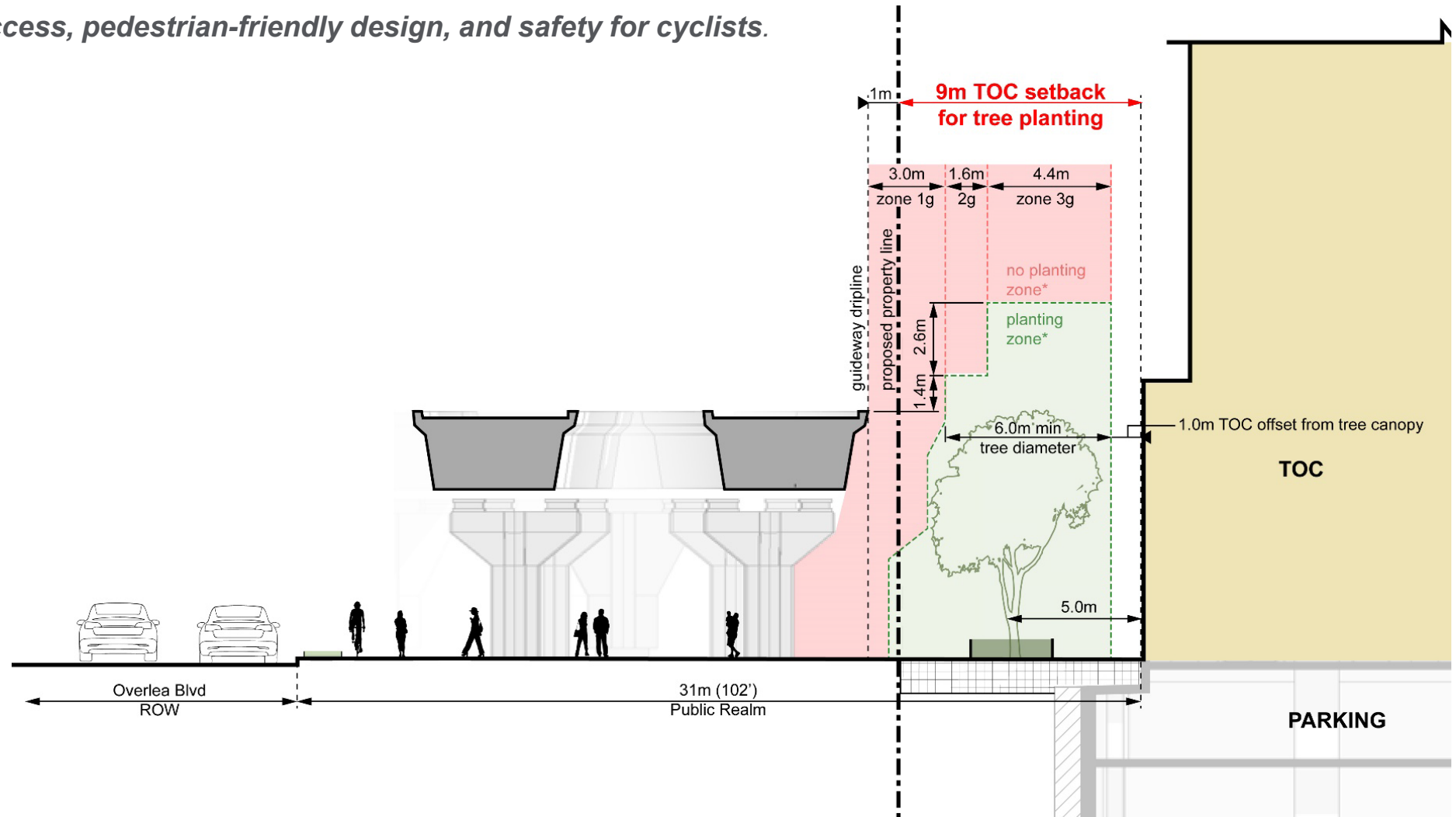
# Proposed Public Realm

## Revisions to the Fall 2023 Concept

- Prioritize *pedestrian access, pedestrian-friendly design, and safety for cyclists.*



## Public Spaces and Pedestrian Experience



Section A-A



# Proposed Public Realm

## Revisions to the Fall 2023 Concept



## Public Spaces and Pedestrian Experience

Increased setback provides more space between the proposed buildings and the guideway, improving public realm conditions by promoting healthy tree growth and dedicating more space to pedestrians.



Artist's renderings, subject to change.

Fall 2023 Submission



Artist's renderings, subject to change.

Revised Proposal



# Proposed Public Realm

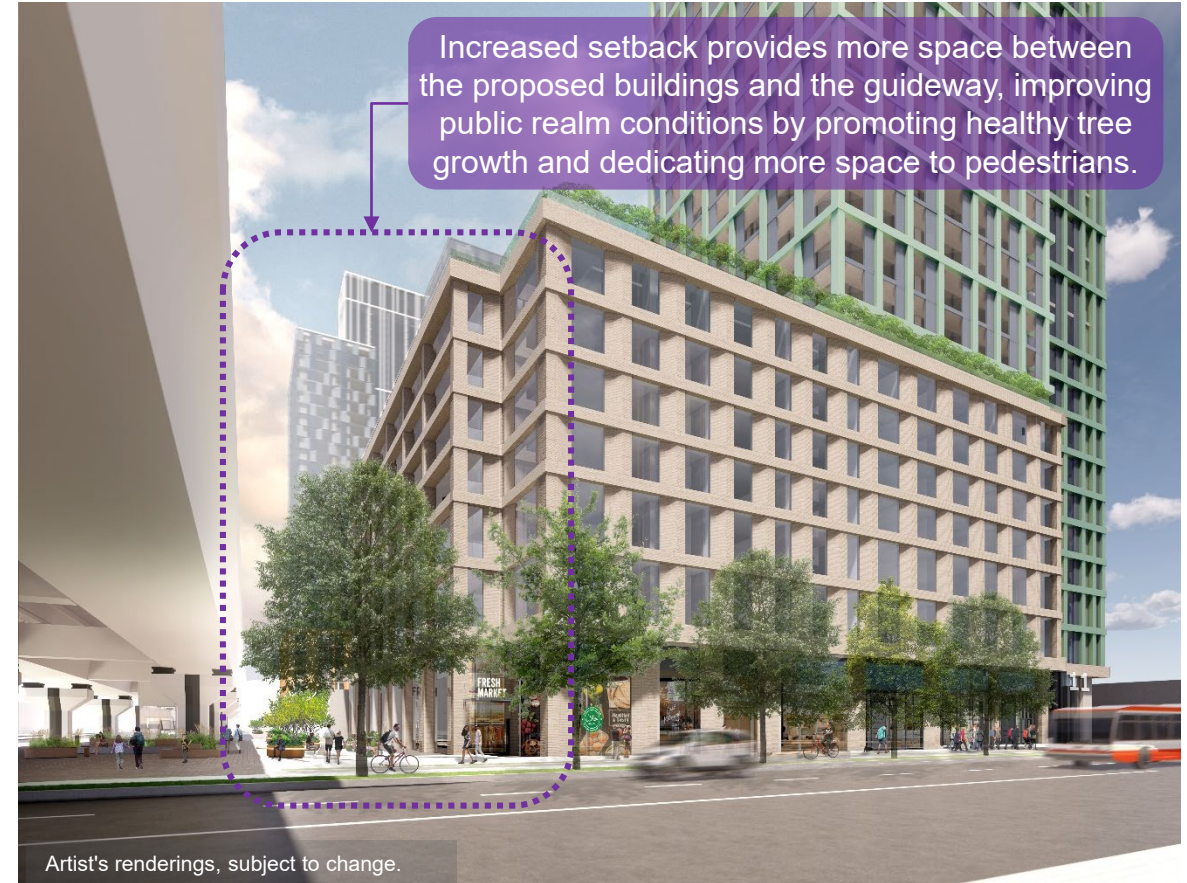
Revisions to the Fall 2023 Concept



## Public Spaces and Pedestrian Experience



Fall 2023 Submission



Revised Proposal

# What We Heard

## Key Themes: In-Progress / Future Updates

To read the complete first engagement summary report, please visit:  
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### Height & Massing

- *Buildings heights that reduce shadows and fit with the neighbourhood are desirable.*



### Local Businesses

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### Community Services

- *There is a need for **community benefits**, including improvements to local amenities, and new facilities (such as training centres and larger community spaces).*
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### Housing

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



### Public Spaces and Pedestrian Experience

- *Prioritize **pedestrian access, pedestrian-friendly design, and safety for cyclists.***
- *Provide **more park space.***
- *There is interest in **public realm possibilities under the guideway.***



### Environmental Sustainability

- *Buildings should be environmentally friendly with **high green standards.***
- *Strategies are needed to **maintain a healthy living environment** near Metrolinx' Maintenance and Storage Facility (MSF).*



### Community Change

- ***Mitigate construction impacts** on businesses and Thorncliffe Park residents along Overlea Boulevard.*
- *There are **concerns of gentrification and displacement** of nearby residents.*



### Roads and Infrastructure

- *There is a need to **address potential congestion** and ensure smooth traffic flow in the area.*
- *There is a need to **ensure sufficient infrastructure** to support the growing community.*

# TOC Implementation (Process)

In-Progress / Future Updates: Prepare Zoning



Community Service



Housing

Sample Zoning Permissions (DRAFT)	
Uses	Residential: All multi-family types (townhouses, apartments, etc.), no detached housing Non-residential: Retail, office
Potential (permitted) Uses (consistent with typical 'Commercial – Residential' zone users)	Following to be permitted, not excluded: community centres, day cares, libraries, recreation facilities, schools
Gross Floor Area (GFA)	Non-Residential (minimum): 16,000 m <sup>2</sup> - 18,000 m <sup>2</sup> Total (maximum): ~215,000 m <sup>2</sup>
Permitted Height	~56 m - ~180 m (13 - 56 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 <sup>2</sup> of indoor space and 2 m <sup>2</sup> 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 determined.	



# TOC Implementation (Process)

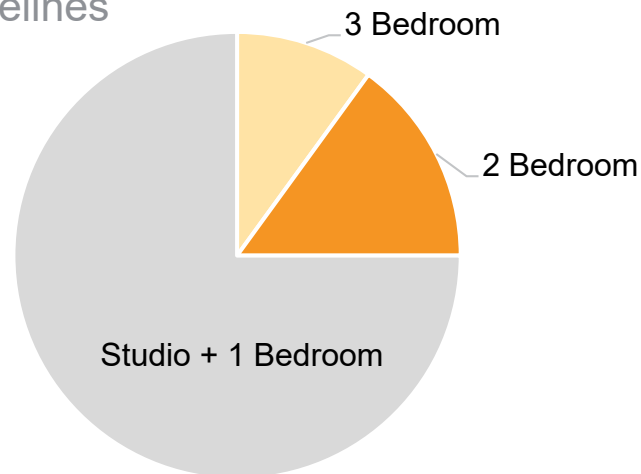


## In-Progress / Future Updates: Affordable Housing

- 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.

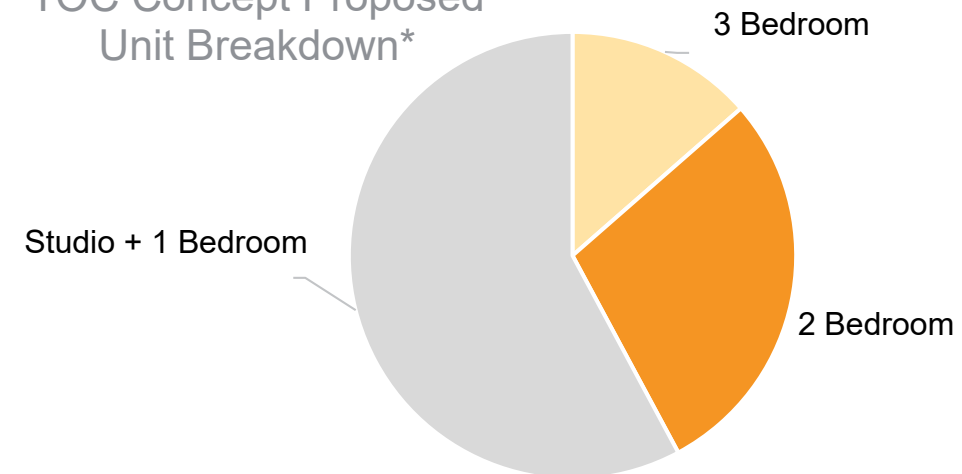
## In-Progress / Future Updates: Unit Sizes

### Growing Up Guidelines



■ 3 Bedroom ■ 2 Bedroom ■ Studio + 1 Bedroom

### TOC Concept Proposed Unit Breakdown\*



■ 3 Bedroom ■ 2 Bedroom ■ Studio + 1 Bedroom

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

# TOC Implementation (Process)

In-Progress / Future Updates: Detailed Design

Through public feedback and city review process, the following uses were identified as the priority:

- ▶ Day Care
- ▶ Community Agency Space
- ▶ School Facilities

Design and feasibility studies are now in progress to understand the potential for the inclusion of these uses in the TOC at Thorncliffe Park.

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



**Community Service**



**Community Change**

Thorncliffe Park Transit-Oriented Community Engagement Summary Report	
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# Proposed Non-Residential Program



## In-Progress / Future Updates

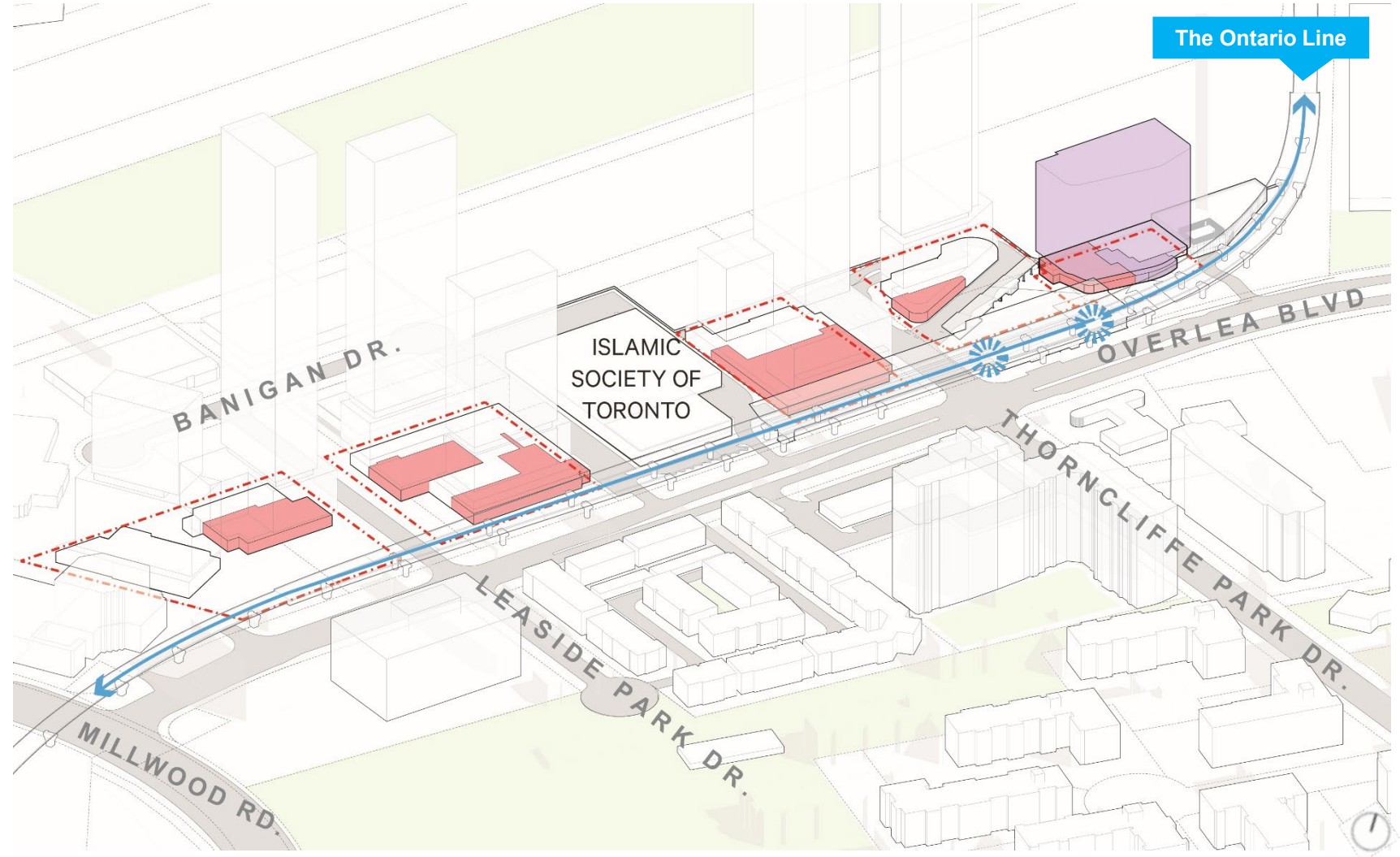


## Local Businesses

- There is a desire to **bring back local businesses** displaced by construction of the subway.
- Create **employment opportunities** for members of the community.
- **Future businesses should be a part of and serve the community** the way existing business do.

The minimum amount of non-residential space that will provide jobs will be part of the agreement with the building partner. The final mix of businesses and uses will be determined by the building partner.

-  TOC Site
-  Station Entrance
-  Ontario Line – Above Ground
-  Commercial - Retail
-  Commercial - Other



# What We Heard

## Key Themes: No Change / Additional Information Provided

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- There are **concerns of gentrification and displacement** of nearby residents.



### Roads and Infrastructure

- There is a need to **address potential congestion** and ensure smooth traffic flow in the area.
- There is a need to **ensure sufficient infrastructure** to support the growing community.



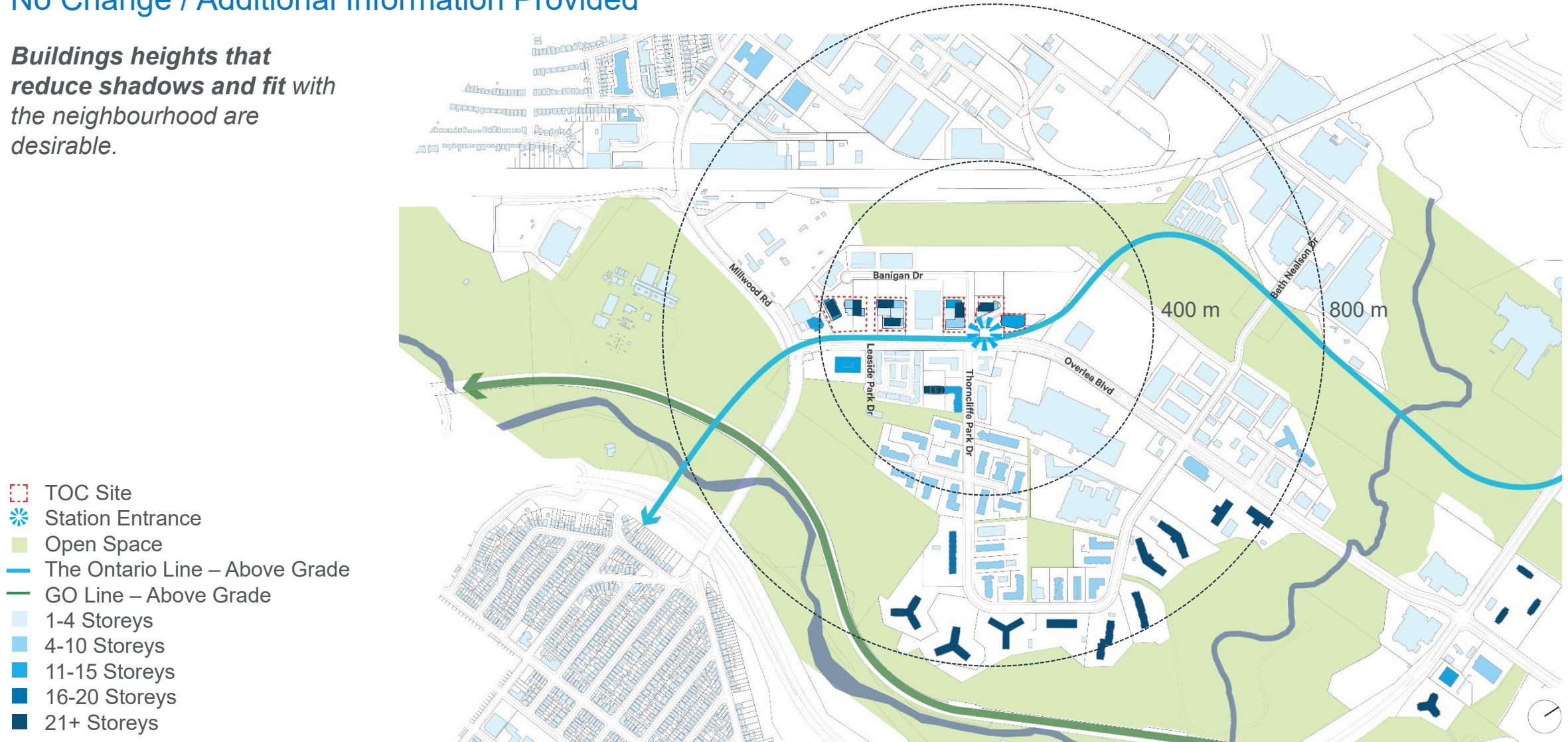
# Proposed Built Form

No Change / Additional Information Provided



## Height & Massing

*Buildings heights that reduce shadows and fit with the neighbourhood are desirable.*



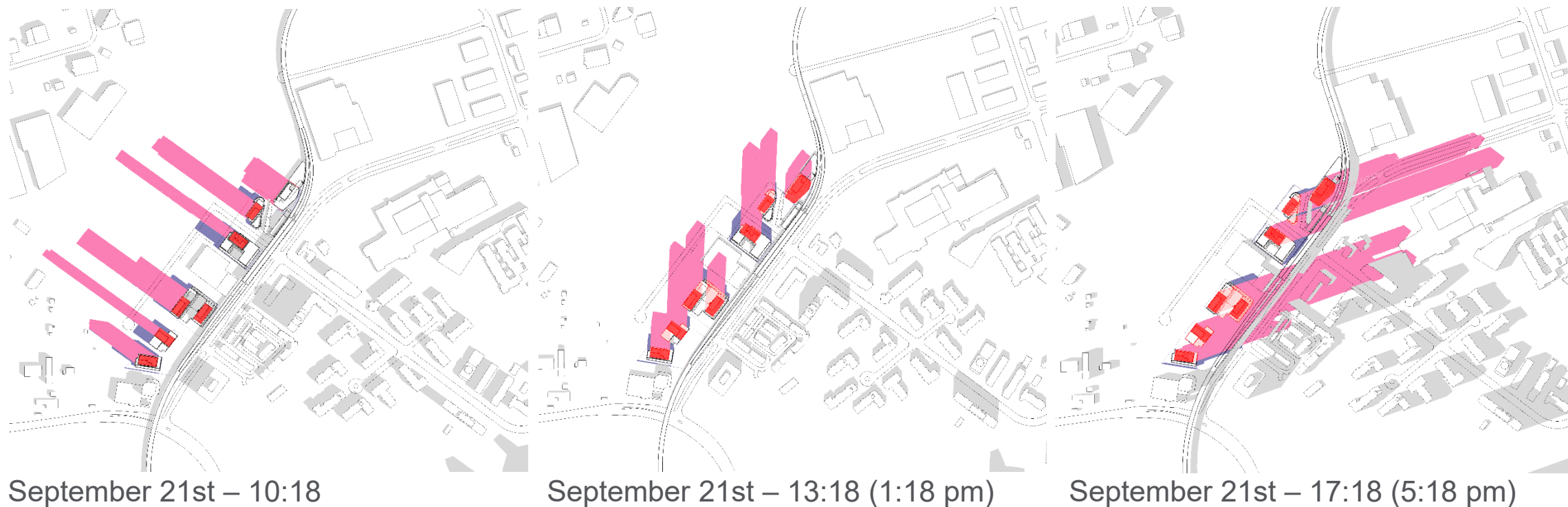
# Proposed Towers – Shadow Impact

No Change / Additional Information Provided



Height

*Buildings heights that reduce shadows and fit with the neighbourhood are desirable.*



- TOC Tower
- TOC Base Building Shadow
- TOC Tower Shadow





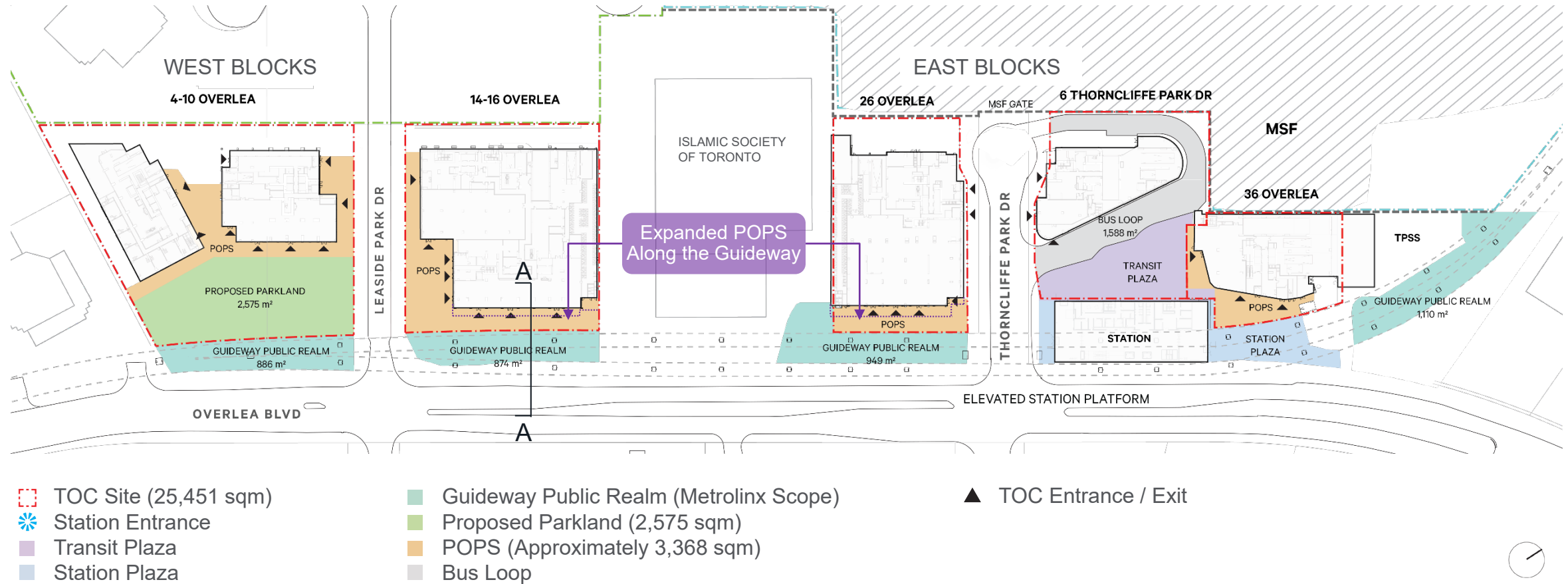
# Proposed Public Realm

## No Change / Additional Information Provided



## Public Spaces and Pedestrian Experience

- Provide *more park space*.
- There is interest in *public realm possibilities under the guideway*.



# Proposed Public Realm

## No Change / Additional Information Provided

- *Provide more park space.*

- Catchment Area Boundary
- Ontario Line
- GO Line - Above Grade
- Rail
- Cycling Route

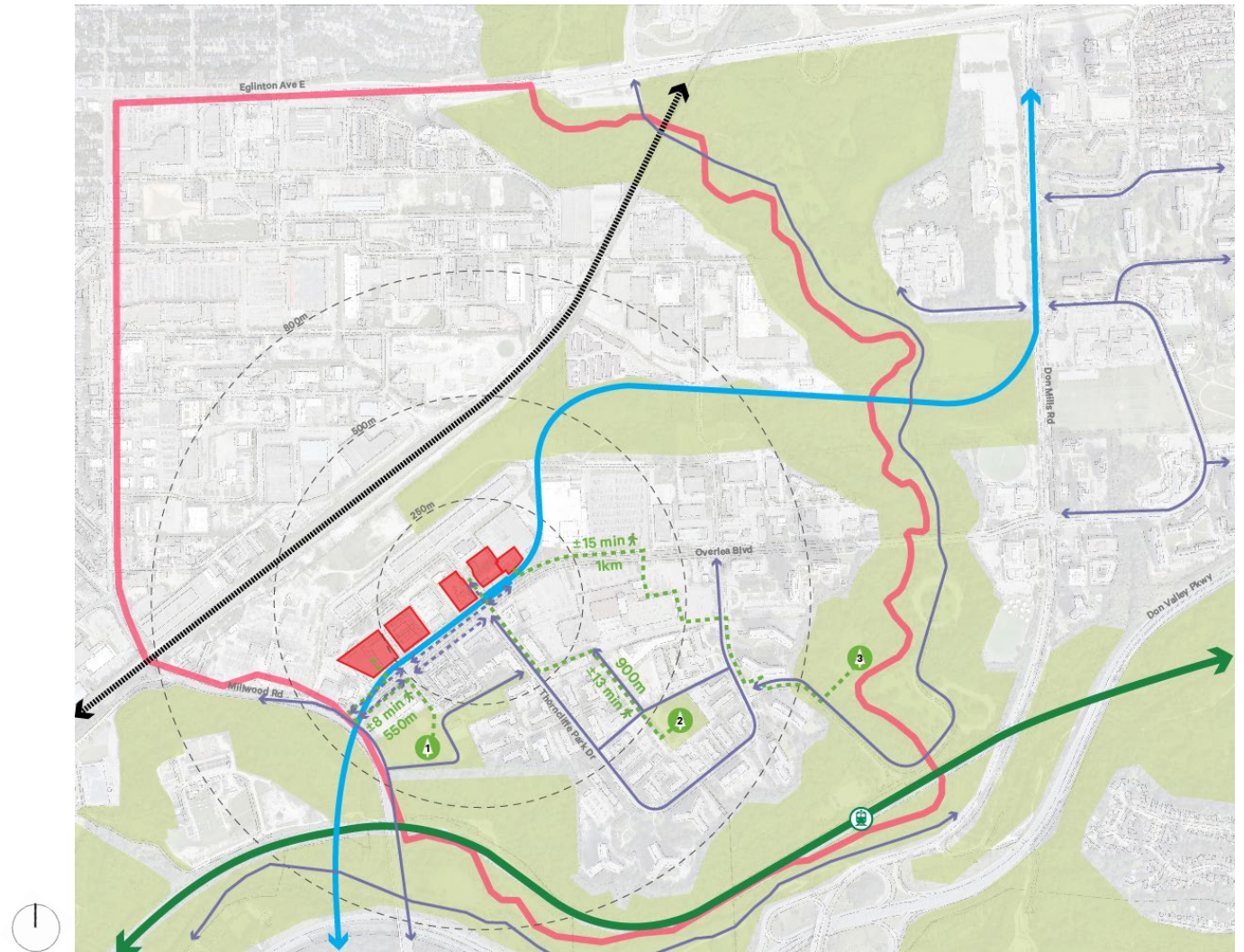
- TOC Sites
- Open Green Spaces
- GO Route

### Parks

- 1 Leaside Park
- 2 RV Burgess Park
- 3 Ernest Thompson Seton Park



## Public Spaces and Pedestrian Experience



# Proposed Public Realm

## No Change / Additional Information Provided



## Public Spaces and Pedestrian Experience

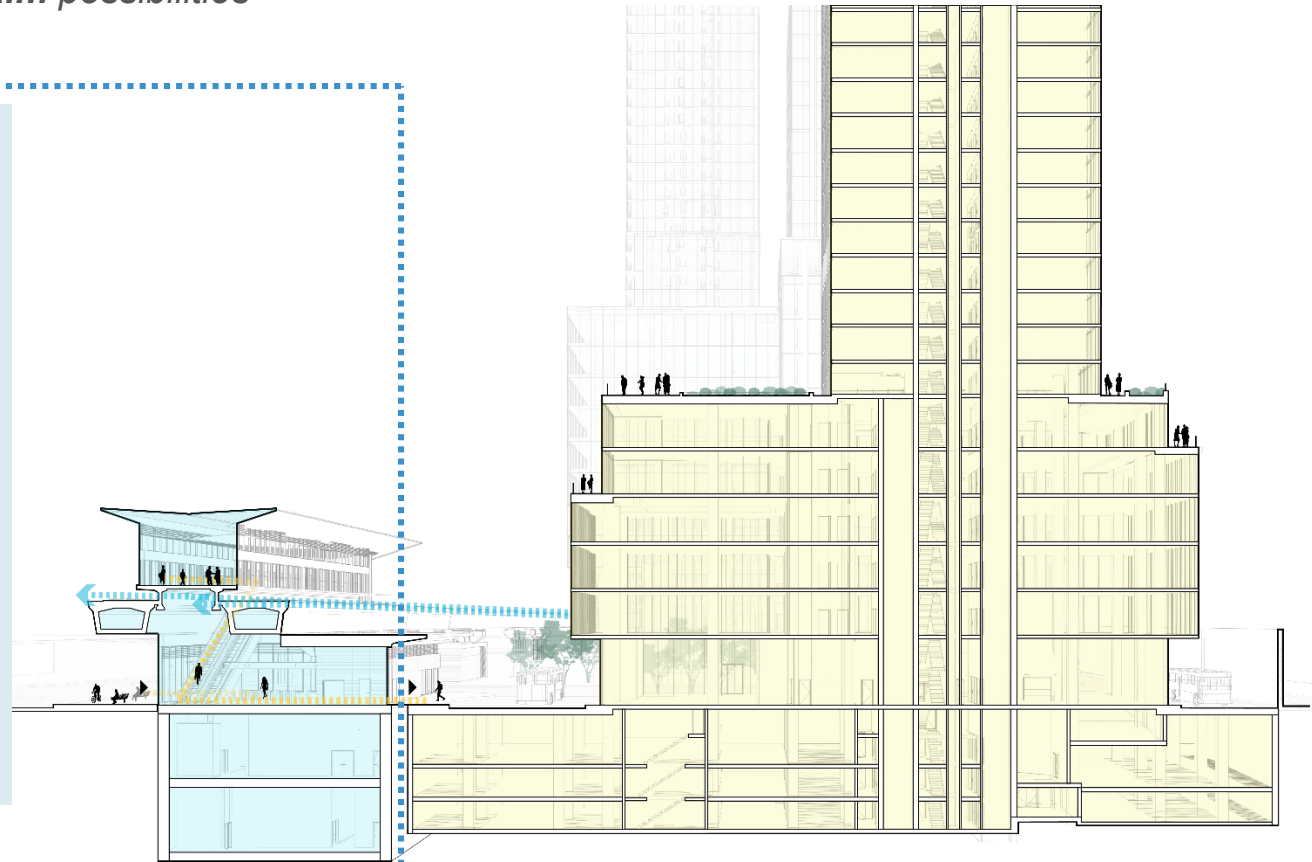
*There is interest in **public realm** possibilities under the guideway*

### Subways Project (Metrolinx)

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

For more information please visit:

<https://www.metrolinxengage.com/en/engagement-initiatives/ontario-line>



..... 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.



# Proposed Environmental Considerations

## No Change / Additional Information Provided

- Buildings should be environmentally friendly with **high green standards**.
- Strategies are needed to **counter transit-related pollution and maintain a healthy living environment near Metrolinx' Maintenance and Storage Facility (MSF)**.

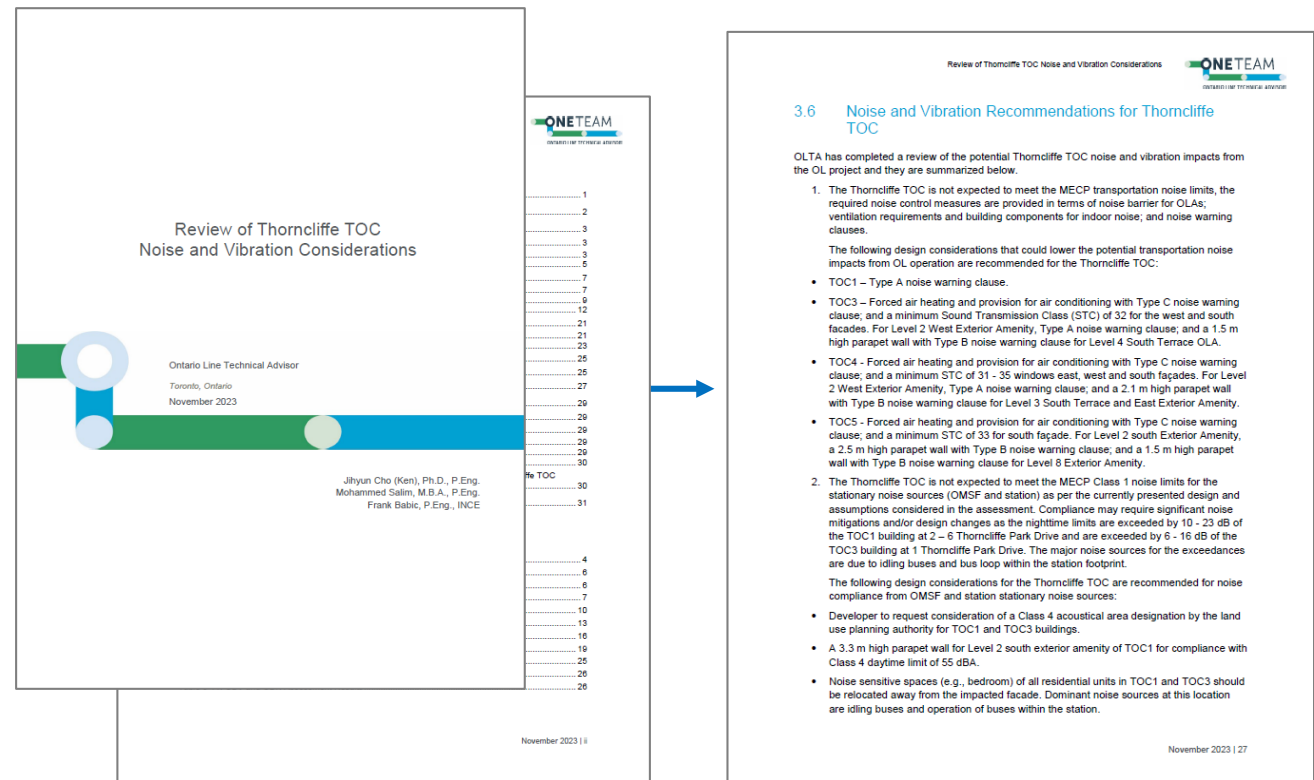


## Environmental Sustainability

These comments are partly addressed in the following reports which will be updated and finalized by a future building partner.



Toronto Green Standard Version 4



Noise and Vibration Impact Report



# Proposed Traffic Considerations

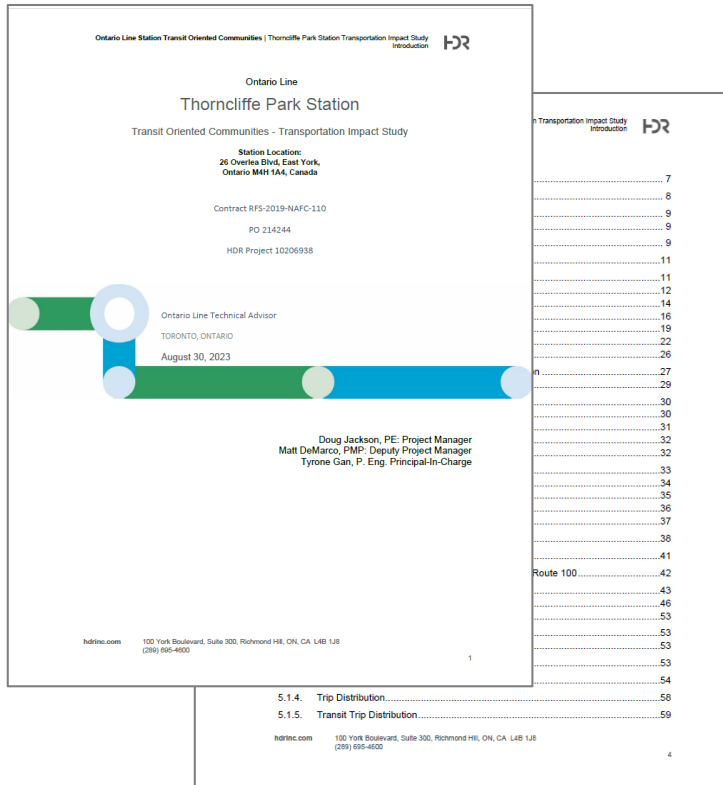
## No Change / Additional Information Provided

- There is a need to **address potential congestion** and ensure smooth traffic flow in the area.

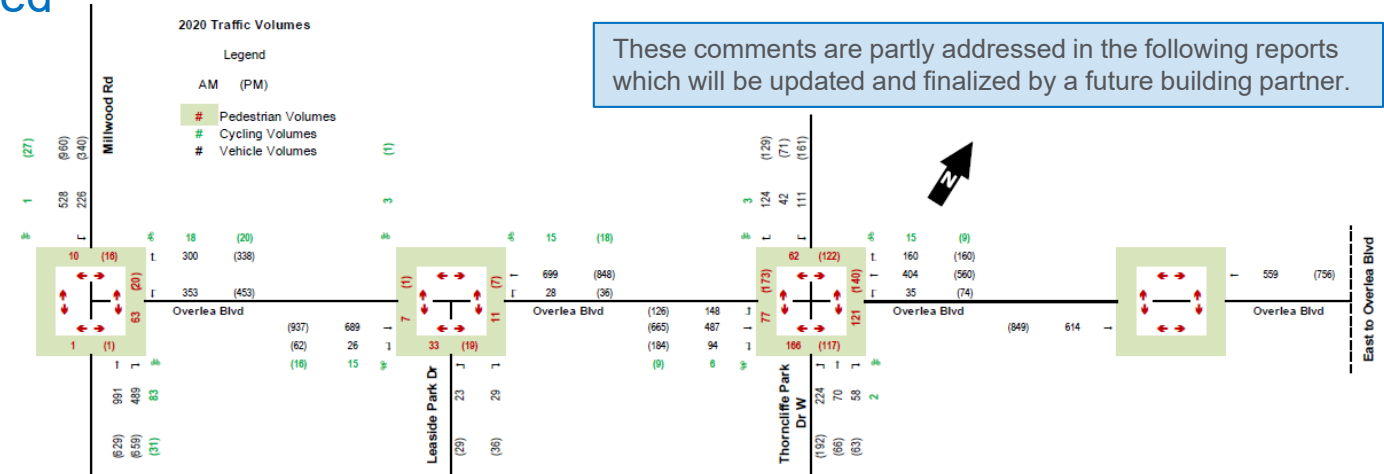


## Roads and Infrastructure

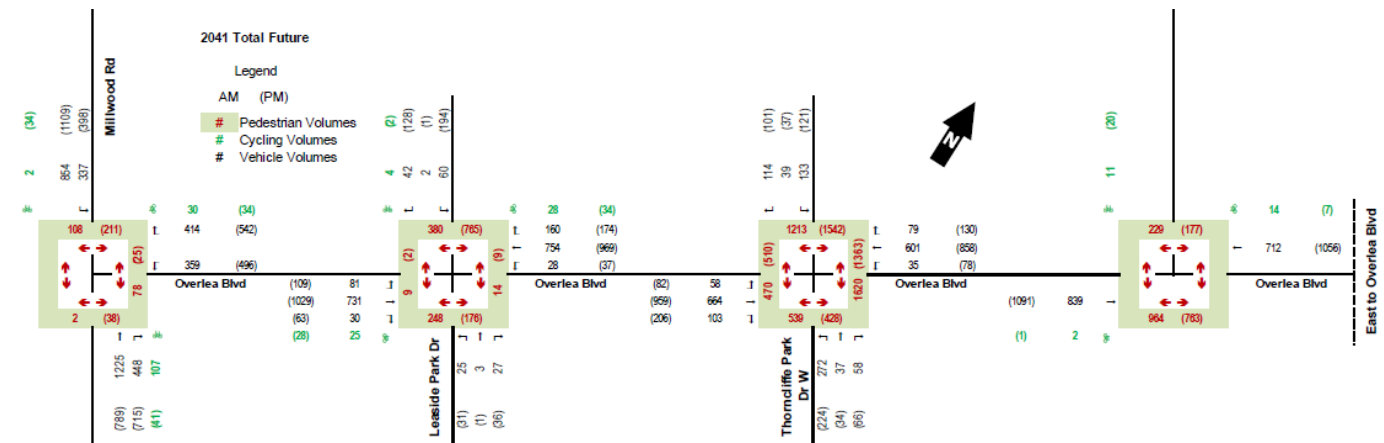
These comments are partly addressed in the following reports which will be updated and finalized by a future building partner.



## Transportation Impact Study



Existing Volumes – Millwood Rd to TOC E DW



Total Future Volumes – Millwood Rd to TOC E DW

# Proposed Infrastructure Considerations

## No Change / Additional Information Provided

# Roads and Infrastructure

- There is a need to ensure sufficient infrastructure to support the growing community.

These comments are partly addressed in the following reports which will be updated and finalized by a future building partner.

Functional Servicing Report  
Thornccliffe Park Transit Oriented Communities

4-8 Overlea Boulevard, 10 Overlea Boulevard, 14-16 Overlea Boulevard,  
1 Thornccliffe Park Drive, 2-6 Thornccliffe Park Drive, and 36 Overlea Boulevard  
Toronto Ontario M4H 1B7

Issued for Rezoning

Contract RFS-2019-1AFC-110

PO 214244

HDR Project 10206938

Ontario Line Technical Advisor

TORONTO, ONTARIO

September 11<sup>th</sup>, 2023

Doug Jackson, PE: Project Manager

Matt DeMarco, PMP: Deputy Project Manager

Tyrone Gan, P. Eng: Principal-in-Charge

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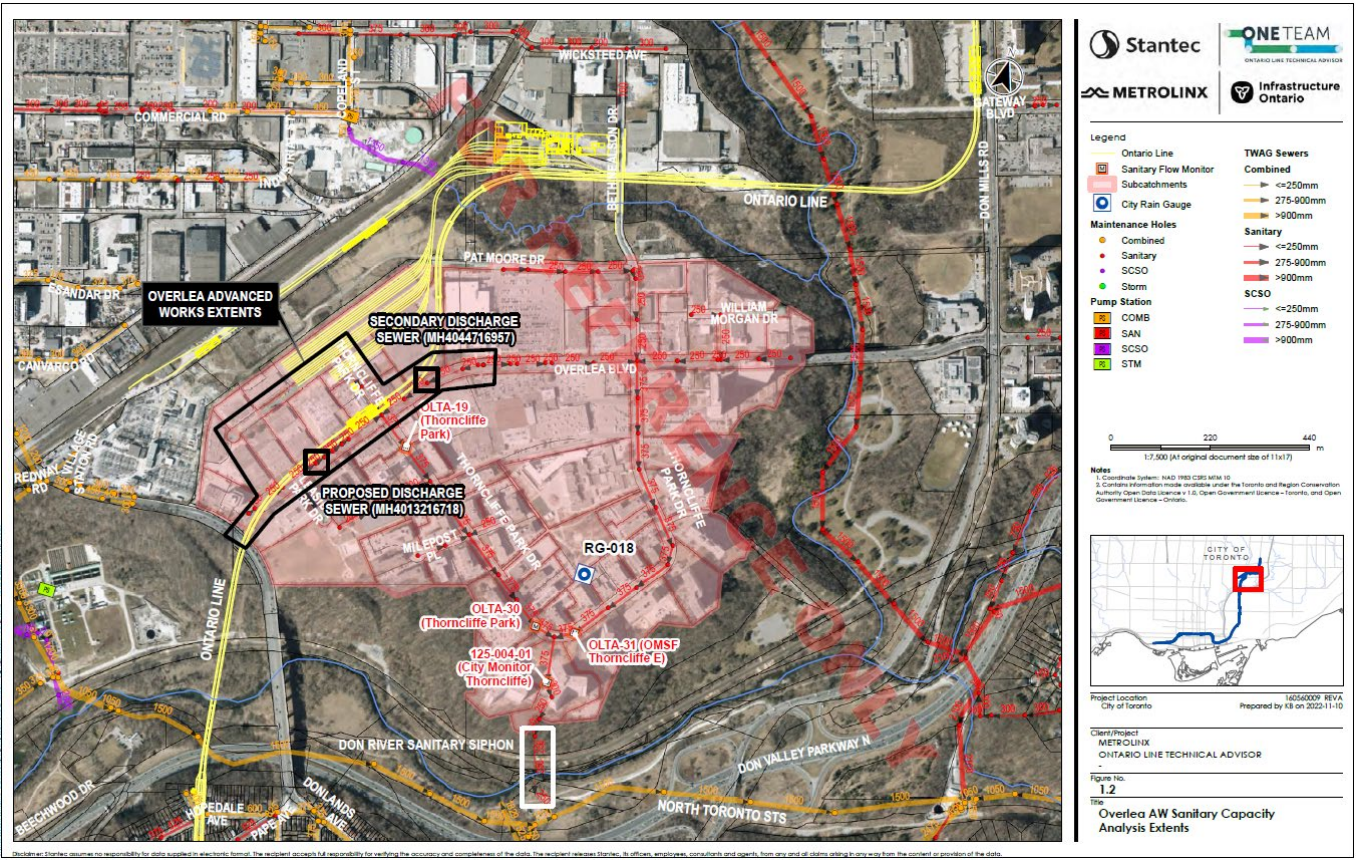
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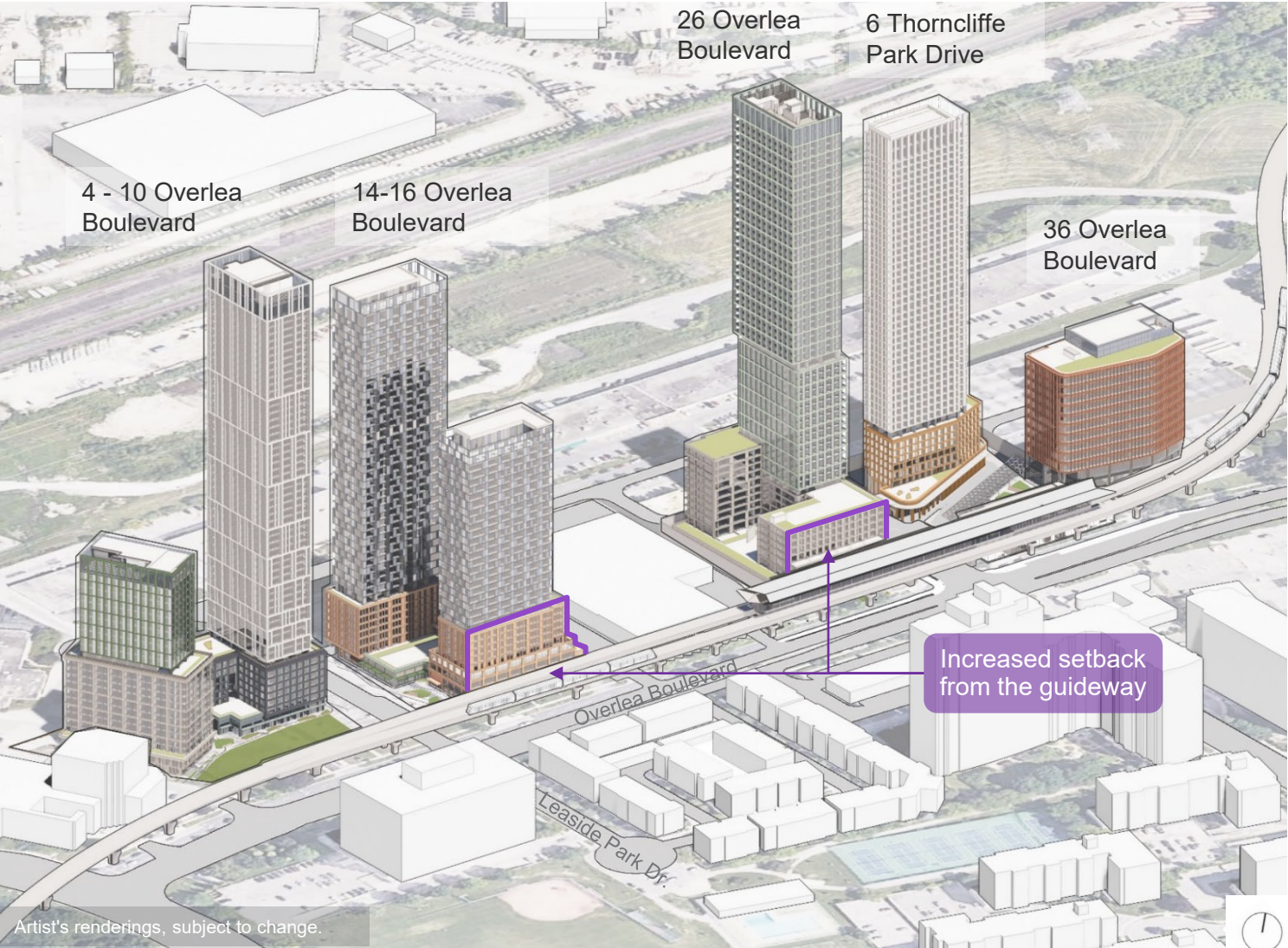
Functional Servicing Report



Sewer Capacity Analysis – Study Area



# Current Proposal



Overall	36 Overlea Boulevard	6 Thorncliffe Park Drive	26 Overlea Boulevard	14-16 Overlea Boulevard	4-10 Overlea Boulevard
Height (exclusive of mechanical) (metres)	51.74	145.50	174.14	144.70	175.04
Height (storeys)	13	46	56	46	56
Gross Floor Area (m2)					
Residential	N/A	31,064	46,362	56,136	59,006
Non-Residential	16,020 (office), 1,969 (retail)	189 (retail)	1,557 (retail)	1,711 (retail)	801 (retail)
Total	17,988	31,253	47,919	57,846	59,807
Vehicular Parking					
Total Vehicle Parking	78	256	220	353	353
Bicycle Parking					
Total Bicycle Parking	82	477	730	860	903
Loading					
Loading Spaces	4	2	3	3	3
Residential Units					
Total	0	428	652	771	813

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

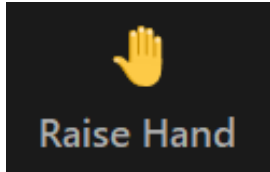
<https://engageio.ca/en/ThorncliffePark>

# 5

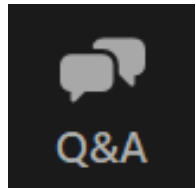
## Questions & Answers



# 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**

# For Further Questions, Please Visit:

**[Engageio.ca/en/ThornccliffePark](https://engageio.ca/en/ThornccliffePark)**

[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)

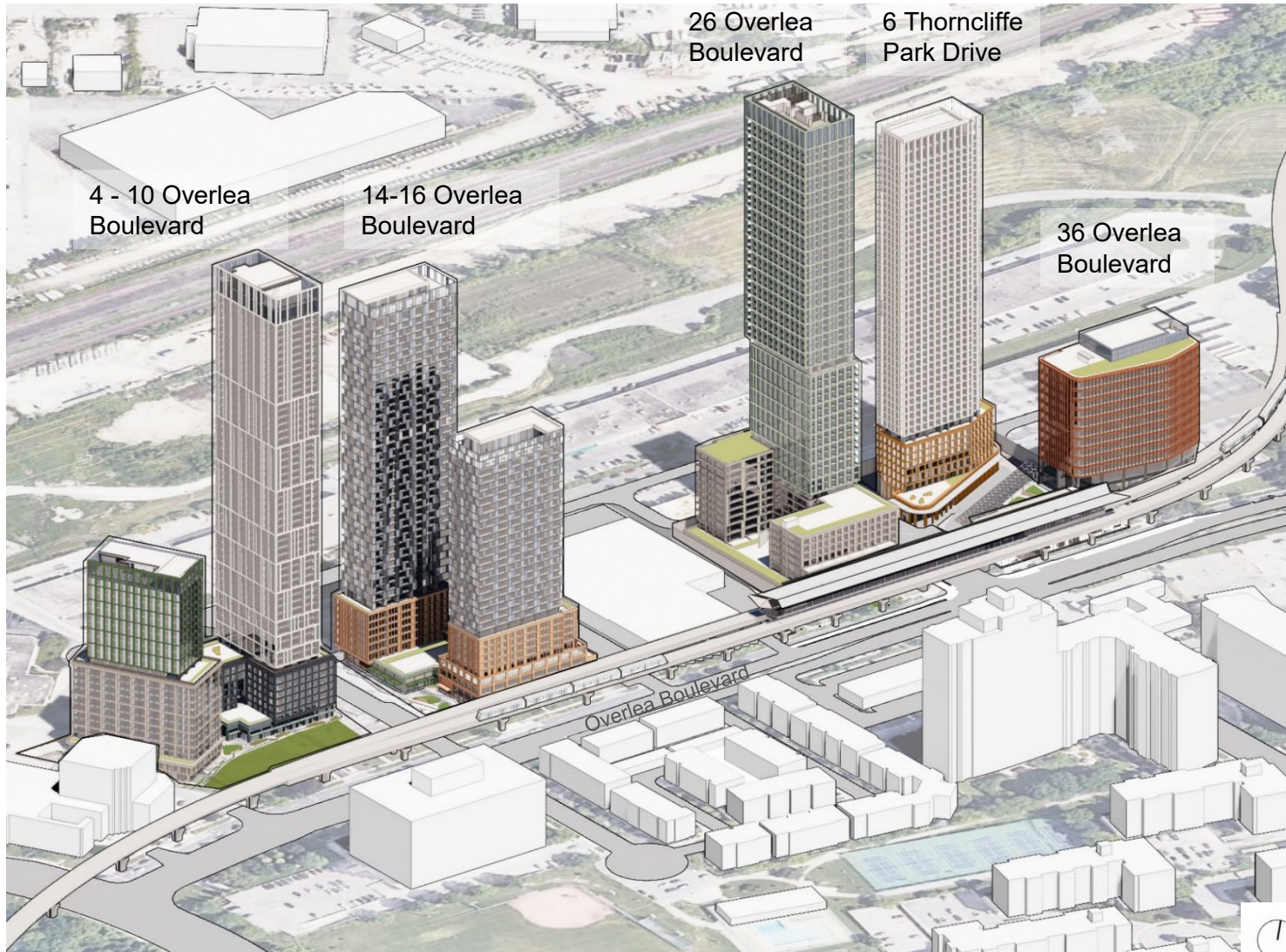
## Thank you



# 6

## Appendix

# Fall 2023 Proposal



Overall	36 Overlea Boulevard	6 Thorncliffe Park Drive	26 Overlea Boulevard	14-16 Overlea Boulevard	4-10 Overlea Boulevard
Height (exclusive of mechanical) (metres)	56	153	170	142.4	166.4
Height (storeys)	13	46	56	46	56
<b>Gross Floor Area (m2)</b>					
Residential	N/A	31,085	47,523	56,016	59,104
Non-Residential	16,135 (office), 2,020 (retail)	189 (retail)	1,718 (retail)	1,991 (retail)	843 (retail)
<b>Total</b>	<b>18,154</b>	<b>31,274</b>	<b>49,241</b>	<b>58,007</b>	<b>59,947</b>
<b>Vehicular Parking</b>					
Total Vehicle Parking	171	208	252	334	333
<b>Bicycle Parking</b>					
Total Bicycle Parking	84	477	743	851	903
<b>Loading</b>					
Loading Spaces	4	2	3	3	3
<b>Residential Units</b>					
<b>Total</b>	<b>0</b>	<b>428</b>	<b>663</b>	<b>761</b>	<b>813</b>

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

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