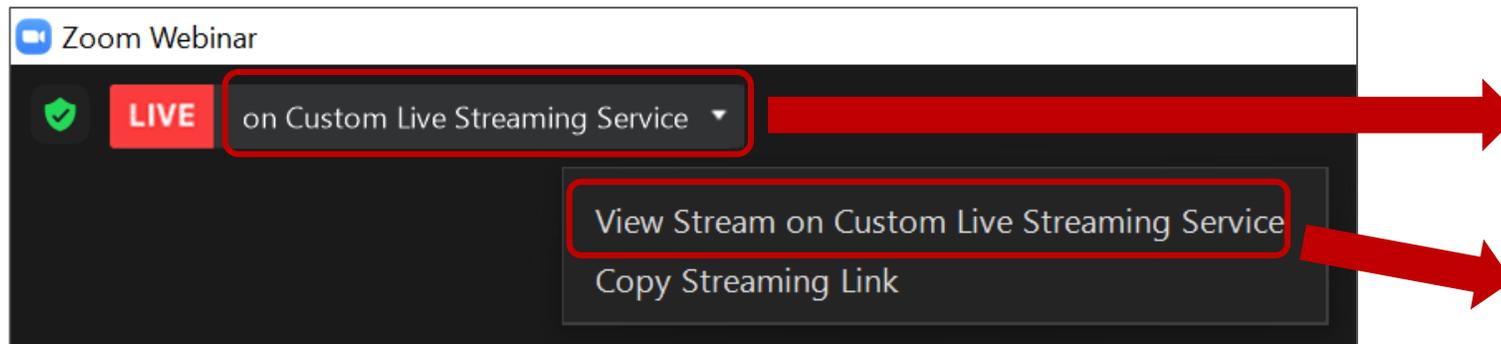


Zoom Webinar Controls – Live Captions

Live automated captioning from Otter is available for participants joining through the Zoom app on their computer.



Step 1: In the upper left-hand corner of your Zoom window, click “**on Custom Live Streaming Service**”.

Step 2: In the dropdown menu that appears, click “**View Stream on Custom Live Streaming Service**”

Step 3: Your default web browser will open to the live transcript on Otter.

Step 4: Click the “**X**” in the **upper right-hand corner** of the smaller overlay window to reveal the live transcript of the Open House.

Step 5: You are now viewing the live captions. The transcript will scroll for you automatically and label who is speaking.

EXHIBITION TRANSIT-ORIENTED COMMUNITY (TOC)

Virtual Open House
June 24th, 2025



Land Acknowledgement

- We will begin this session by acknowledging that I am 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 the Métis in Ontario. For those who are participating that are not in Toronto, we encourage you to reflect on and acknowledge the Indigenous territory and unique history where you are located.
- Long before today, the land I am on has been home to many different Indigenous groups since time immemorial and forms part of the Dish with One Spoon Wampum between the Haudenosaunee (Hoe-den-oh-'show-nee) and the Anishinaabeg (Ah-nish-nah-beg), a treaty between the Indigenous people before settlers arrived here.
- 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.
- We recognize and deeply appreciate Indigenous peoples' historic connection to these lands and Ontario values its relationship with Indigenous peoples and communities.

1 Introduction and Agenda

Meeting Purpose: Why Are We Here?

- Introduce an updated design concept for the Exhibition Station Transit-Oriented Community ("TOC").
- Answer questions from community members on the TOC program and the updated plans for the Exhibition TOC.
- Describe the TOC development process and identify the opportunities for public feedback.



Future Exhibition Station aerial view, looking east

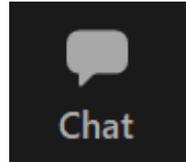
Meeting Agenda

1. Introduction
2. TOC Project Background
3. Drivers of Change
4. Exhibition TOC Site Context
5. Updated TOC Concept
6. Discussion
7. Next Steps

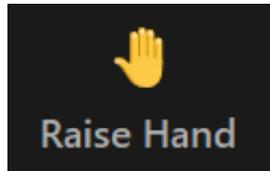


Future Exhibition Station north entrance building and shared GO/Ontario Line concourse, pictured from eastern side of Atlantic Avenue

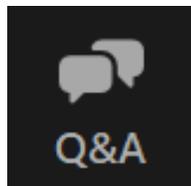
Zoom Webinar Controls — Main Controls



The Chat button has been deactivated. Use the Raise Hand or Q&A button instead to ask a question or make a comment.



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.



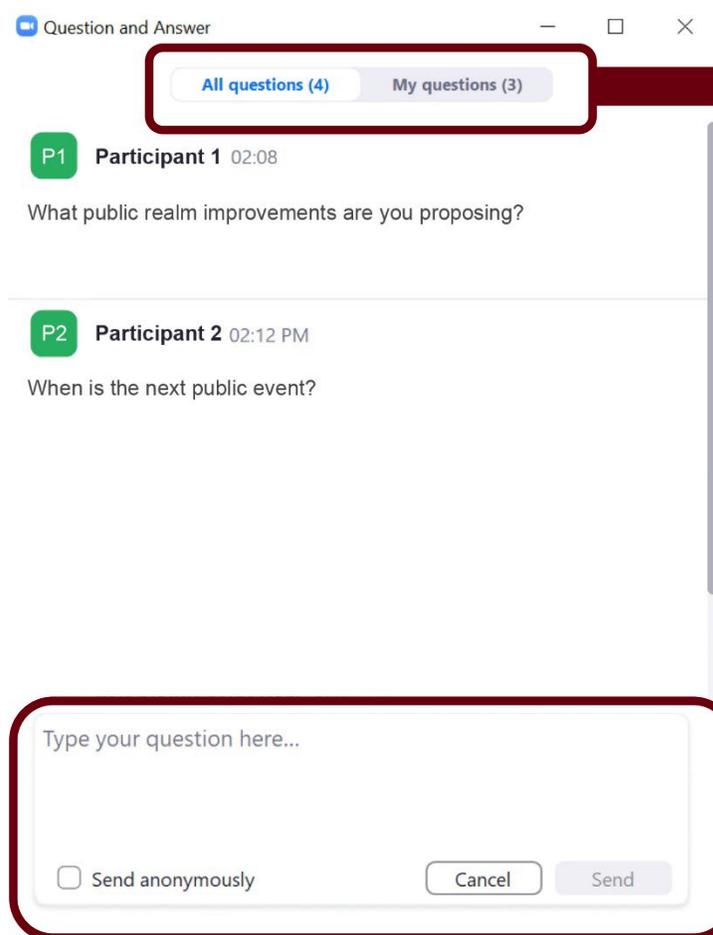
When using the phone:

***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.

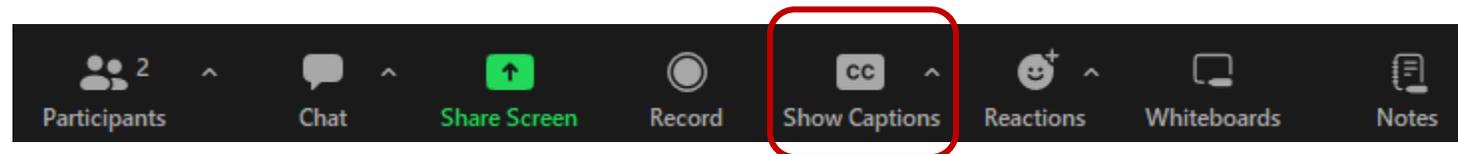
To submit a written question or comment, type it into this box and then click **Send**.

Zoom Webinar Controls — Live Captions

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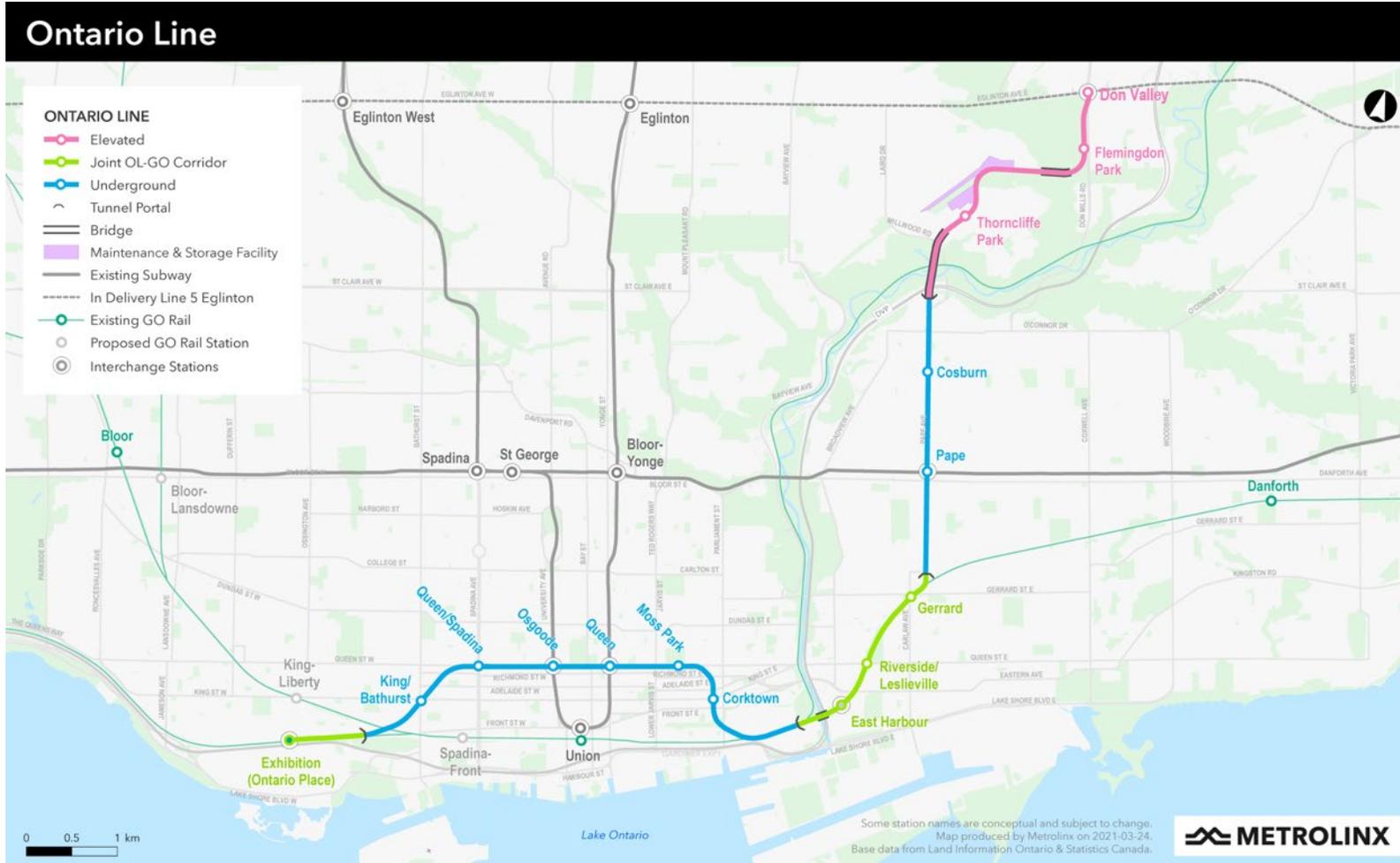
Simply click the “Show Captions” button on the menu and select your preferred language.

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



2 Project Background

Transit-Oriented Communities (TOC) Program



The TOC program is part of the government's plan to build **new, sustainable transit** by placing **more housing and jobs near transit stations** along the province's four priority subway projects, including the **Ontario Line**, GO Transit and Light Rail Transit (LRT) projects.

Transit-Oriented Communities (TOC) Program



The TOC program **balances several government objectives**, including:

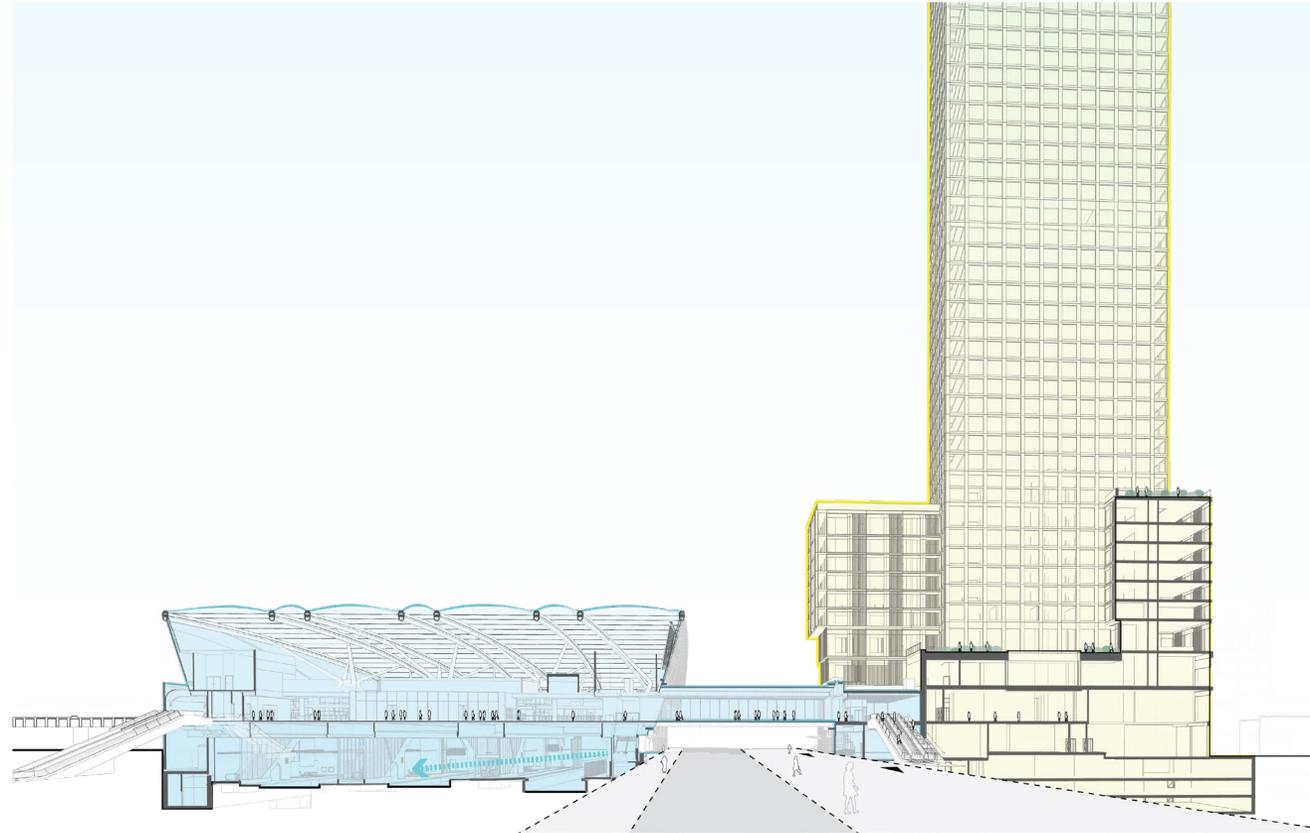
- **Increasing transit ridership** and reducing traffic congestion;
- **Increasing housing supply** (including affordable housing) and jobs;
- **Stimulating the economy** through major projects and creating jobs.
- **Bringing retail and community amenities** (for example, daycares) within a short distance of public transit stations.
- **Offsetting the cost of station construction** which would save taxpayers' money.

The province will partner with third parties to build TOC developments, creating value through streamlining of the development process in collaboration with municipal partners.

Subways and TOCs: Who Delivers What?

Subways Project (Metrolinx)

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



■ Subways Project (Metrolinx)

■ Transit-Oriented Communities (IO)

TOC (Infrastructure Ontario)

- Development Concepts
- TOC Buildings & Related Public Realm
- Uses & Programming
- Community Benefits



Engaging with Key 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.

Indigenous Communities

Infrastructure Ontario, on behalf of the Ministry of Infrastructure, is committed to continued engagement and consultation with Indigenous communities regarding the proposed development.



For more information, visit:
<https://engageio.ca/en/exhibition>

Local Advisory Committee

Infrastructure Ontario has engaged with key community/stakeholder representatives to receive early feedback.

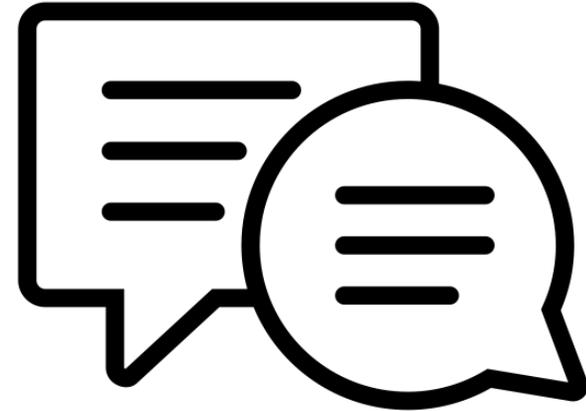
The Public

Infrastructure Ontario is engaging with the wider public and collecting valuable input on the proposed development through various channels, including this meeting.

Engagement Activities Held To Date

Public Engagement Events

-  **October 4, 2021** Public Open House #1
Virtual Community Engagement
-  **November 30, 2021** Public Open House #2
Virtual Community Engagement



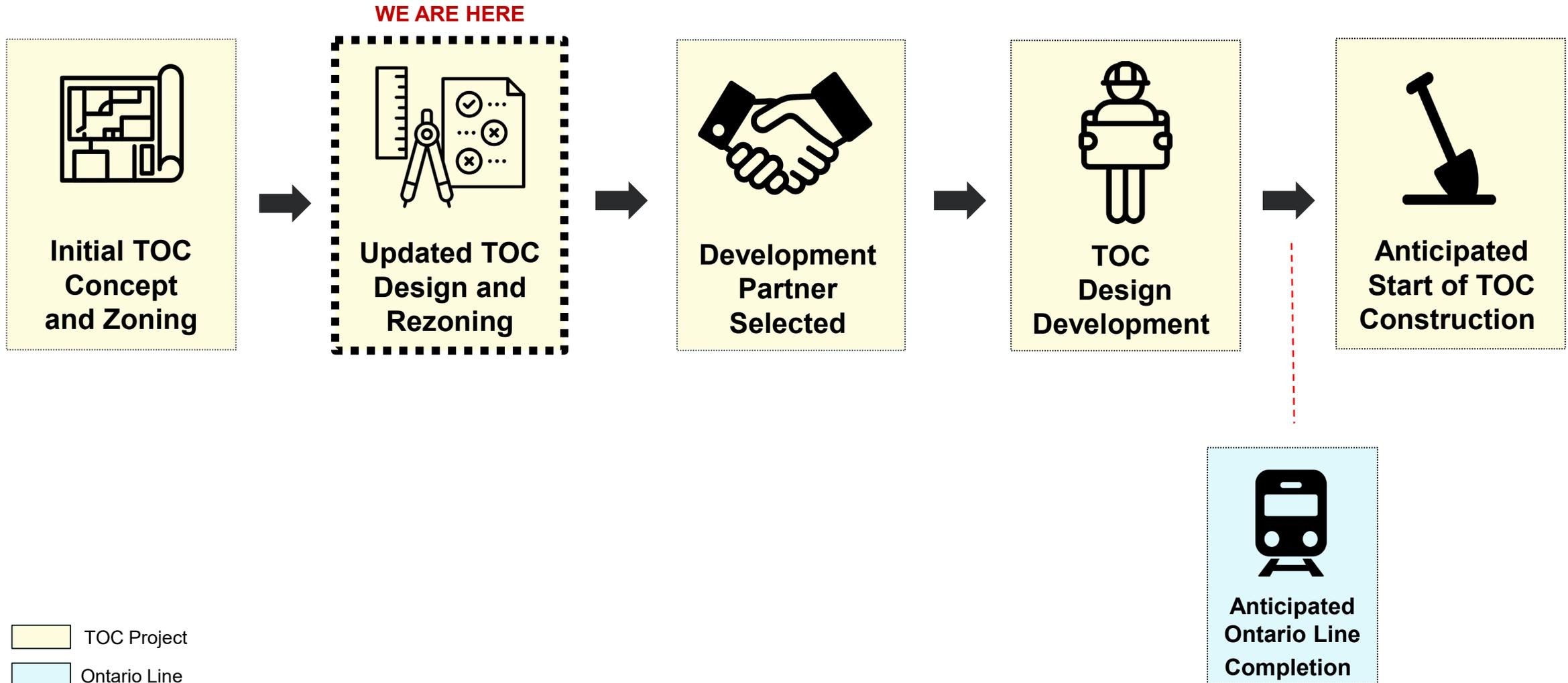
Local Advisory Committee Meetings

- September 16, 2021** Local Advisory Meeting #1
- November 15, 2021** Local Advisory Meeting #2
- June 20, 2025** Local Advisory Meeting #3

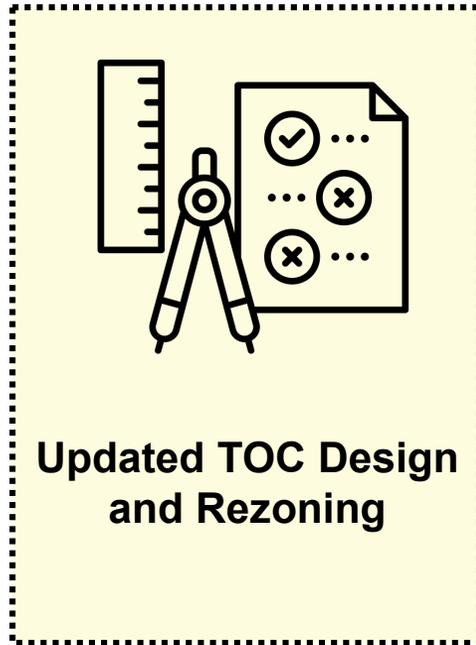
Other Engagement

- City of Toronto Technical Meetings
Ongoing (2021 - current)
- Indigenous Consultation
On-going Communication & Engagement

Project Milestones



Anticipated Rezoning Sequence



- 1. Technical Review with City of Toronto Staff**
Winter / Spring 2025
- 2. Public and Community Engagement**
June 2025
- 3. Concepts Revised**
Summer 2025
- 4. Zoning Permissions Updated**
Target: Fall 2025

Public Comment Period
open through **July 8, 2025**

Provide your comments at:
engageio@infrastructureontario.ca

3 Drivers of Change

Background: 2022 Exhibition TOC Concept

- 2020** Province launched the TOC program.
- 2021** Exhibition Station TOC design developed, with input from local community and stakeholders informing TOC concept design.
- 2022** Minister's Zoning Order ("MZO") issued, establishing new zoning permissions for the TOC sites.



2022 Exhibition Station TOC Concept

Background: 2022 Exhibition TOC Concept

The 2022 TOC concept included **three mixed-use buildings** across two sites with significant employment uses.

Jefferson Site:

- Two 21-storey towers on a shared podium, comprised of over 14,000 square metres of office and retail space and 300 residential units

Atlantic Site:

- Two towers of 20 and 19 storeys with over 14,000 square metres of office and retail space and 265 residential units



2022 Exhibition Station TOC Concept

Drivers of Change

**Post
2022**

Evolving market conditions, including:

- **Post-COVID decline in demand for office space;**
- **Acute awareness of need to increase housing supply, especially at key transit nodes.**



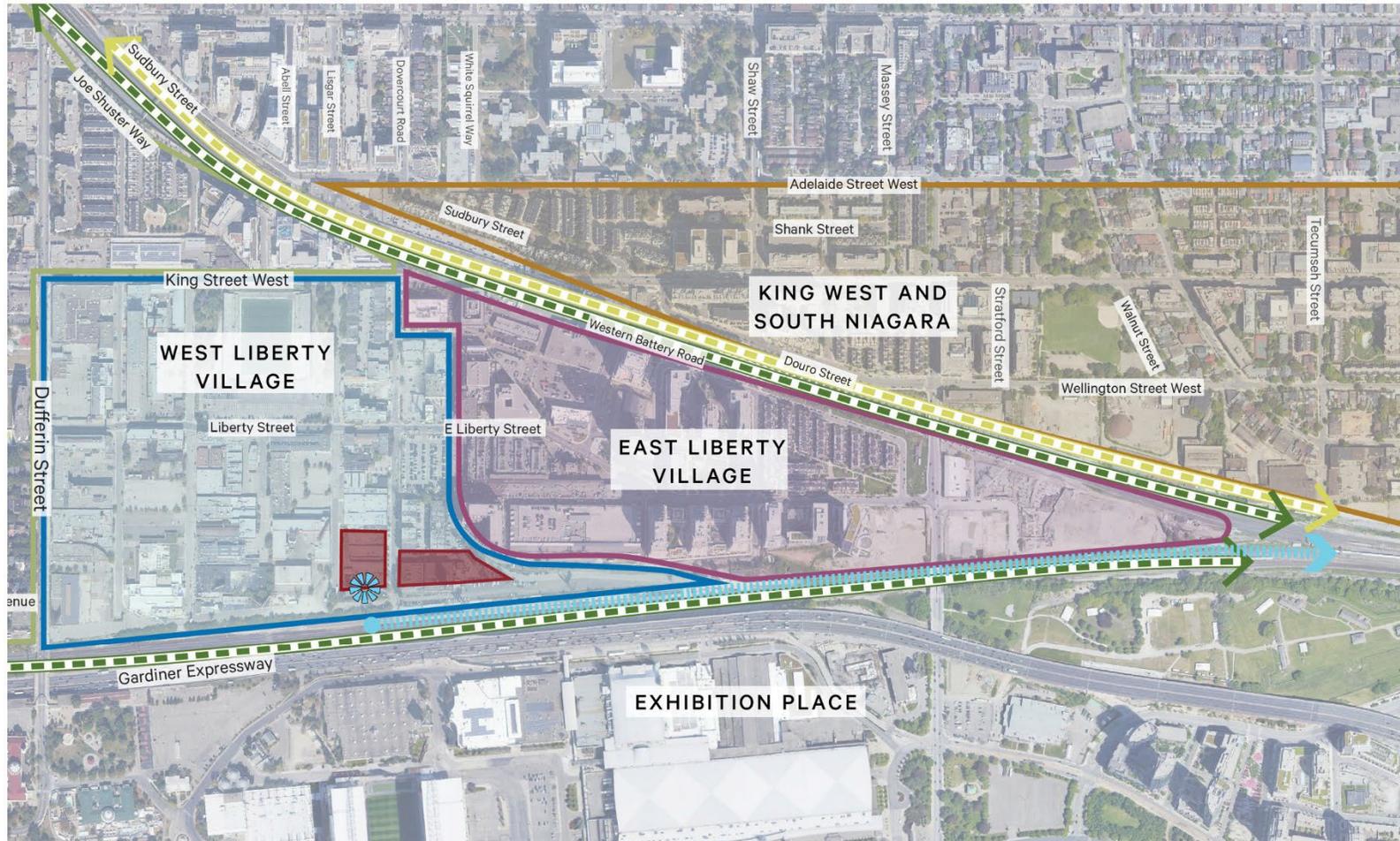
2022 Exhibition Station TOC Concept

4

Exhibition TOC – Site Context

Local Context

Surrounding Neighbourhoods



The TOC is located along the southern edge of **Liberty Village**, adjacent to the Lake Shore West GO rail corridor.

Liberty Village was originally established as an **industrial and manufacturing hub**, but in recent years has undergone a prominent change in character with the **emergence of new residential, office, retail and institutional uses**, particularly within east Liberty Village.

- TOC Site
- OL Station Headhouse
- Ontario Line
- UP Express Rail Corridor
- GO Rail Corridor

Site Context: Jefferson & Atlantic Sites



Jefferson Site

1 Jefferson Avenue
2-20 Atlantic Avenue

Site Area	7,941 sq.m
Conveyance*	3,199 sq.m
Developable Area*	4,742 sq.m
Current Use	Commercial

Atlantic Site

1 Atlantic Avenue
1A Atlantic Avenue

Site Area	7,188 sq.m
Conveyance*	2,411 sq.m
Developable Area*	4,777 sq.m
Current Use	Commercial

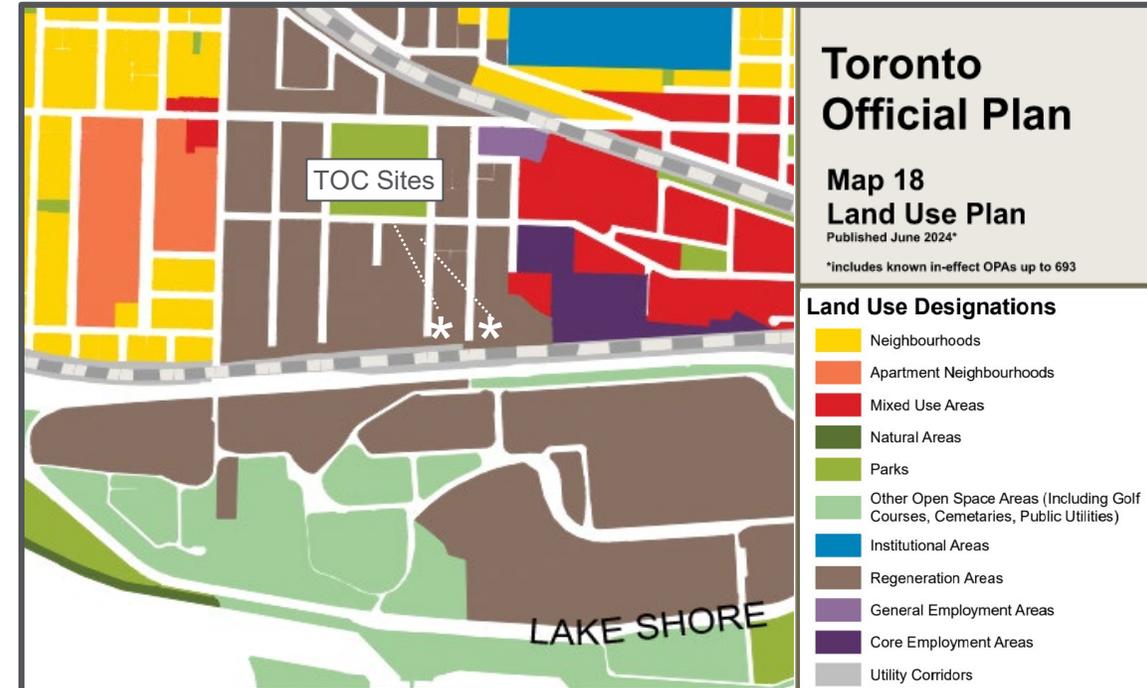


* Conveyance and developable area subject to final Liberty New Street right-of-way.

Policy Context

Official Plan Land Use Redesignation

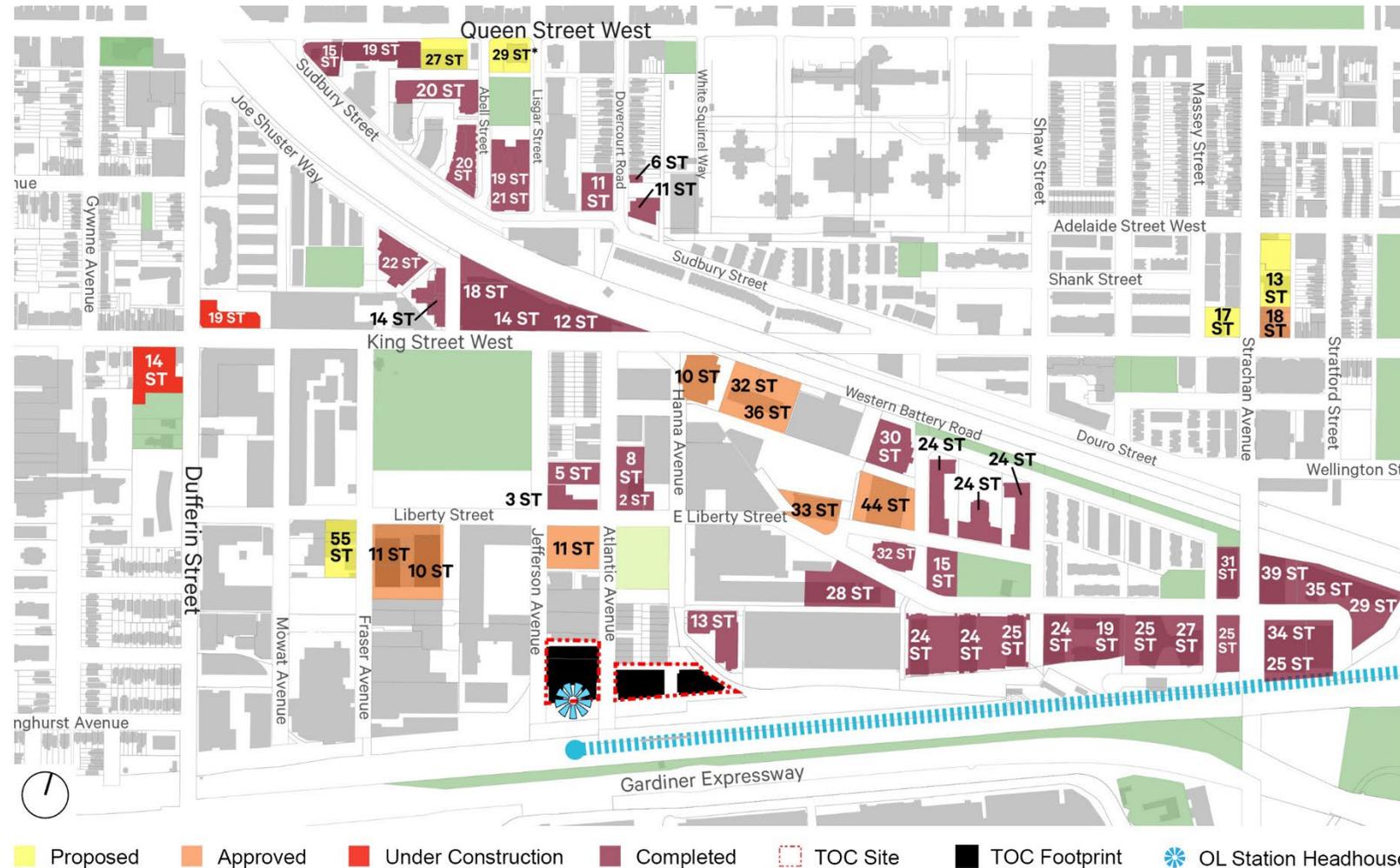
- ▶ The Exhibition TOC sites were designated in the Official Plan as **Core Employment Areas** at the time of the previous submission.
- ▶ In December 2023, through the Municipal Comprehensive Review process and a 2024 settlement of Official Plan Amendment 231 that applies to these lands, this area was redesignated as **Regeneration Areas** to permit a mix of employment and residential uses.
- ▶ The Regeneration Areas designation is applied to areas with **significant vacant lands and/or buildings and in need of revitalization** as a means of fostering growth and physical change.
- ▶ Regeneration Areas allow for **commercial, residential, live/work, institutional and light industrial** uses to be mixed within the same block or building.



Official Plan Land Use Map, 2024 Consolidation

Development Context

Proposed, Approved, Under Construction and Recently Completed Projects



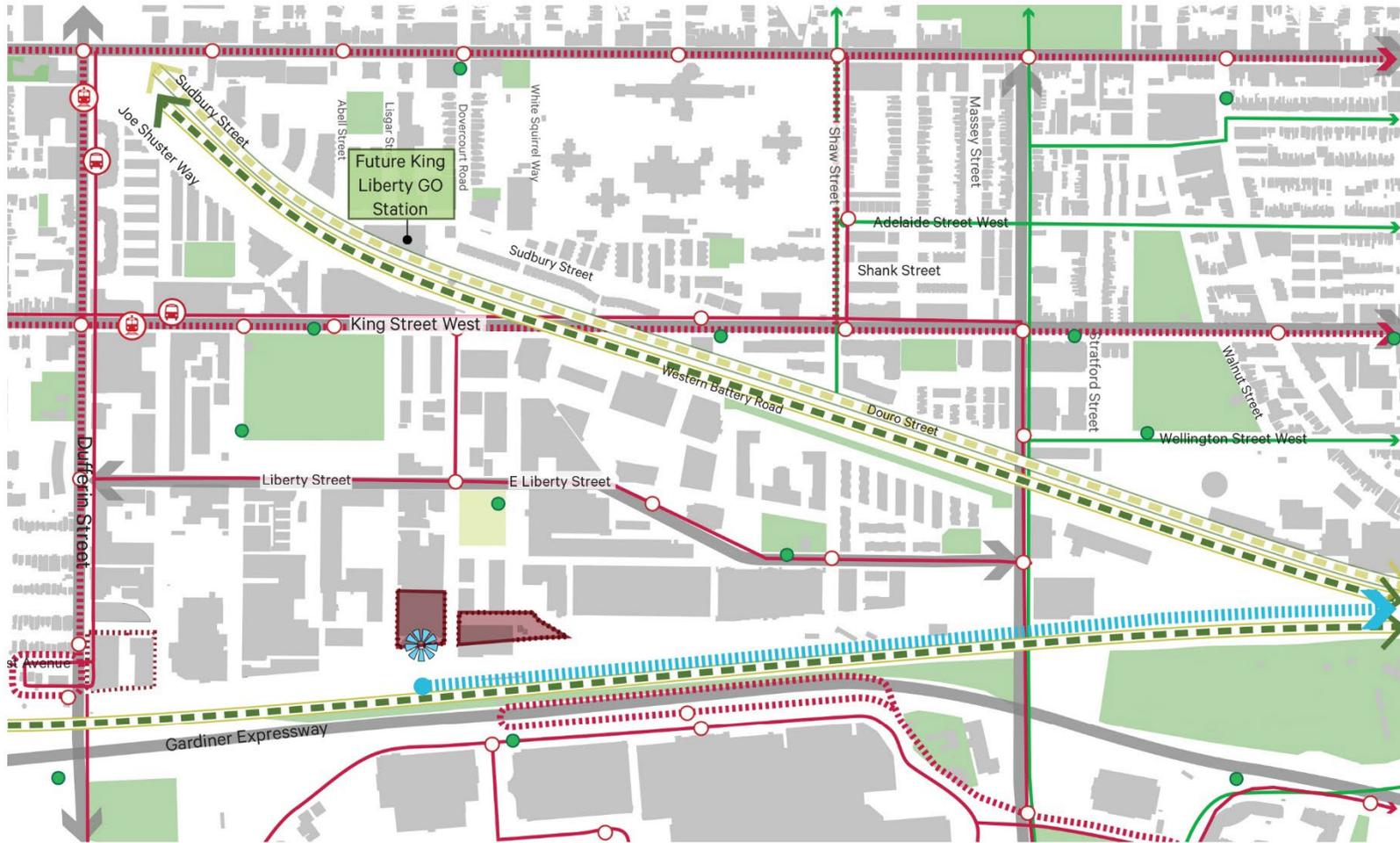
147-171 East Liberty St (Complete)



61-75 Hanna Ave, 120 Lynn Williams St (Approved)
 *1117 Queen Street West: Under Appeal at OLT

Local Context

Transportation Network



The TOC will have direct access to the **Ontario Line subway and multiple GO rail lines**, and benefit from connections to the **local bus and streetcar network**. These connections include:

- Exhibition GO (Lakeshore West line)
- Future King-Liberty GO (Kitchener line)
- 29 Dufferin
- 63 Ossington
- 504 King
- 509 Harbourfront
- 511 Bathurst
- 121 Fort York Esplanade

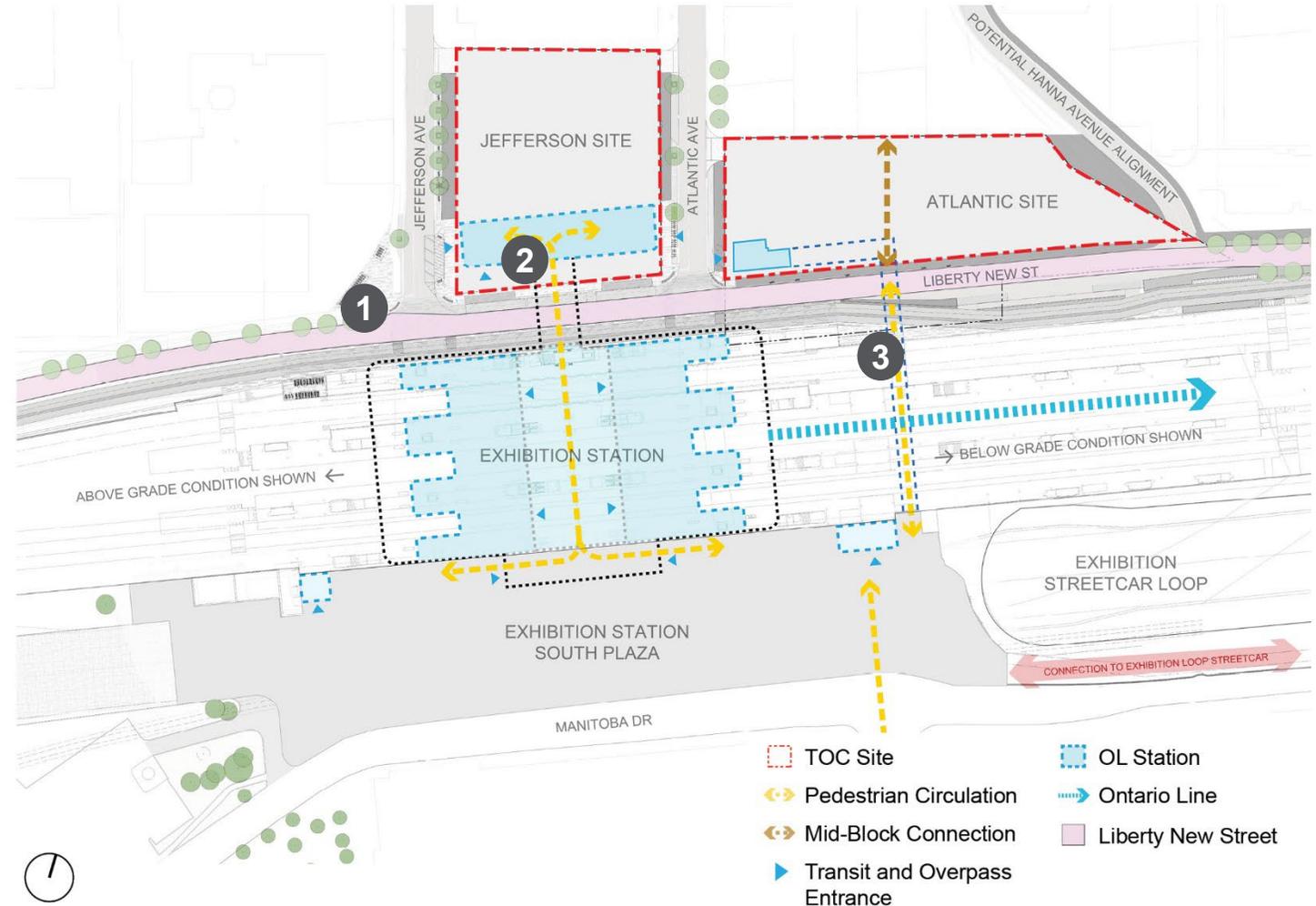
- TOC Site
- ➡ Ontario Line
- ★ OL Station Headhouse
- ▬ UP Express Rail Corridor
- ▬ GO Rail Corridor
- 🚌 Bus Line
- 🚊 Streetcar Line
- TTC Stops
- Bike Lanes
- Bikeshare Stations
- Parks/Open Space
- Proposed Parks/Open Space
- Major Streets

Site Context: Liberty New Street & Station Expansion

The creation of a **new east-west street** reorients the sites along a new right-of-way. Meanwhile, a new pedestrian bridge and improved tunnel establish direct **pedestrian connections** between the sites, Exhibition Station and the Exhibition Place grounds to the south.

Highlights

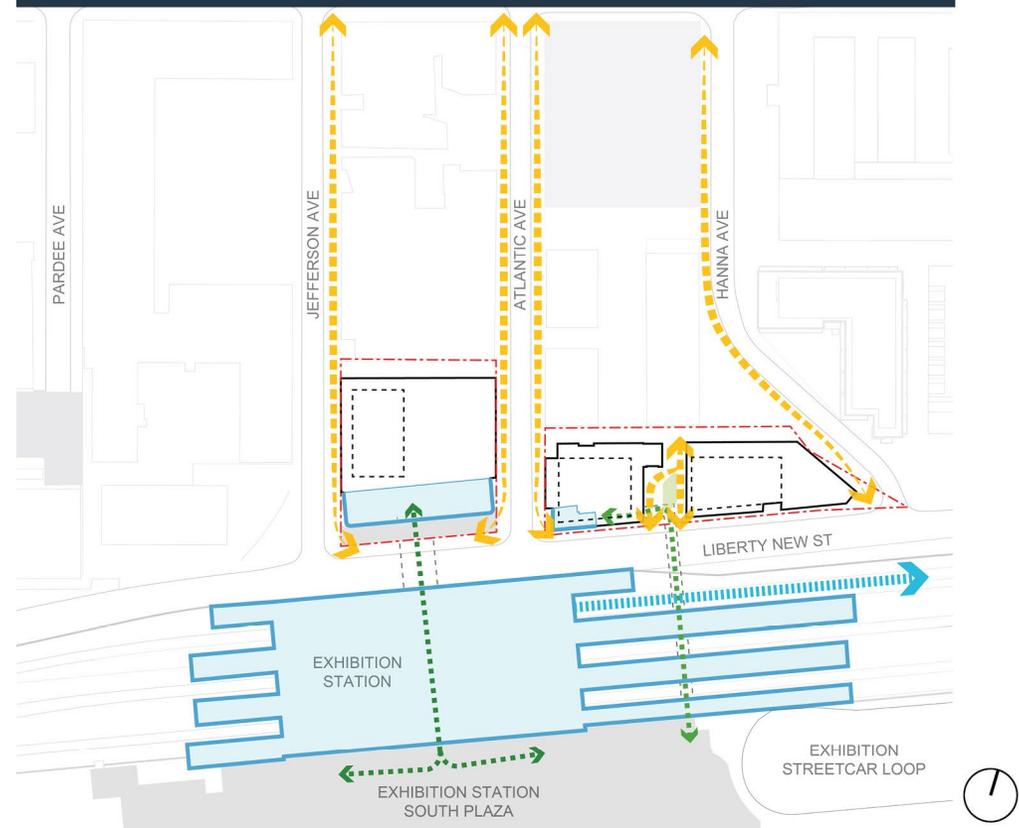
- 1 Liberty New Street**
Planned right-of-way improves east-west connections (extending from Dufferin Street to Strachan Avenue) and will become spine of new Transit-Oriented Community.
- 2 Pedestrian Bridge**
Expanded Exhibition Station includes new publicly accessible pedestrian bridge, with connection directly into Jefferson Site.
- 3 Retained Pedestrian Tunnel**
Existing underground tunnel to be retained, maintaining a publicly accessible crossing between Liberty Village and Exhibition Place, directly through the Atlantic Site.



5 Exhibition TOC – Updated Design Concept

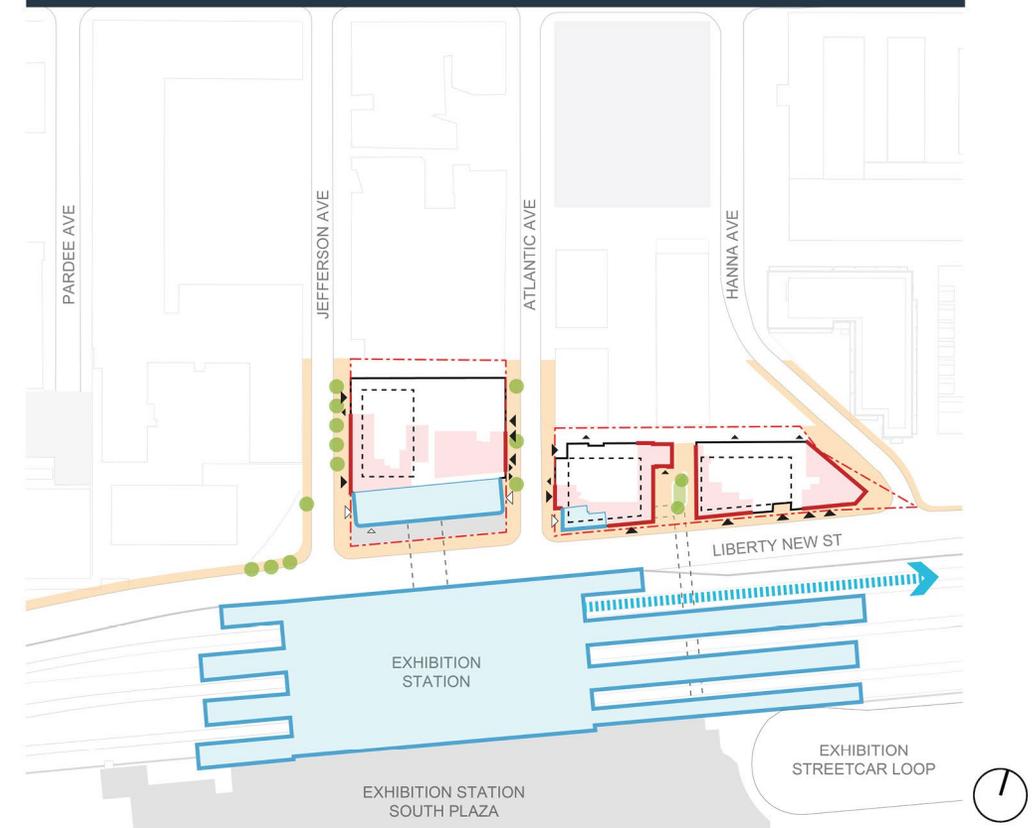
Exhibition TOC: Design Objectives

Strong North-South Connection



- ↔ Pedestrian Circulation
- ↔ Pedestrian Bridge
- OL Station
- TOC Site
- ↔ Pedestrian Tunnel
- Ontario Line
- OL Station Plaza
- Tower outline

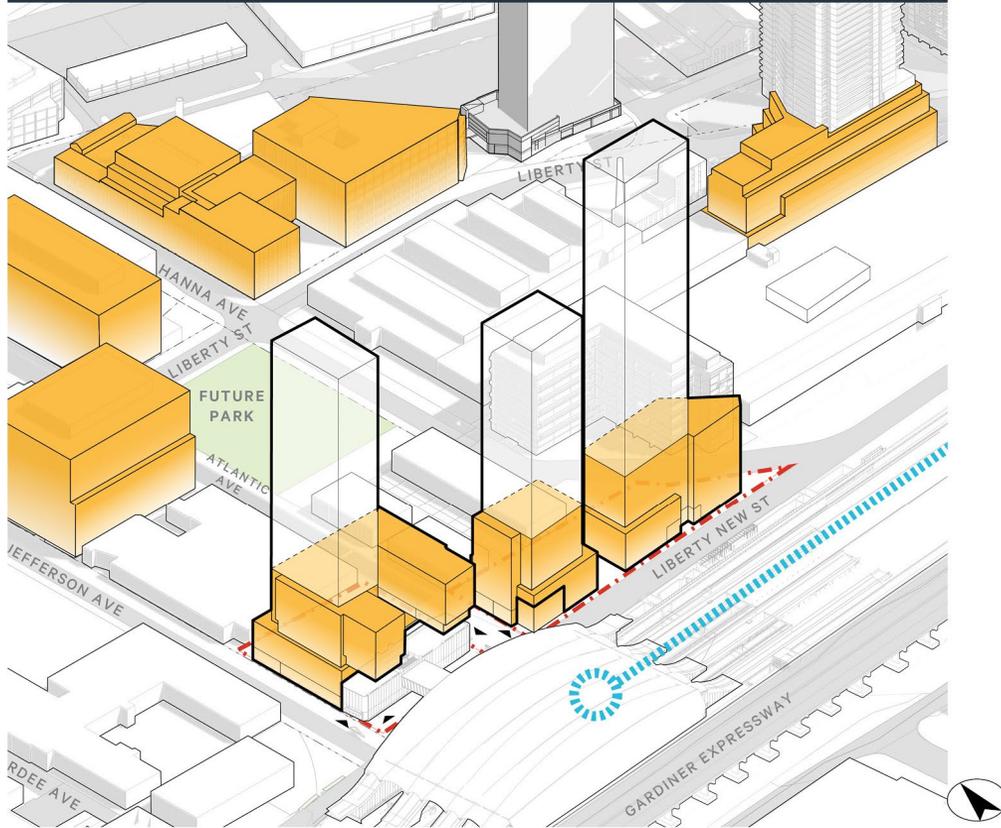
Pedestrian Oriented Public Realm



- ▶ OL Station Entrance / Exit
- ▶ TOC Entrance / Exit
- Retail Use
- Sidewalk and Pedestrian Zone
- Ontario Line
- OL Station
- TOC Site
- OL Station Plaza

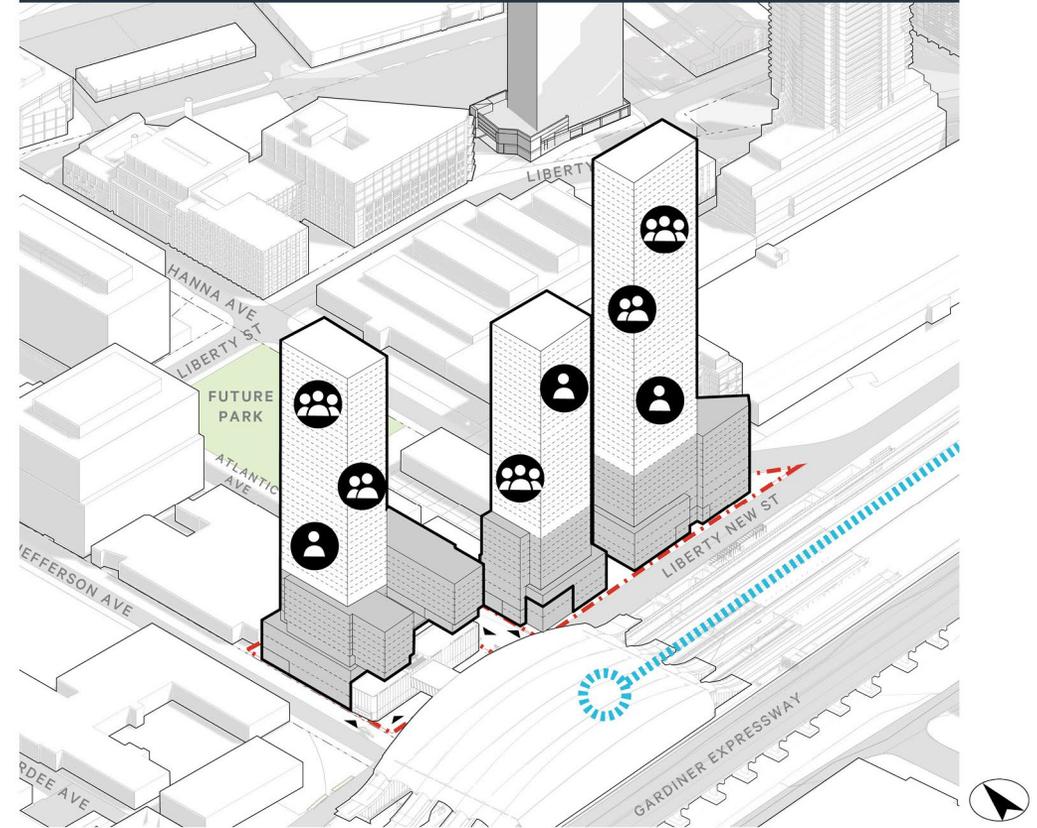
Exhibition TOC: Design Objectives

Reinforce Mid-Rise Context through Podium Design



TOC Site

Maximize Housing Opportunities while minimizing shadows on the future park



TOC Site

Exhibition TOC Concept



The Exhibition TOC will deliver a new mixed-use, transit-supportive community at the south-western terminus of the Ontario Line, featuring three new landmark buildings.



Delivers approximately **1,400 new residential units**



Incorporates more than **7,500 square metres of non-residential space and approximately 200 jobs**, including new retail spaces to serve residents and commuters

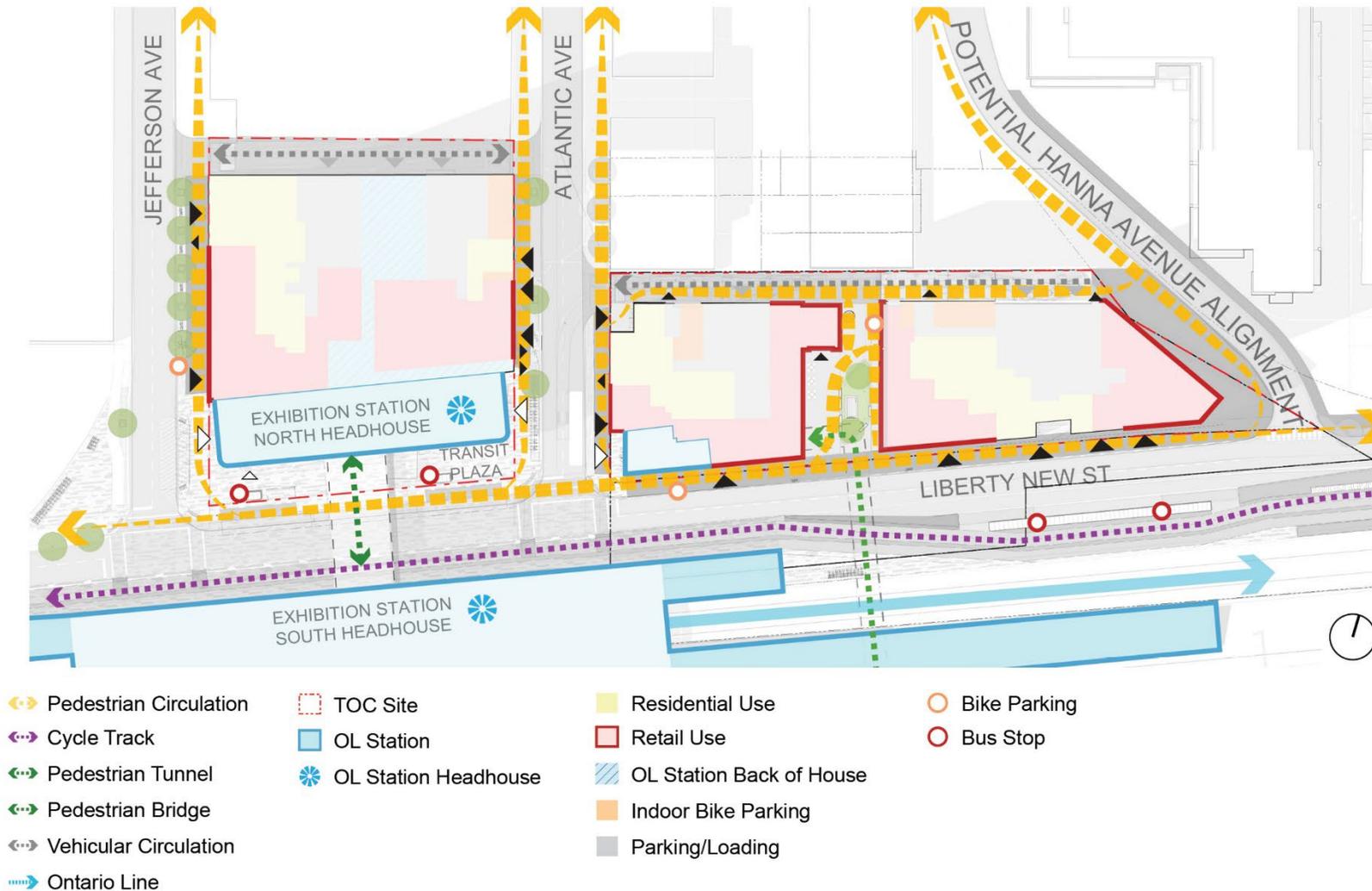


Supports **enhanced connectivity** via Liberty New Street and a new mid-block connection



Includes **new pedestrian and streetscape improvements**

Public Realm & Circulation

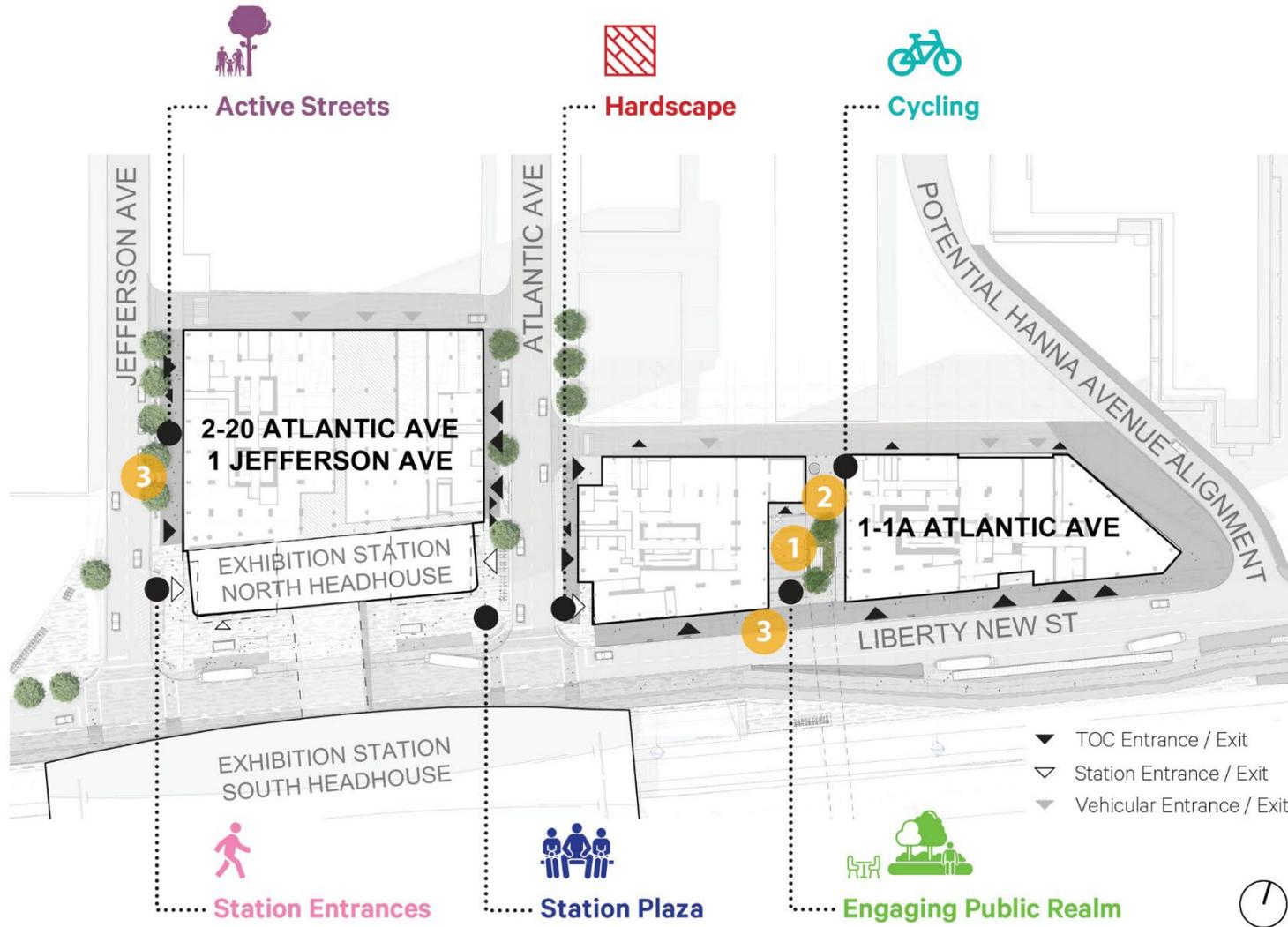


The TOC will be complemented by an **improved public realm** which supports **safe and efficient circulation for all modes of travel** throughout the blocks.

Key improvements include the following:

- **Mid-block courtyard connection** on the Atlantic site;
- Expanded **sidewalk zones**;
- **Station plaza** (delivered as part of transit works);
- North-South connections through a **new pedestrian bridge** (delivered as part of transit works), and a retained pedestrian tunnel;
- **Ground floor retail units** along Jefferson Avenue, Atlantic Avenue, Hanna Avenue and Liberty New Street; and,
- Vehicular access provided through east-west driveways with parking and loading entrances located to the rear of the buildings, away from the public realm.

Landscape Approach



1 Midblock Connection

North-South pedestrian connective corridor from Liberty Village to the future Liberty New Street with outdoor seating and gathering space



2 Heritage Plaza

Plaza design to reflect the character and industrial heritage of the area

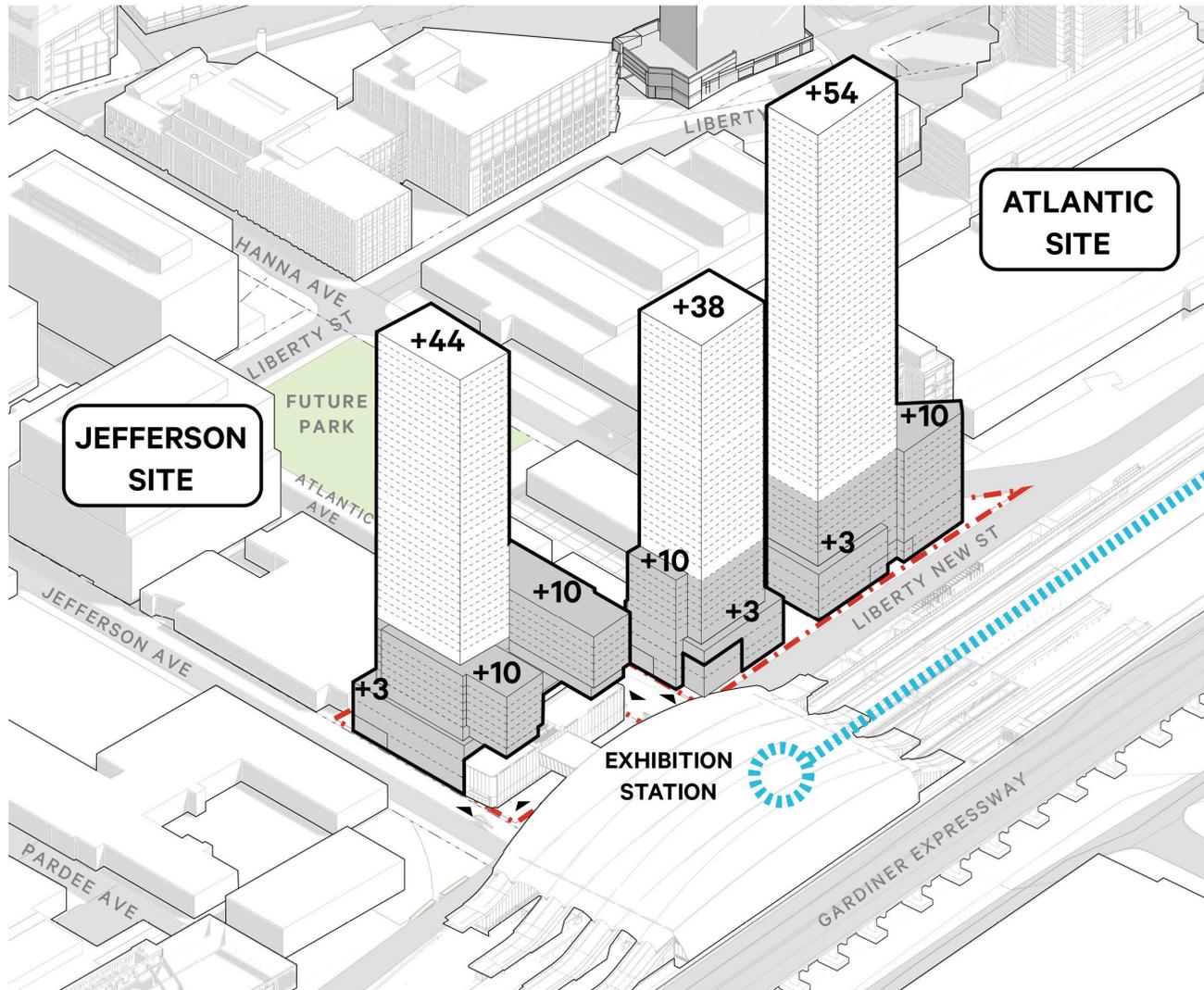


3 Streetscape

Commercial frontage with Furnishing and Planting Zone, activating the streetscape adjacent to the OL Station

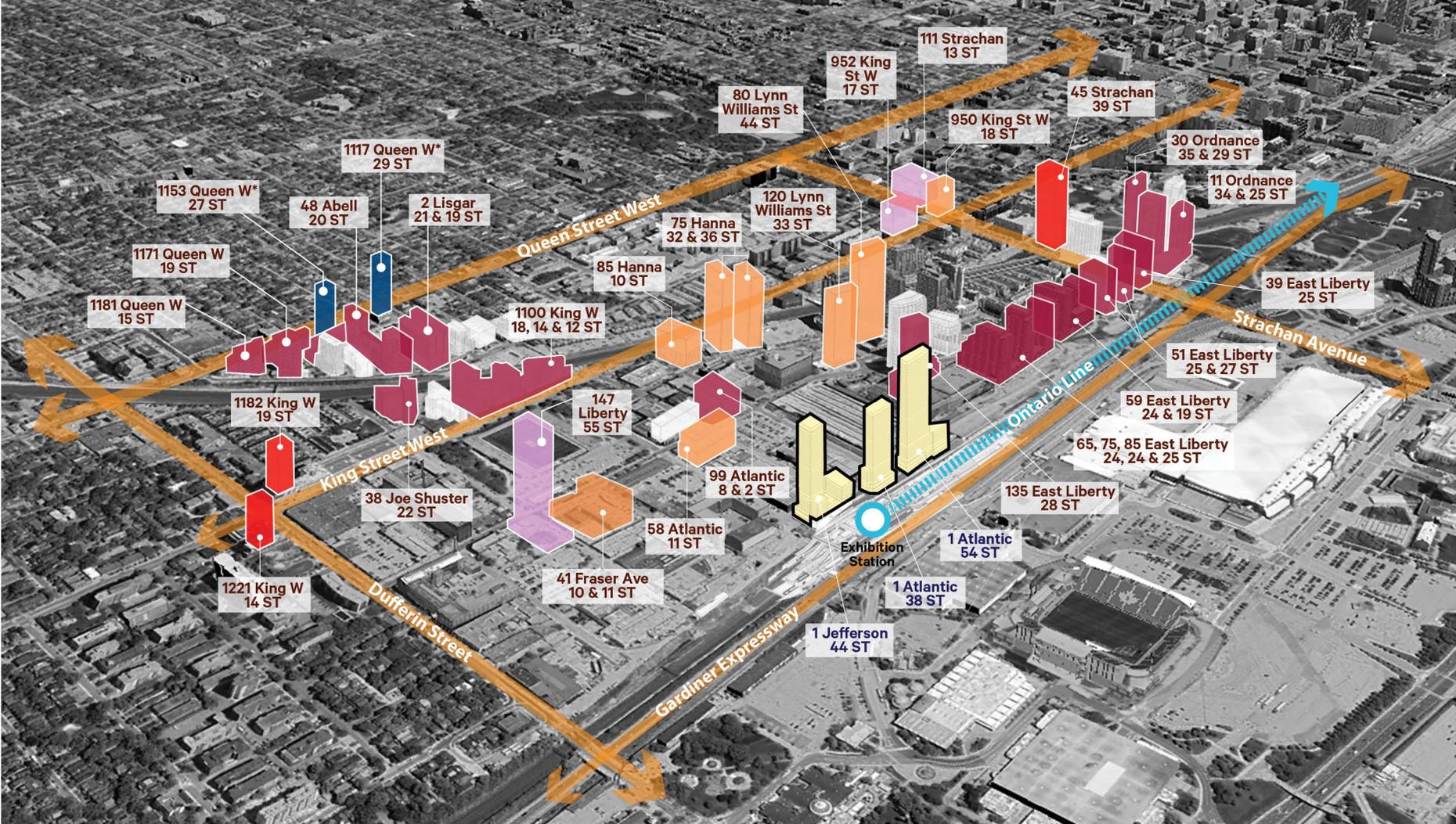


Height and Massing

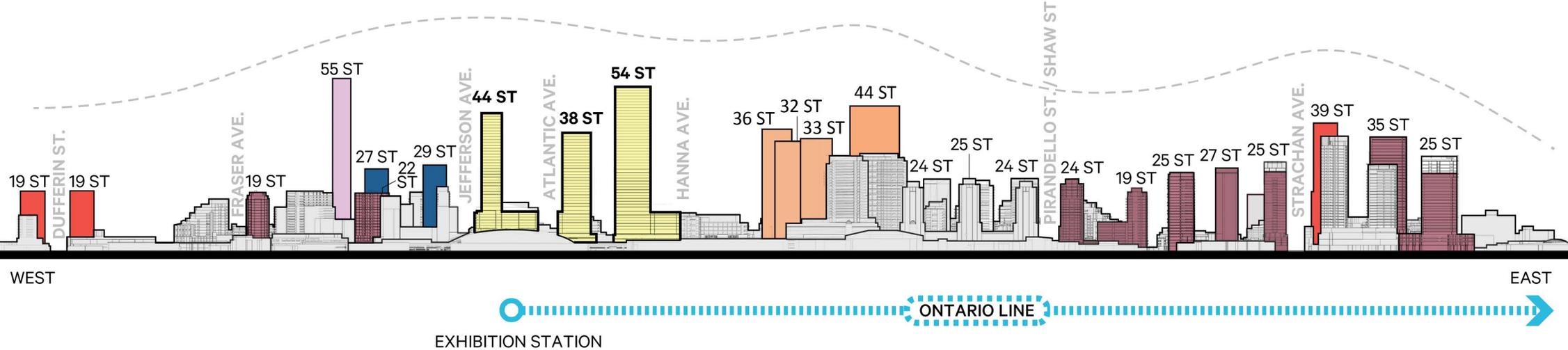


- The TOC introduces **three towers** which range from **38 to 54 storeys**.
- The 54-storey tower on the Atlantic Site represents a **height peak** for the TOC, establishing a **landmark profile** while minimizing afternoon shadows on the newly proposed park.
- Buildings feature **10-storey podiums**, reflecting the existing mid-rise context of West Liberty Village.
- A **stepback above the 3rd storey** is introduced along key frontages in order to help **break up the scale of the podiums** when viewed from the street level.

Surrounding Development Context

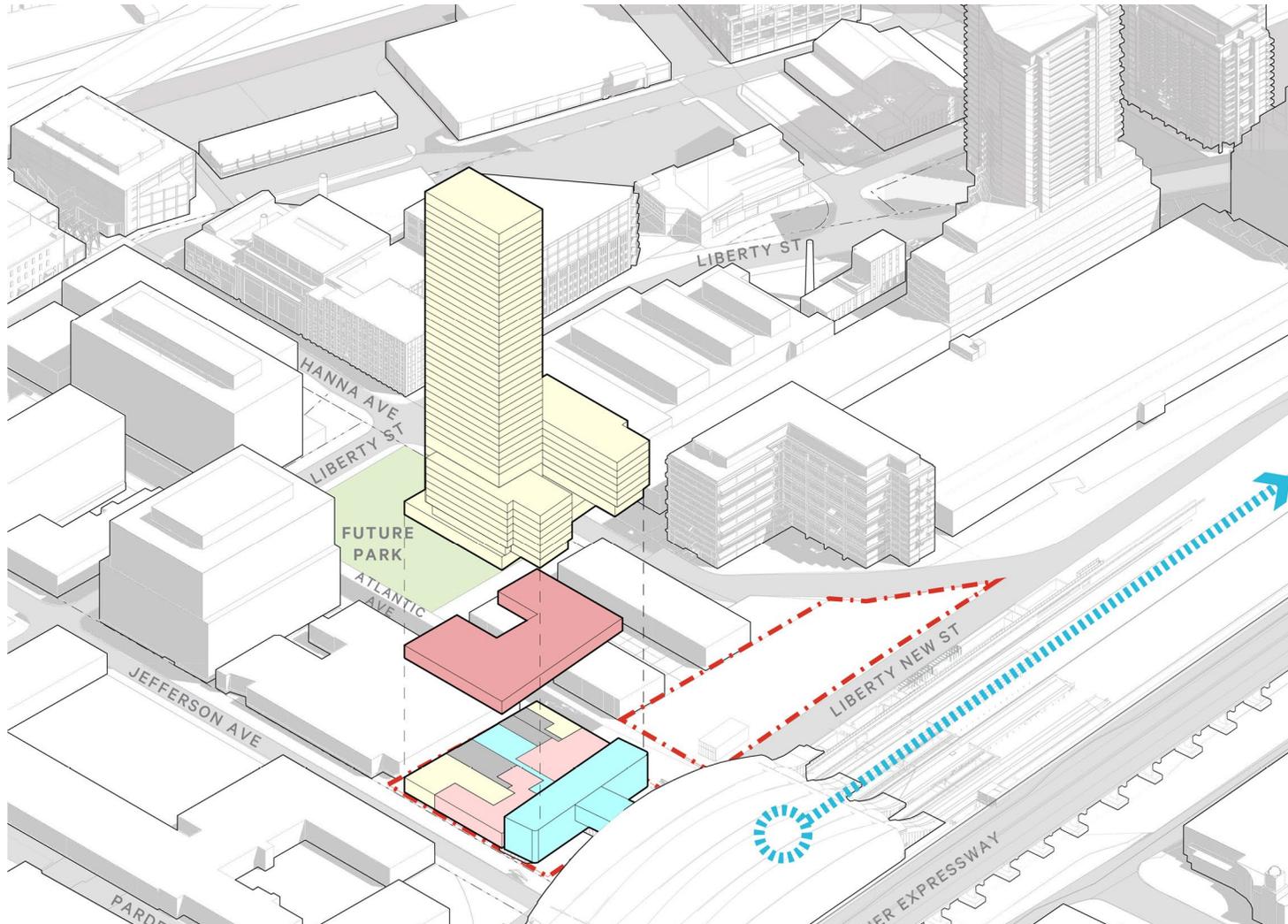


Context Fit – Height Context



- Exhibition TOC
- Proposed
- Approved
- Under Review
- Under Construction
- Completed
- Ontario Line

Building Program – Jefferson Site

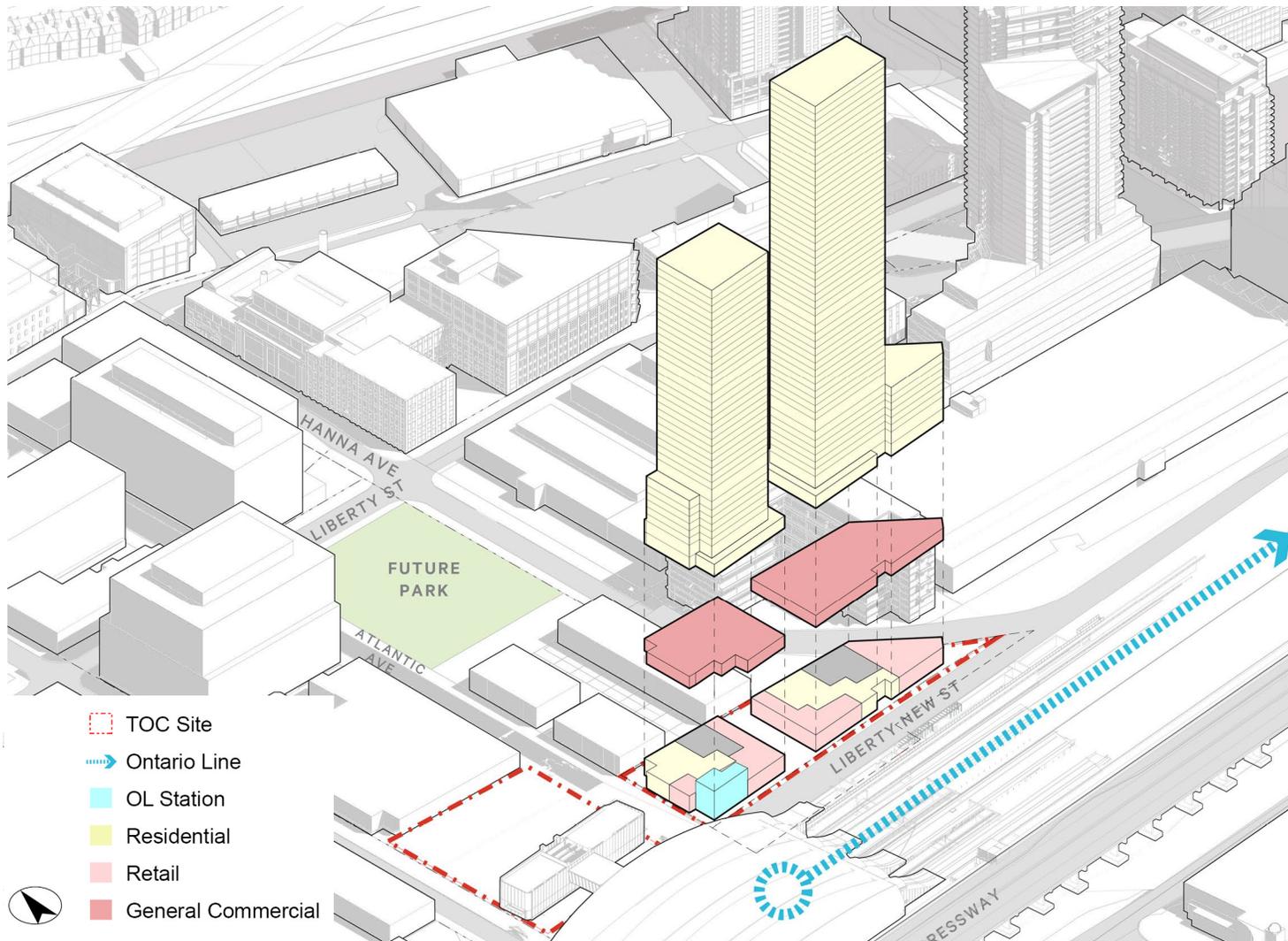


	Jefferson Site
Height (storeys)	44
Gross Floor Area (GFA) <i>*exclusive of transit</i>	45,114 m ²
Residential GFA	41,781 m ²
Non- Residential GFA	3,333 m ²
<i>Retail</i>	1,047 m ²
<i>General Commercial</i>	2,286 m ²
Density (FSI*)	9.5
Number of Residential Units	548
Vehicular Parking	79
Bicycle Parking	629

*FSI: the ratio of a building's total floor area (gross floor area) to total area of the lot.

-  TOC Site
-  Ontario Line
-  OL Station
-  Residential
-  Retail
-  General Commercial

Building Program – Atlantic Site



Atlantic Site	West Tower	East Tower
Height (storeys)	38	54
Gross Floor Area (GFA) <small>*exclusive of transit</small>	27,047 m ²	41,874 m ²
Residential GFA	25,183 m ²	39,233 m ²
Non- Residential GFA		
Retail	1,864 m ²	2,641 m ²
General Commercial	785 m ²	861 m ²
General Commercial	1080 m ²	1780 m ²
Number of Residential Units	352	548
Density (FSI*)	13.2	15.35
Vehicular Parking	63	
Bicycle Parking	914	

*FSI: the ratio of a building's total floor area (gross floor area) to total area of the lot.

Overview of the Proposed TOC



Creates new landmark to define a key multi-modal transit node

Maximizes housing provision by providing more than 1,400 units to support growing housing demand in transit-oriented Liberty Village

Provides flexible commercial space to allow for future retail or community programming

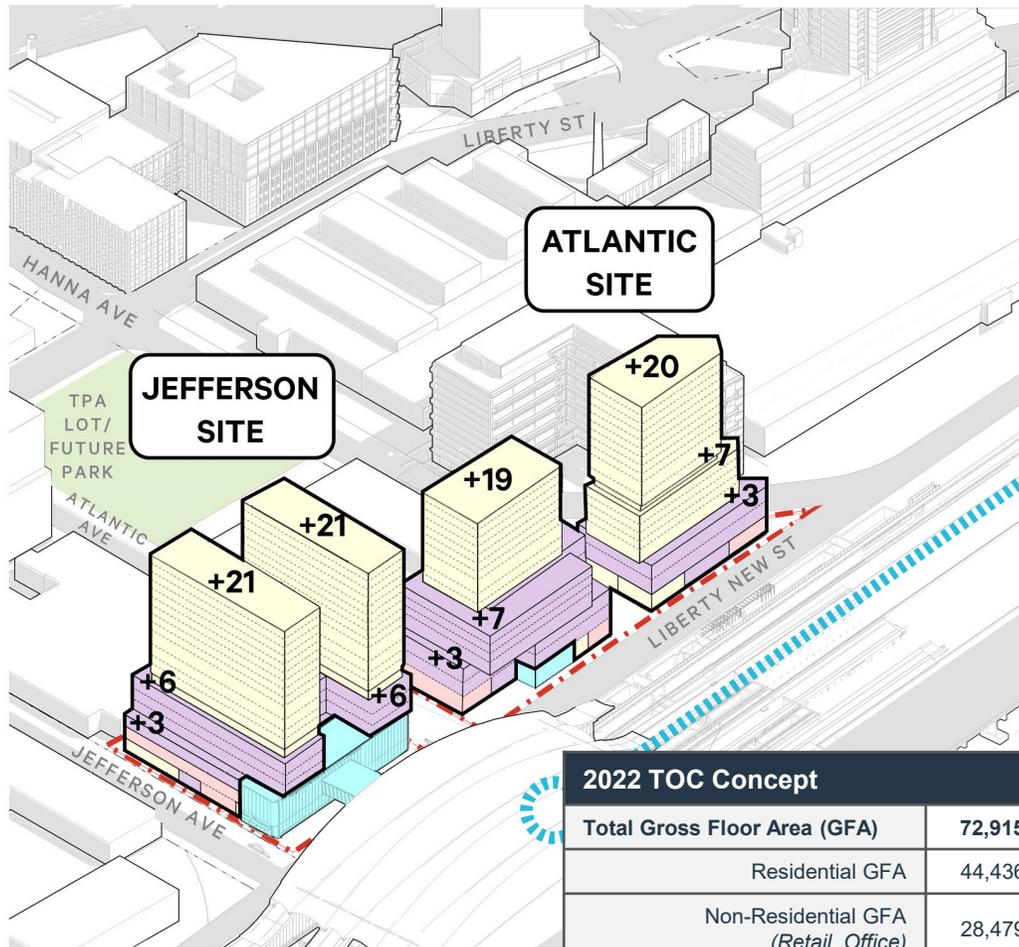
Strengthens neighbourhood permeability through improved north-south connection to transit

References mid-rise character of Liberty Village's though context-sensitive massing and design

Establishes pedestrian-oriented public realm with new mid-block connection, streetscape improvements and active frontages

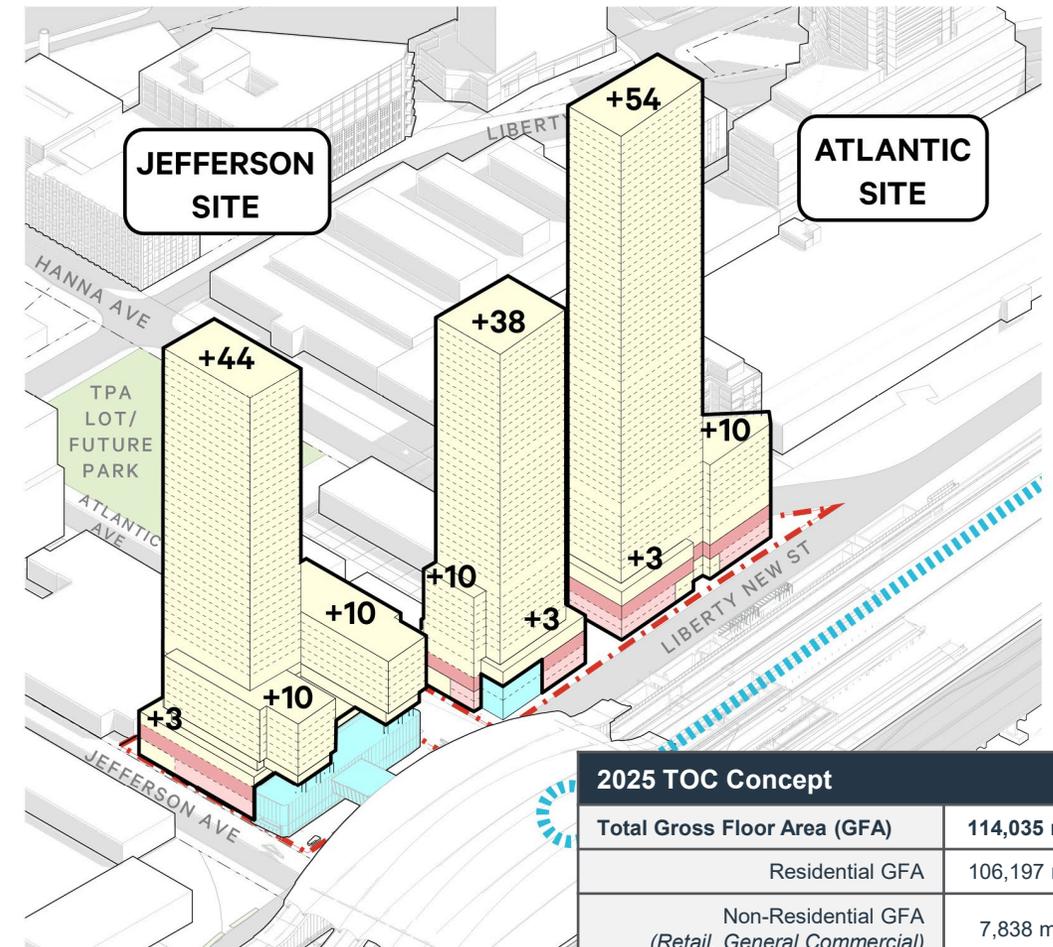


Exhibition TOC – 2022 vs. Current Concept



- OL Station
- Retail
- TOC Site
- Residential
- Office
- ➔ Ontario Line

2022 TOC Concept	
Total Gross Floor Area (GFA)	72,915 m ²
Residential GFA	44,436 m ²
Non-Residential GFA (Retail, Office)	28,479 m ²
Number of Residential Units	565
Overall Density (Floor Space Index, FSI)	7.66



- OL Station
- Retail
- TOC Site
- Residential
- General Commercial
- ➔ Ontario Line

2025 TOC Concept	
Total Gross Floor Area (GFA)	114,035 m ²
Residential GFA	106,197 m ²
Non-Residential GFA (Retail, General Commercial)	7,838 m ²
Number of Residential Units	1,448
Overall Density (Floor Space Index, FSI)	12.0

Technical Feasibility and Supporting Analysis

Transportation and Traffic Impact Feasibility

Ontario Line Technical Advisors (OLTA) team has undertaken a Transportation and Traffic Impact Study that has confirmed the technical feasibility of the proposal.

Report highlights include:

- Despite some congestion and some movements operating near-capacity under existing conditions, there is generally residual capacity in the existing road network.
- The Liberty Village network has several connections to the adjacent arterial network to accommodate auto trips to and from the sites, and the future Liberty New Street will further improve connectivity within the neighbourhood.
- Additional trips from TOC are generally expected to have minor impacts to intersection operations across the study area
- Transportation Demand Management strategies to encourage mode shifts will form an integral part of the development and will comply with applicable in-force Toronto Green Standards.

Other Supporting Technical Analysis

The following technical supporting studies and documents have also been undertaken in support of the TOC:

- Preliminary Functional Servicing Report
- Preliminary Drainage and Stormwater Management Report
- Technical Memos: Structural Engineering, Mechanical Engineering, Electrical Engineering

Future Technical Analysis and Reporting

Prior to construction, TOC will be subject to a site plan application process to formalize detailed designs. It is anticipated that the future development partner will undertake and submit a full complement of technical studies addressing the design and technical feasibility of the proposed development.

Housing Program

Mandate for More Housing, Including Family-Friendly Units

- The province is committed to maximizing the number of new residential housing units delivered through the TOC program, which will support the provincial target of building 1.5 million homes by 2031¹.
- The Exhibition TOC will meet the minimum requirements for family-sized units as identified in the Growing Up Guidelines. The TOC will deliver a **minimum of 25% 2 and 3-bedroom units**.

Affordable Housing Commitment

- The TOC program will provide affordable housing units as part of an overall commitment to building complete communities.
- The province is working to identify the amount of affordable housing which will be delivered, as well as the specific TOC sites and locations that are most suitable to include affordable housing units.
- Provincial commitments to affordable housing within the Ontario Line TOCs will be publicly communicated when more information is available. City staff will report to Council on opportunities and strategies to maximize the affordable housing in TOCs.

¹Municipal Affairs and Housing, "Ontario Making Progress on Work to Build at Least 1.5 Million Homes". Ontario Newsroom, 2023. <https://news.ontario.ca/en/release/1003400/ontario-making-progress-on-work-to-build-at-least-15-million-homes>

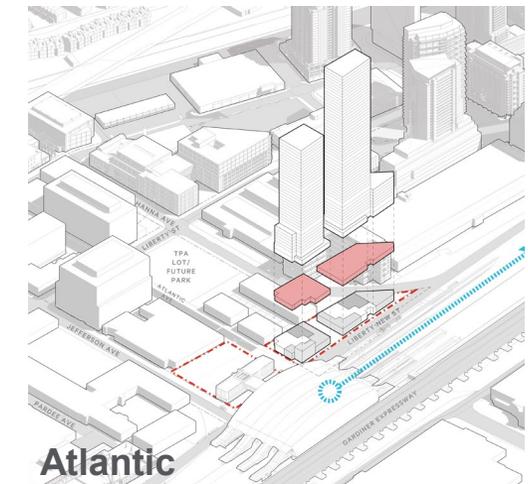
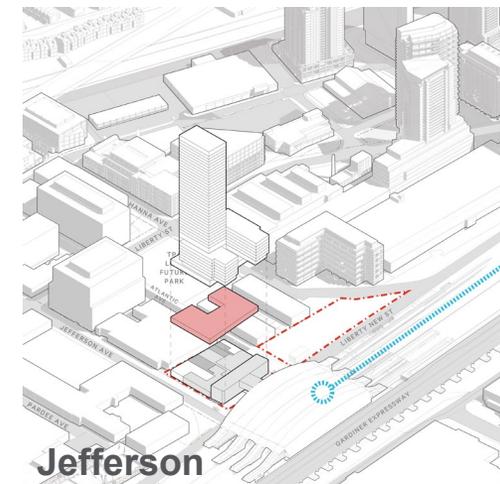
Community Benefits

Community Benefits Commitment

- The province is committed to investing in community benefits to support the building of mixed-use complete communities.
- A portion of the value created through the TOC program will be allocated towards community benefits and enhancements to public infrastructure. Where appropriate, these will be targeted towards provincial priorities including:
 - Housing (eg. affordable housing)
 - Family and community services (eg. child care centre, recreation centre, non-profit agency space)
 - Institutional space (eg. library)

Potential for Community Facilities Within the Exhibition TOC

- There are potential opportunities to accommodate community facilities within the podium of the Exhibition TOC.
- The province is working with the City and other relevant stakeholders to assess technical and programmatic feasibility.



Diagrams identifying locations within TOC buildings where community facilities may be accommodated



Artist's renderings, subject to change.

- ▶ View of TOC along Liberty New Street, looking east



- ▶ View of station headhouse and surrounding streetscape, looking north-east

Artist's renderings, subject to change.



Artist's renderings, subject to change.

► View of Atlantic TOC, looking north-west



Artist's renderings, subject to change.

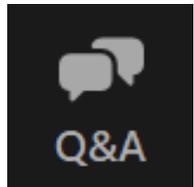
- ▶ View of mid-block connection on Atlantic site, looking north-east

6 Discussion

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**

Thank you

For more information, please visit our website:

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Public Comment Period
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