



UNILEVER PRECINCT PLANNING STUDY







Community Consultation Meeting

September 28, 2017





Agenda

-  **7:00 Welcome and Introductions**
Karla Kolli, Dillon Consulting Ltd.
Councillor Paula Fletcher
-  **7:10 City Planning Presentation (Precinct and Station Planning)**
Kyle Knoeck and Carly Bowman, Community Planning
Stella Gustavson, Transit Implementation Unit
-  **7:25 First Gulf Presentation (Applications)**
Derek Goring, First Gulf
George Dark and Benjamin Hoff, Urban Strategies
-  **7:40 Questions of Clarification**
-  **8:00 Community Priority Setting Exercise**
-  **8:55 Next Steps and Close**



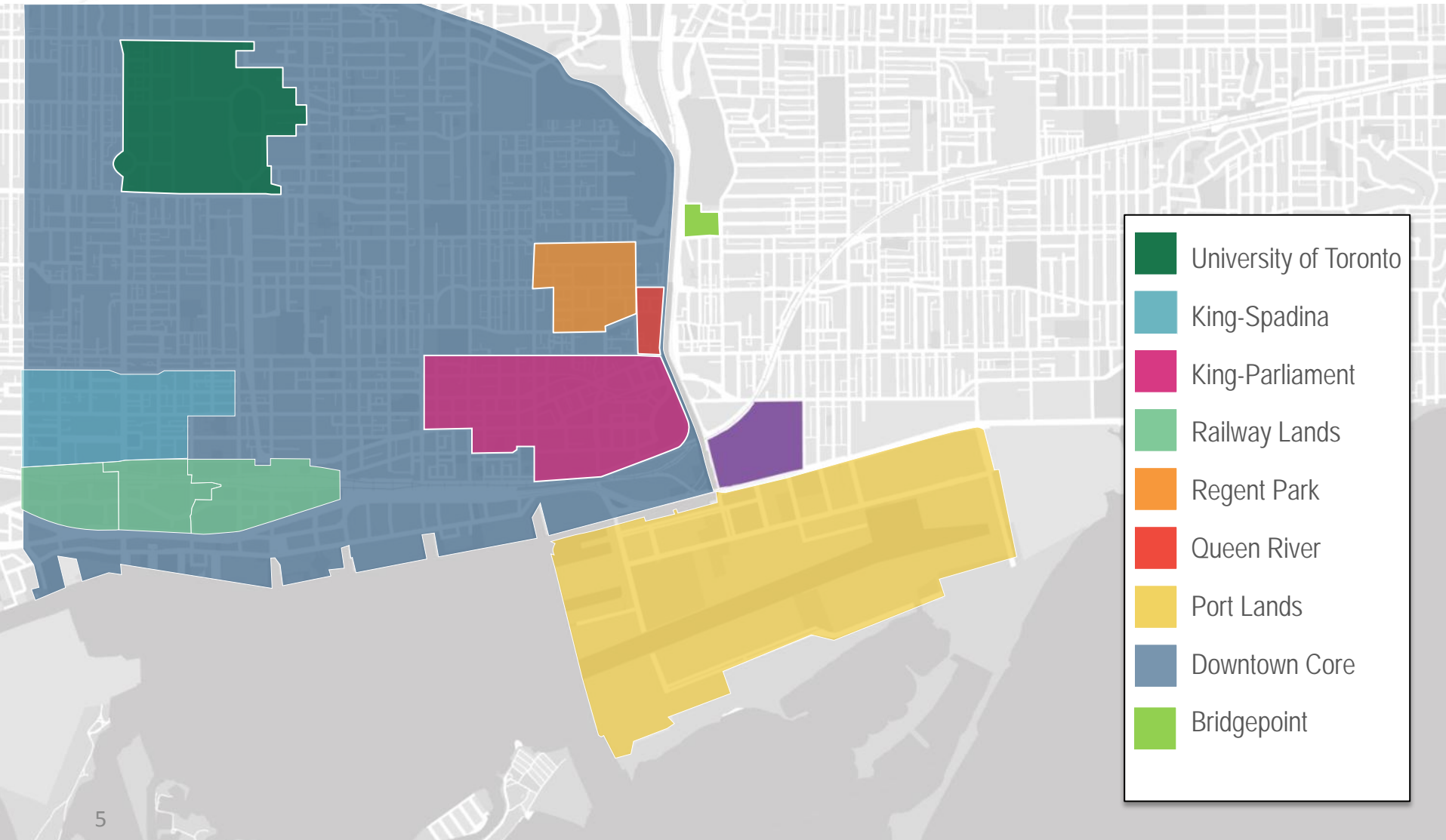
Conduct

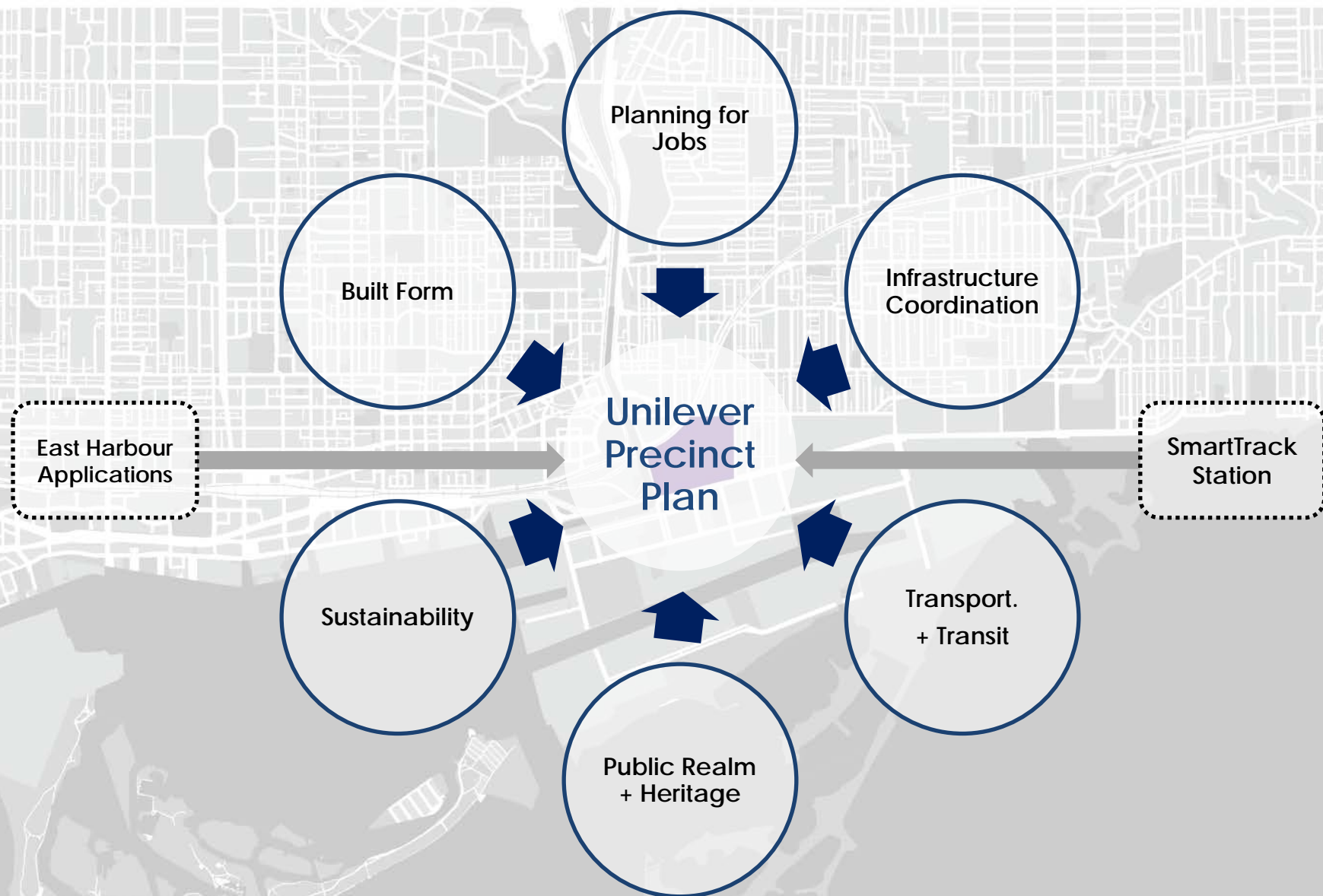
- Everyone will have a chance to speak
- Raise your hand to ask a question or make a comment at the end of the presentation
- Be respectful - everyone deserves to be heard





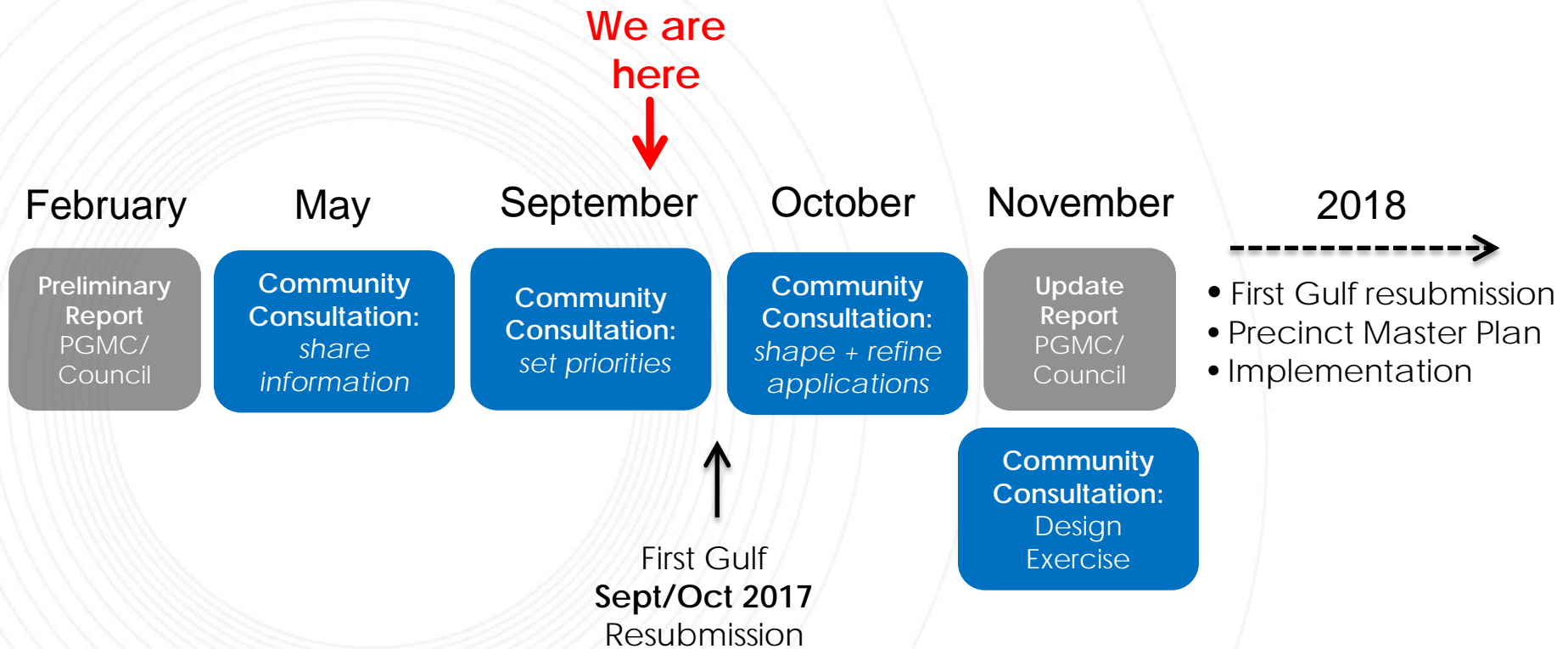
When do we Master Plan?







Study + Application Review 2017 Timeline



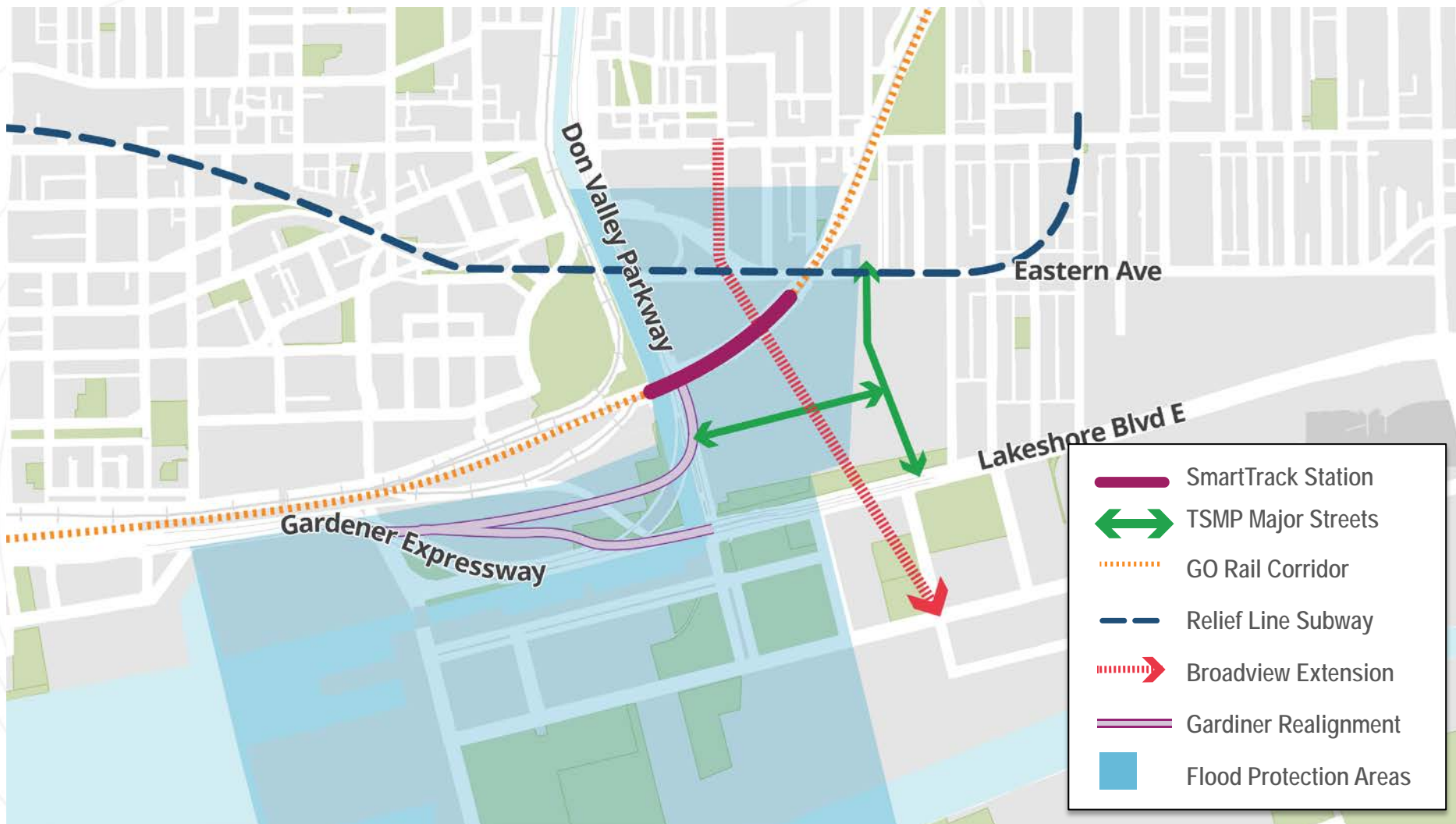


Planning For Jobs

- Good jobs for a growing City
- Contribution to the economy
- Competitiveness
- Employment Areas are a **finite resource**

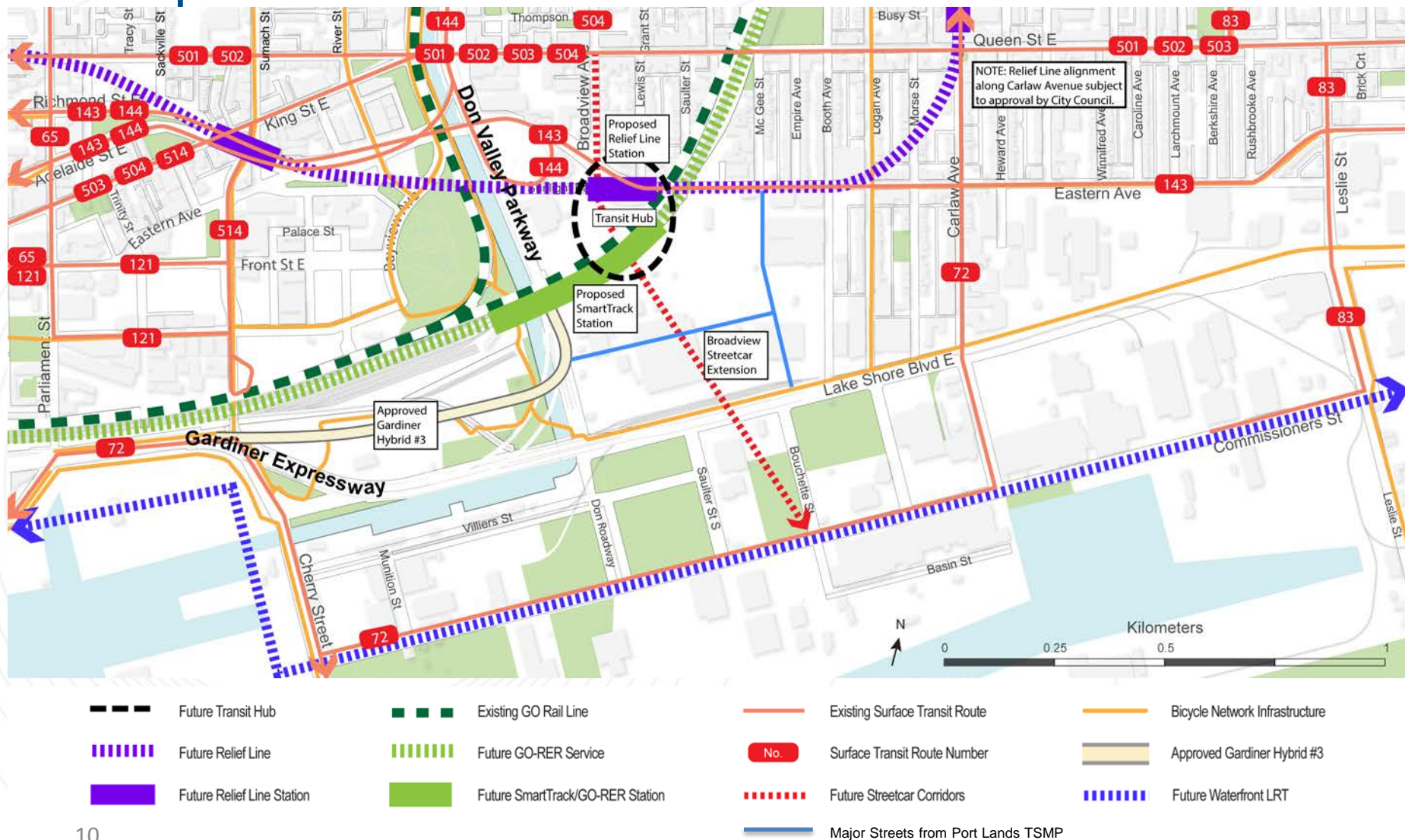


Infrastructure Coordination





Transportation + Transit

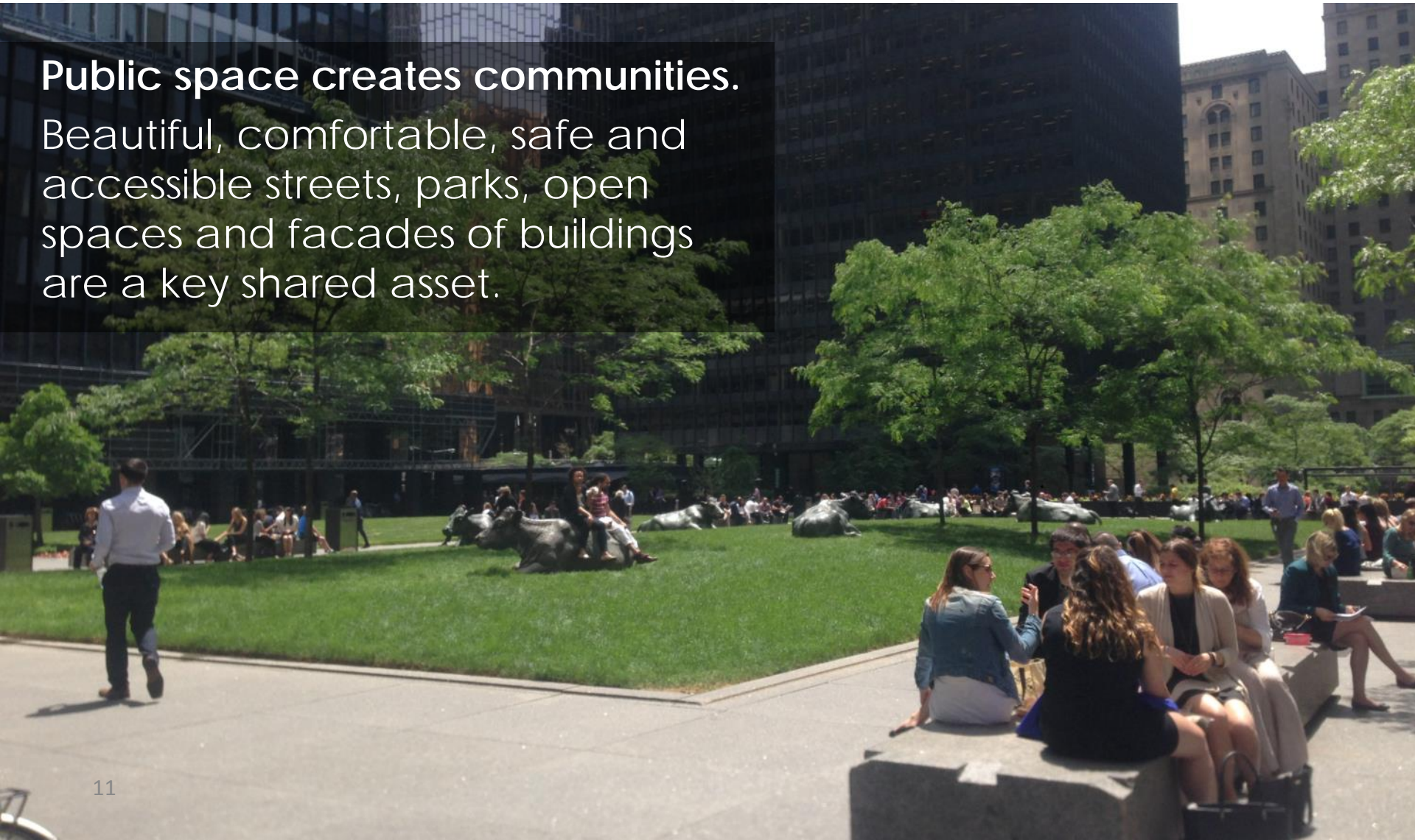




Public Realm

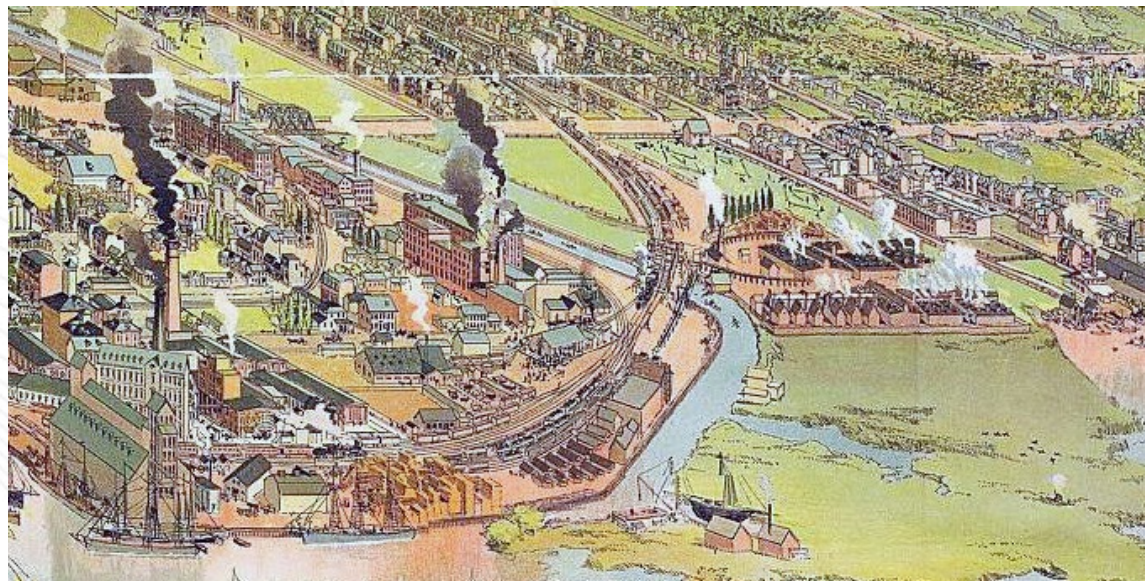
Public space creates communities.

Beautiful, comfortable, safe and accessible streets, parks, open spaces and facades of buildings are a key shared asset.





Heritage + Place





Sustainability

ZERO EMISSIONS BUILDINGS FRAMEWORK

The City of Toronto is one of the fastest growing cities in North America, and faces the challenge of providing for a growing population while reducing carbon and improving resilience. The City has completed a two-part study and a proposed Zero Emissions Buildings Framework that provides a performance pathway to 2030.

30.6

The proposed framework would help Toronto reduce its emissions by **30.6 megatonnes by 2050!**

PRIORITIES

Improve building energy efficiency to reduce energy costs and stresses on the electrical grid

01



Enhance resilience to the impacts of climate change, including heat waves, power outages, and flooding

02



Decrease GHG emissions by 80% below 1990 levels, increasing local renewable and district energy generation

03



NEW TARGETS

TEUI

Total Energy Use Intensity targets lower overall energy use and utility costs

TEDI

Thermal Energy Demand Intensity targets ensure buildings have better envelopes that save energy and improve resilience

GHGI

GHG Intensity targets encourage low-carbon fuel choices and reduce building emissions

BUILDING BETTER BUILDINGS



Benchmarking and submetering requirements ensure energy performance can be tracked



Renewable energy targets increase low-carbon energy generation and safeguard against power outages



A resilience checklist improves the safety and security of buildings during extreme events



Air tightness testing ensures building envelopes keep indoor temperatures comfortable



Building commissioning ensures that buildings are constructed and operated properly

PATHWAY TO ZERO EMISSIONS

- ✓ Lower GHG emissions and lower energy costs
- ✓ Guidance for energy modellers, designers and owners
- ✓ Better, safer buildings for occupants
- ✓ Stringent but achievable targets

2018

2022

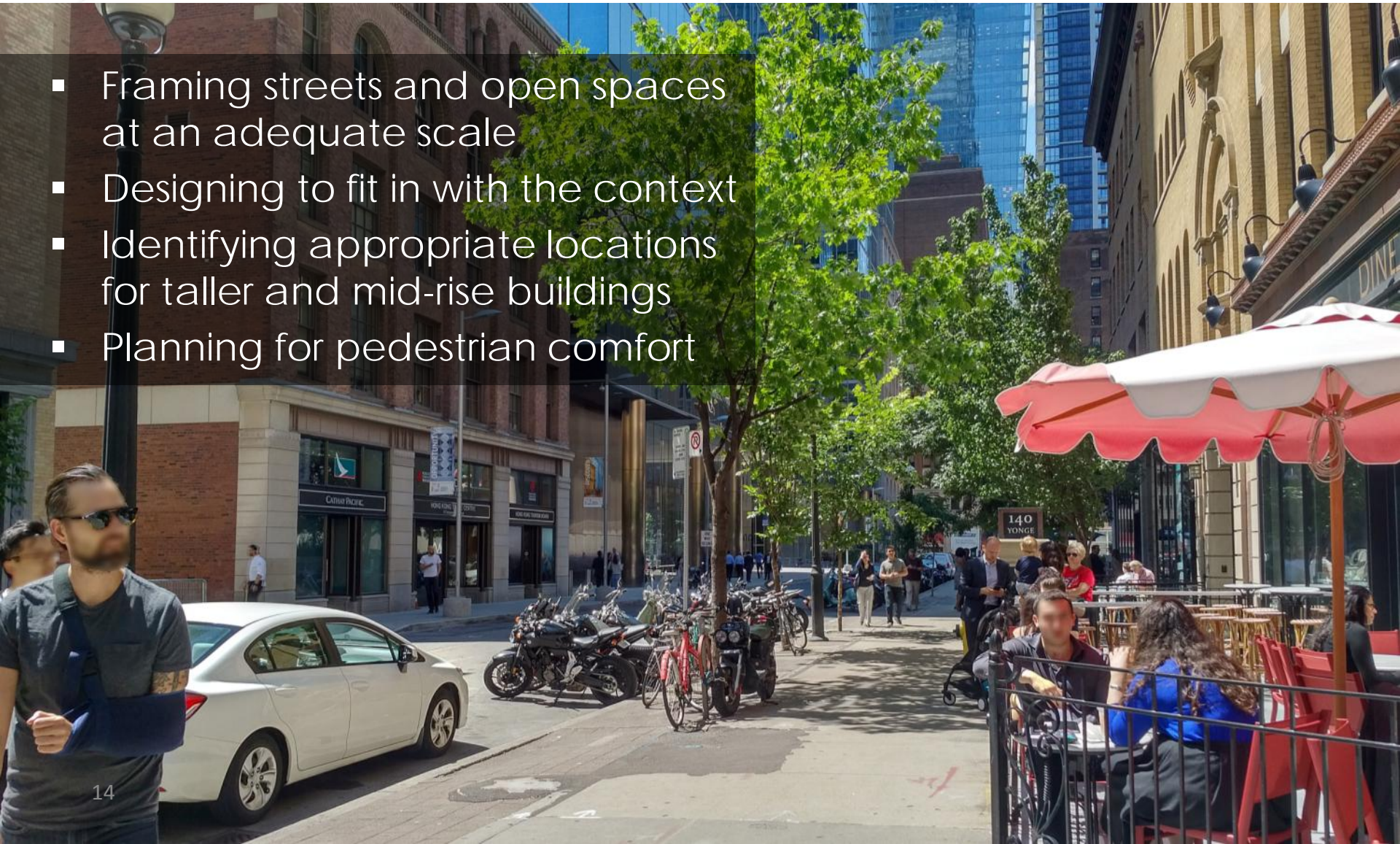
2026

2030



Built Form

- Framing streets and open spaces at an adequate scale
- Designing to fit in with the context
- Identifying appropriate locations for taller and mid-rise buildings
- Planning for pedestrian comfort



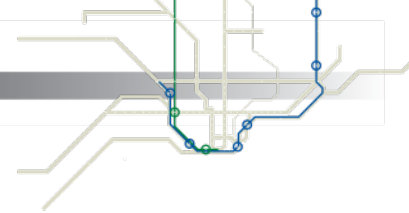
New SmartTrack and GO Stations in Toronto

The new SmartTrack/GO stations build upon the RER program.

Within Toronto:

- **6 new SmartTrack stations** are planned for the Stouffville/Lakeshore East and Kitchener corridors, and
- **2 new GO stations** are planned for the Barrie corridor.





GO Regional Express Rail (RER)

GO RER will reduce travel times and give people more ways to get where they want to go with:

Trains up to every 15 minutes



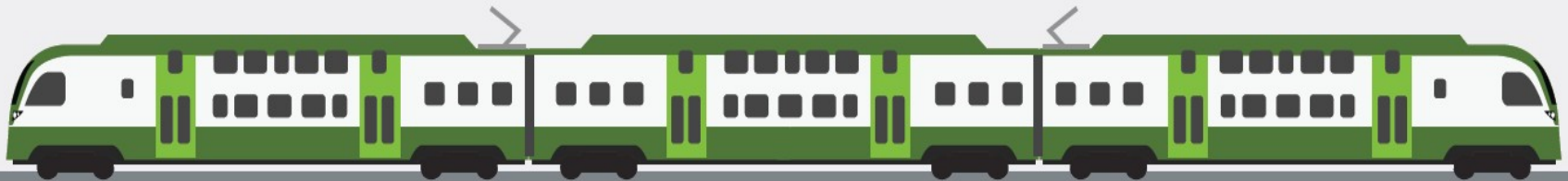
Service in both directions



More all-day service

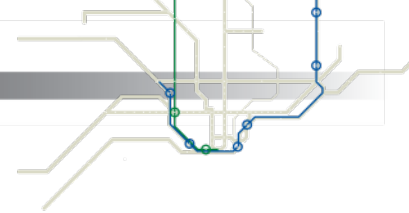


Faster electric trains



Metrolinx is embarking on a transformation of the existing GO rail system to provide:

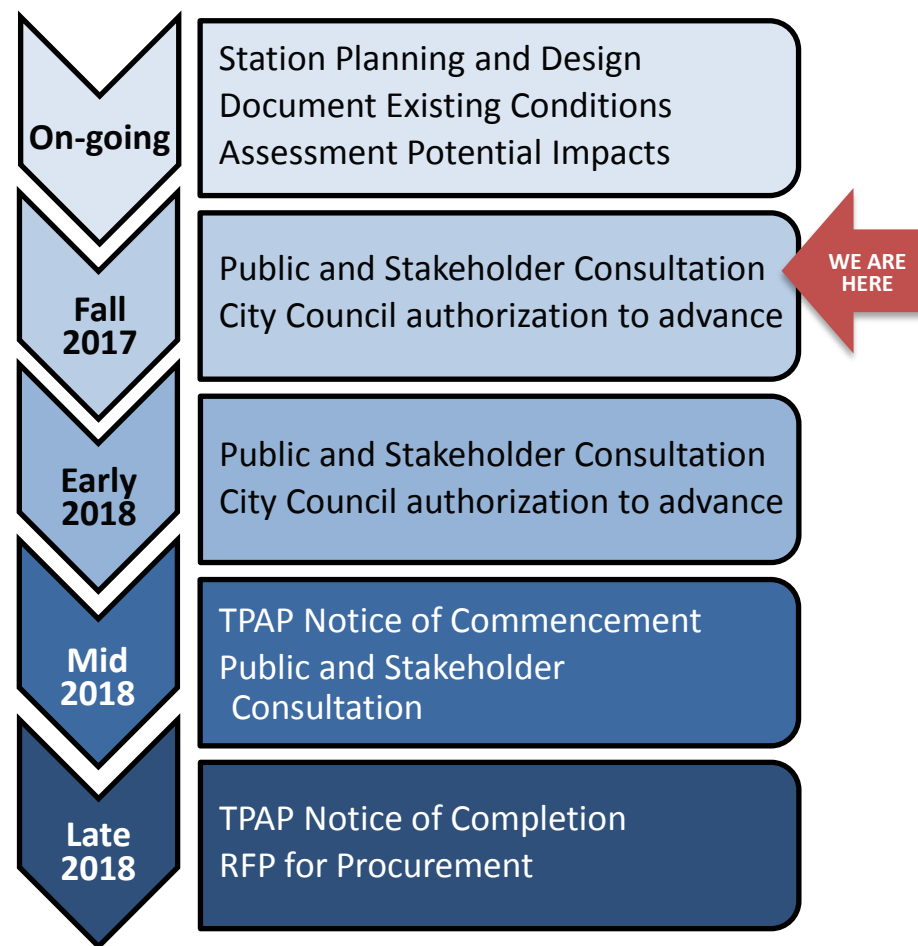
- Four times the number of trips outside of weekday rush-hour periods, including evenings and weekends.
- Twice the number of trips during weekday rush-hour periods.
- Line extensions to new communities.

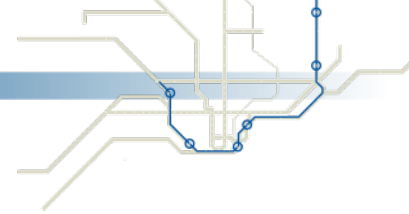


Transit Project Assessment Process

The City and Metrolinx are undertaking a Transit Project Assessment Process (TPAP) under Ontario Regulation 231/08 to assess the potential environmental effects of each of the new stations.

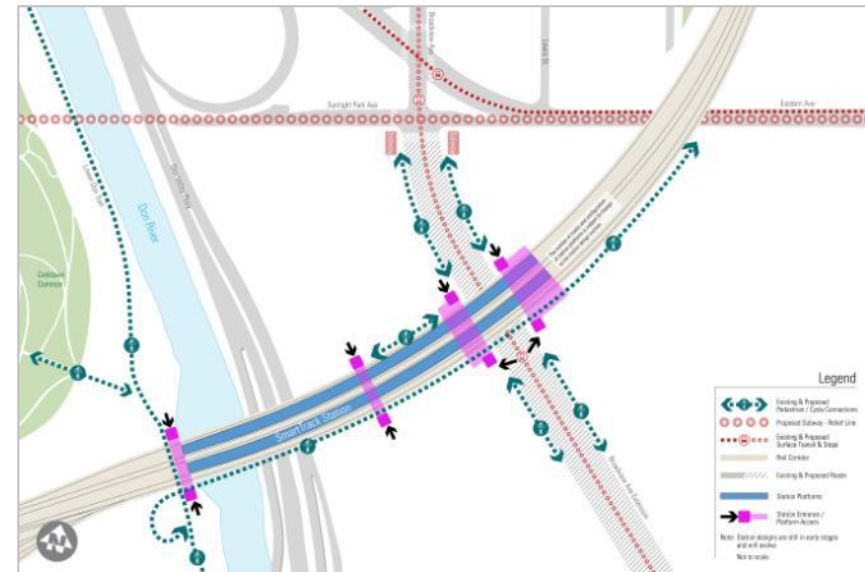
- Public and stakeholder consultation will be an important component of this process.
- Existing environmental conditions will be determined and the significance of specific features will be evaluated.
- Potential impacts of the project on these features will be identified and documented.
- Appropriate mitigation measures, monitoring strategies and future studies will be recommended.





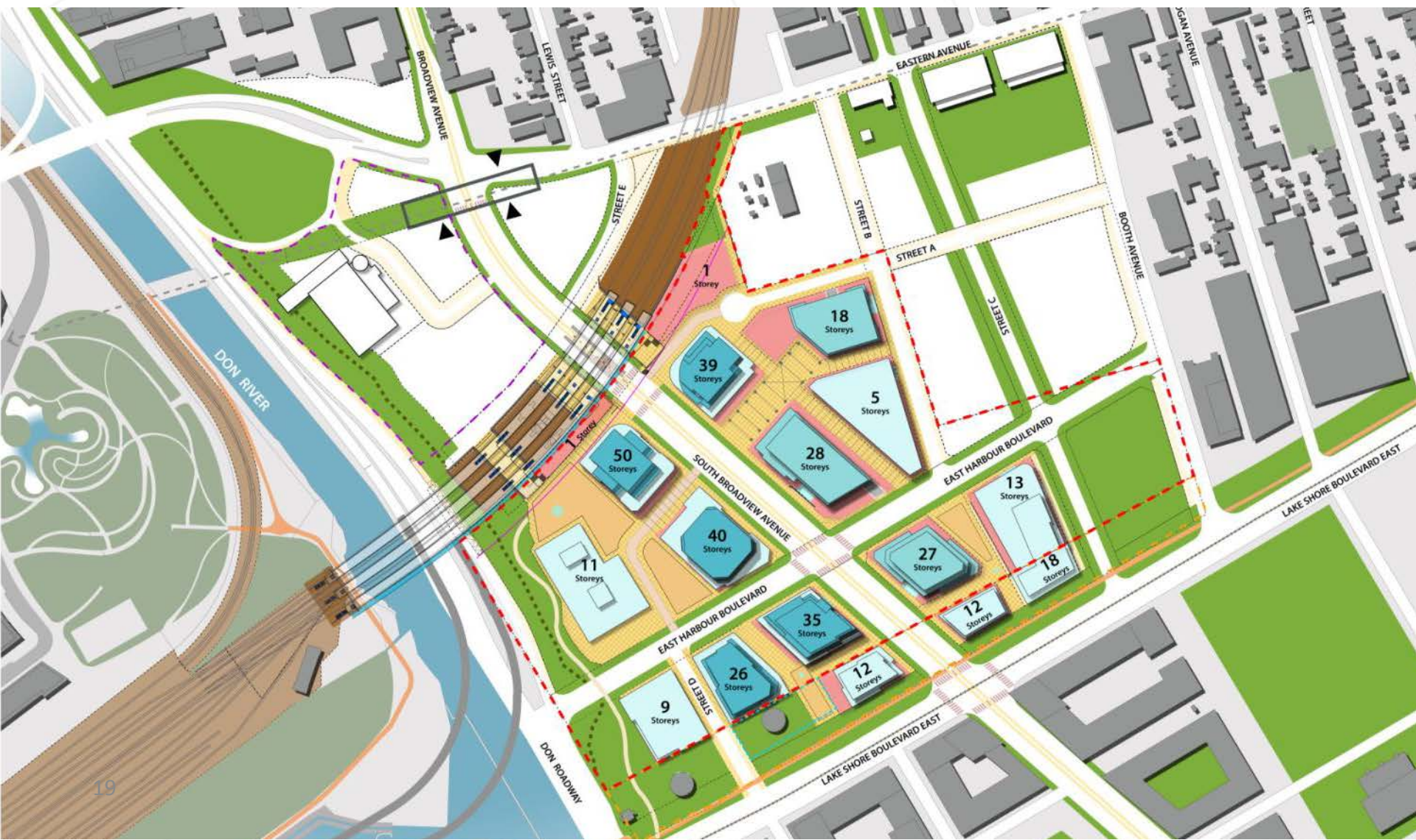
East Harbour SmartTrack Station

- Planning and design of the station is being integrated with the Unilever Precinct Planning Study.
- Station will provide rapid transit access to serve emerging major employment node.
- The main station entrance will be from Broadview Avenue extension, including Broadview Streetcar.
- Station is being planned with excellent connections to the proposed Relief Line subway station at Broadview Avenue and Eastern Avenue.





Applications





What We've Heard



Contact Us



EMAIL to: **Carly.Bowman@toronto.ca**



MAIL to:

Carly Bowman

Senior Planner, Community Planning

City Hall, 100 Queen Street West,

18th Floor, East Tower

Toronto, ON , M5H 2N2



416-338-3788



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www.toronto.ca/unileverprecinct

Thank You for Attending!





UNILEVER PRECINCT PLANNING STUDY

What Are Your Priorities for the Unilever Precinct?

