

Gerrard Carlaw North TOC: Open House 2

Questions for City Response

The second open house for the Gerrard Carlaw North TOC was held on March 30, 2023. The tables below provide the comments and questions that were posted at the meeting which were addressed to the City and the City responses to these items.

Park/Gas Station

Theme	Open House Question	City Response
1	Will the existing gas station be relocated nearby?	Mobil will need to decide whether and where they choose to relocate in the vicinity once their operations are closed at the Riverdale Plaza.
2	The park looks to be located where the gas station is now. Will the land be fully remediated (whatever is needed) so the park is a truly healthy space?	The City has requirements that land it accepts for parkland must be free of environmental hazards, although there are cases where special measures have been implemented to mitigate a hazard that is not able to be fully remediated.
3	The gas station is gone? Is it relocating in the neighborhood? We don't have many options.	Mobil will need to decide whether and where they choose to relocate in the vicinity once their operations are closed at the Riverdale Plaza.
4	Who will be responsible for designing and constructing the park: the city or the developer?	The design of the park will be the responsibility of the City.
5	Will the current gas station remain?	A public park is proposed to replace the current gas station in the site.
6	How likely is it that the POPS over the rail line will be built? What does that decision depend on?	The City, Metrolinx, IO and Choice are jointly working to design, secure, deliver, and assign maintenance responsibilities for the POPS.

Context

Theme	Open House Question	City Response
7	Saying the Pedestrian bridge will be maintained is ignoring how dangerous that bridge is as it reaches end of life. It needs to be replaced. Ideally with a tunnel under the widened tracks.	The Gerrard-Carlaw planning study will assess the existing pedestrian bridge and opportunities for improvements and/or replacement.
8	Will there be improved access to Gerrard Square from Pape St north of the rail line?	Access and mobility in the Gerrard-Carlaw area will be reviewed in detail through the Gerrard-Carlaw planning study, which is getting underway shortly. This comment will be forwarded to the project team..
9	The loading bay in projected building seems like meant for the largest trucks possible. Will this impact city's possibility to calm down Pape avenue in future?	The loading area of the TOC will be reviewed in greater detail through the site plan process and is regulated under the City's zoning by-law.
10	Was the feasibility of the introduction of at least 1000 new residents taken into consideration regarding services such as grocery stores and schools? Currently the amount of housing proposed does not appear to be consistent with the current level of servicing and the services proposed.?	<p>A servicing study was submitted as part of the TOC proposal. The City is reviewing this study. All new developments in the City must demonstrate that there is servicing capacity to accommodate the development, including downstream capacity, and enter into agreements with the City to upgrade the necessary infrastructure if needed.</p> <p>The Gerrard-Carlaw planning study includes a Community Services and Facilities assessment which will inventory the existing available services and identify what new services and facilities may be required to support anticipated growth in the community. The TOC development will also include a suite of amenities for its residents, as all new developments do.</p>

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11	Will the Pape 72 bus continue to run?	Yes, there are no impacts to the current Pape 72 bus route. When the Ontario Line Gerrard-Carlaw Station is constructed and in operation the TTC may review the route.
12	The property backs onto the LCBO building and parking lot (which is owned by the province). Any idea what will be going there and how it will affect the neighborhood in relation to the No Frills property development? Will that have 30-40 story tall buildings too? I realize they are separate properties but they both affect the neighborhood.	The Gerrard Square mall and LCBO site are included in the Gerrard-Carlaw planning study and will be assessed through that study. There are at present no development proposals for these sites. The Province's Transit Oriented Communities program only applies to properties that are directly affected by a Metrolinx project, and as such does not include the LCBO lands.
13	How will this affect the DOG PARK at Carlaw & Gerrard?	The Gerrard-Carlaw north TOC will not affect the dog park. However, it will be impacted by the Ontario Line station construction. Please contact Metrolinx for further details.
14	What area is covered by any proposed zoning changes? Is it just this site or the larger zone being studied by the city?	Any proposed zoning changes that would enable the Gerrard Carlaw north TOC project would be limited to the existing site boundary.
15	Has any consideration been given to new schools in the complex?	Schools are developed by the relevant school district(s). The City has not received a request from a school board to consider a new school within the Gerrard Carlaw north TOC.
16	With the additional towers at Pape station you forwarded the education needs to the TDSB & TCSB but have not commented on the impact/strain on the healthcare/hospitals	The healthcare industry monitors and responds to growth in the city as it does across the province. One such response is the recent large expansion of Michael Garron hospital which serves this area.
17	Will the LCBO on Gerrard remain?	The Gerrard Square mall and LCBO site are included in the Gerrard-Carlaw

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		planning study and will be assessed through that study. There are at present no development proposals for these sites.
18	How will the planning for this development be integrated with any future redevelopment proposals for the Gerrard Square property?	The Gerrard-Carlaw planning study will assess the impact of the TOC proposal including making recommendations on how it will be integrated with other development in the study area and how change in the study area transitions to the surrounding neighbourhoods
19	do you know what is planned for the LCBO lot south of the tracks? this should be high towers as well. Your design should be nice for that too!	The Gerrard Square mall and LCBO site are included in the Gerrard-Carlaw planning study and will be assessed through that study. There are at present no development proposals for these sites
20	There's really not much in the way of jobs in this part of the TOC. No office building. Can other parts of the SMTPI (or whatever that larger area is called) put in office building?	Land use in the Gerrard-Carlaw area will be reviewed in detail through the Gerrard-Carlaw planning study, which is getting underway shortly. This comment will be forwarded to the project team.
21	This project has quite a bit of density. Has there been an overall masterplan or new zoning plan for all four corners of the intersection of Carlaw and Gerrard? Seeing how the other corners will be developed will help me understand how this proposal fits within the overall master planning for the entire intersection	The Gerrard-Carlaw area will be reviewed in detail through the Gerrard-Carlaw planning study, which is getting underway shortly that will guide how transit-oriented development is to occur. This comment will be forwarded to the project team.

Ontario Line

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22	Please clarify - will the new development only cover the current retail area, or will it necessitate the	The proposed new development only includes the lands containing the present retail plaza. It would not affect the homes

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	demolition of the residences currently on Langley and Carlaw?	to the north of it facing Langley or Carlaw Avenues
23	Is the OL below grade under Pape? Where does the OL come up to grade?	The Ontario Line will transition from running on the rail embankment south of Gerrard to a below grade tunnel shortly after reaching Gerrard-Carlaw Station. It will remain below grade until Minton Place where it exits the tunnel directly onto a bridge over the Don Valley and then continues north via an elevated guideway. Please visit Metrolinx.com/OntarioLine for more information or contact the Ontario Line Community Engagement team at 416-202-5100 or by email at OntarioLine@metrolinx.com .

Height/Tenure

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24	What is the existing zoning for the site?	Commercial Residential - CR 1.5 (c0.5; r1.0) SS2 (x1584) The zoning permits a wide range of commercial and residential uses at a density of 1.5 times the area of the lot, with a maximum density of 0.5 times the area of the lot for commercial uses and a maximum of 1.0 times the area of the lot for residential uses. It is subject to development standard set 2 and has a site-specific zoning exception that applies to it (X1584).
25	Is there a building height restriction in the area?	The existing zoning permits up to 12.0 m in height on the property. There are no strict height restrictions, in that the permitted height can be changed by landowners through various planning

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		<p>processes and applications, including Minor Variances, Zoning By-law Amendments, and Minister Zoning Orders.</p>
<p>26</p>	<p>Will/can the community have a say on the height of the towers? And if so how? thanks! (since it says they are not finalized above)</p>	<p>The City encourages the public to provide comments directly to our team or to Infrastructure Ontario directly through their engagement website:</p> <p>City of Toronto:</p> <p>Renita D'Souza, Senior Planner (416) 338-2552 Renita.D'Souza@toronto.ca</p> <p>Infrastructure Ontario: https://engagegerrardcarlawnorth.ca/</p>
<p>27</p>	<p>What are the parameters regarding the height of the 3 towers?</p>	<p>The development proposes 3 towers at 30, 35 and 40 storeys in height.</p>
<p>28</p>	<p>Can you elaborate on the provision of ""deeply affordable"" units?"</p>	<p>The City is committed to maximizing the amount of affordable housing to be provided as part of this proposal. Council adopted the HousingTO 2020-2030 Action Plan which provides guidance and standards for City Staff in securing affordable housing.</p> <p>The City of Toronto recently updated it is affordable housing definitions: Definitions of Affordable Housing</p> <p>Deeply affordable rental units would provide the greatest extent of affordability.</p>
<p>29</p>	<p>what is "purpose built"?</p>	<p>"Purpose-built" refers to the phrase "purpose-built rental" housing. This</p>

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		means the building is specifically intended to have rental units as compared to condominium units.

Other

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30	What new infrastructure related to sewers, water drainage, etc. will be built since a lot of piping on many of the smaller streets south of and downhill from this site are 100 years old or older?	Transit Oriented Communities projects will be private developments. As such the City does not provide funding towards their completion and they would not be impacted by budgetary shortfalls at the City.
31	Have vulnerable communities been consulted? i.e. East China town BIA/residents seniors, local youth groups. How will Choices/ the city involve these groups through out the development process?	Two public open houses have been held in support of this proposal, as well as three meetings of a local advisory committee. Further consultations are planned through the Gerrard-Carlaw planning study, which will assess a larger area beyond the TOC site.
32	Are you considering applying urban design guidelines that prevent crime?	The City in its review of the application applies a crime prevention lens. Further urban design details will be confirmed in the Site Plan stage of the application.
33	I would like to see Community Employment Benefits opportunities as part of the project that ensures a local workforce development plan for youth in the area who are looking for projects to start and/or complete their apprenticeship hours? Can this be included in the project plan?	The City has engaged with Metrolinx through its Community Benefits Framework and office to explore and advance opportunities for local workforce development, apprenticeships, and local procurement. Please visit Community Benefits Framework for more details.
34	there will be a lot of development happening in and around Riverdale at the same time due to construction of the Ontario line. What are Infrastructure	All major transit projects and large-scale development projects in the City are required to provide construction management plans in support of building

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	Ontario and the City of Toronto doing to mitigate environmental and health impacts of the concurrent developments in the community?	permit applications. The City investigates and responds to complaints as they arise. Complaints may be made by dialing 311.
35	Question for the City. Are there any concerns with exceeding capacity of city services in the area: water sewage electric?	A servicing study was submitted as part of the TOC proposal. The City is reviewing this study. All new developments in the City must demonstrate that there is servicing capacity to accommodate the development, including downstream capacity, and enter into agreements with the City to upgrade the necessary infrastructure if needed.
36	What is a transit plaza?	A transit plaza refers to the public space adjacent to a transit station. These spaces are intended to accommodate pedestrian flows to and from the station, as well as waiting and resting spaces.