

Community Consultation Meeting

61-85 Hanna and 120 Lynn Williams

April 19, 2021



This meeting is being recorded and may be posted online for future viewing.



Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.



Land Acknowledgment

"We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit."



Agenda – 7:00pm to 9:00pm



Presentation

Welcome, Virtual meeting information and Introductions – Aviva Pelt

Opening Remarks – Councillor Cressy's office

City Planning's Presentation – Policy Overview - Aviva Pelt

Applicant's Presentation –

- Jennifer Azeres – First Capital
- Cyndi Rottenberg Walker – Urban Strategies
- Alun Lloyd – BA Group



Facilitated Discussion

WebEx Meeting Center functionality:



Q & A functionality:



When asking a question, ensure you send it to **“Host”**

Audio Options

Option 1 – *Try either a headset or use laptop/computer/device speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

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Step 5. – Answer the phone and follow the prompts to join the Audio Conference

Still Having Issues with Audio?



Try listening through your computer only (instead of headphones)

or

Dial **416-915-6530**

When prompted for a meeting number enter **133 628 1053** and then follow the prompts

Rules of Engagement for a Successful Virtual Meeting



Use the Q&A feature or *3 to ask questions

Questions will be addressed after the presentation



Stay focused. Avoid multi-tasking, be respectful, and keep an open mind.

One voice at a time.

Be a good listener and keep an open mind



Be direct and frame questions to specific speakers.

City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.



Computer audio issues? Use your cell-phone for audio by clicking Audio Connection, Switch Connection, then Call Me. You can also call 1-416-915-6530. Access Code 133 628 1053



This Workshop is being Recorded



Panelists

City Staff

- Aviva Pelt – Community Planning
- James Parakh and Nasim Adab – Urban Design
- Daniel Reynolds – Transportation Services
- Andrea Bake – Parks Planning
- May Wang and Mladen Kukic– Community Planning

Councillor’s Office

- Councillor Cressy
- Anthony MacMahon

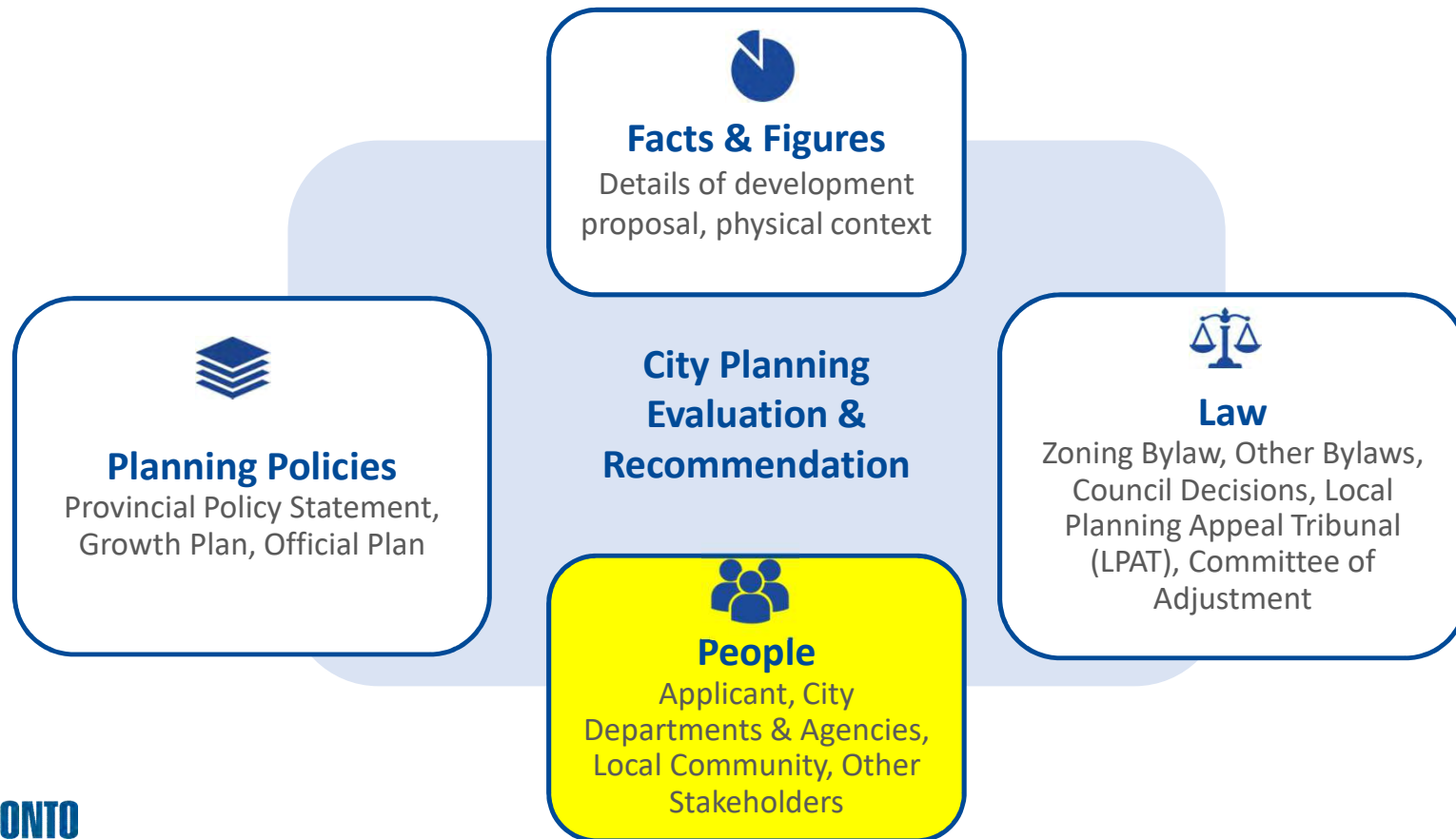
Applicant’s Team

- Cyndi Rottenberg Walker and Inger Squires– Urban Strategies (Planning)
- Puja Sharma and Jennifer Arezes– First Capital (Owner Representative)
- Richard Witt and Harim Labuschagne– Quadrangle (Architect)
- Alun Lloyd and Margaret Briegmann- BA Group – Transportation Consultant
- Alexia Wulff and Kate Driscoll – Lux9 (engagement)
- Cameron MacKinnon – Mackinnon PA (public affairs)



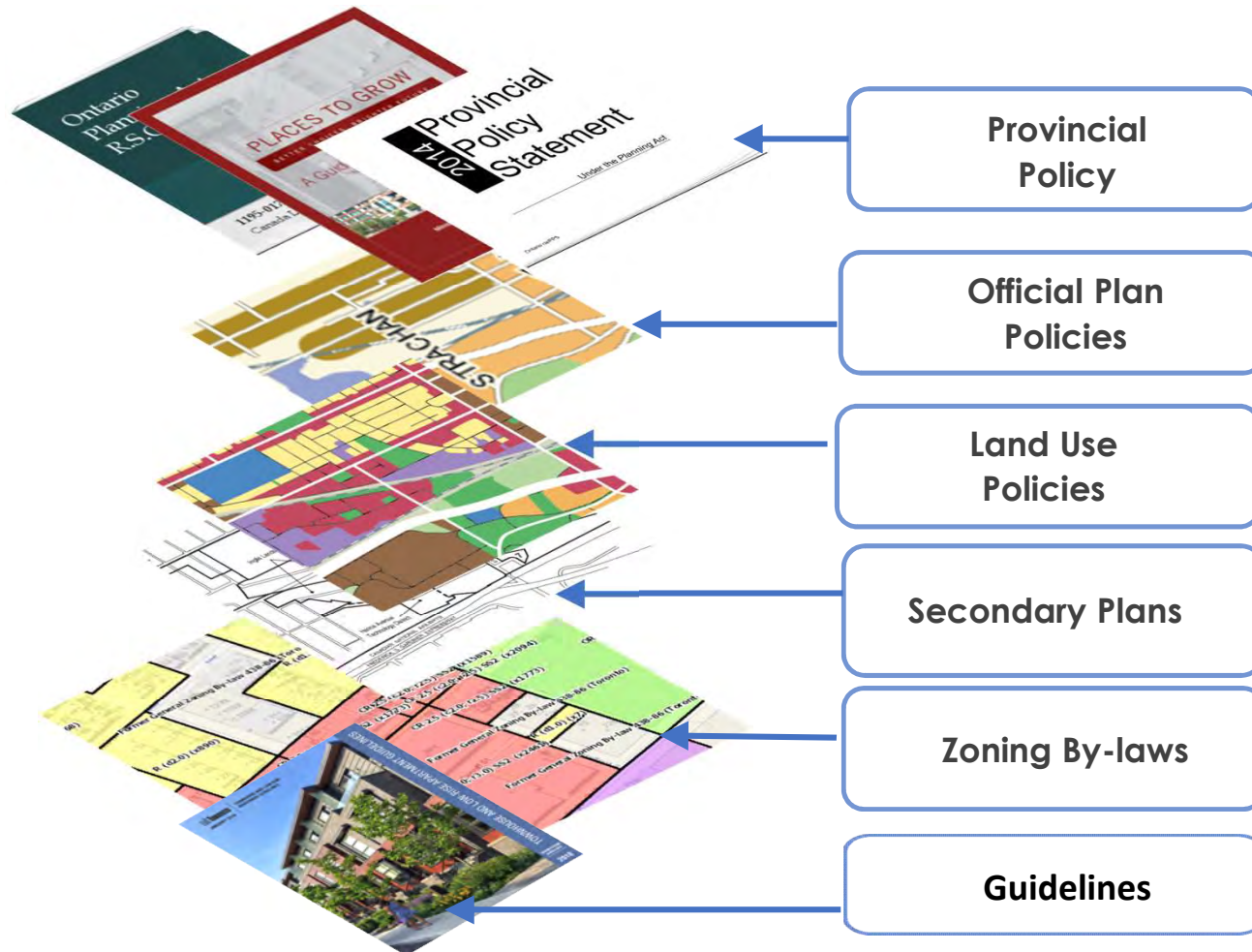
Councillor Cressy's Office Opening Remarks

Determining the Public Interest

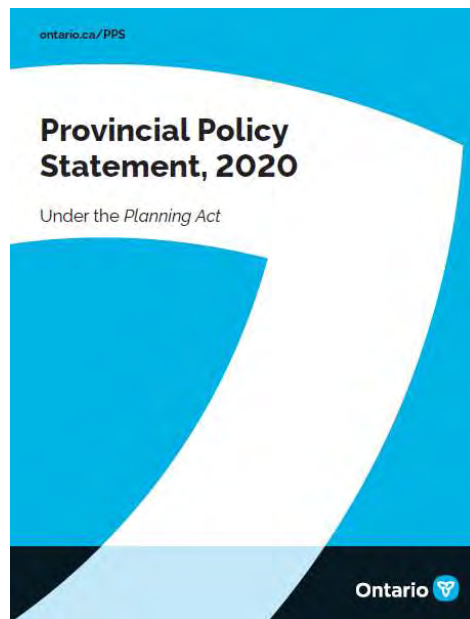




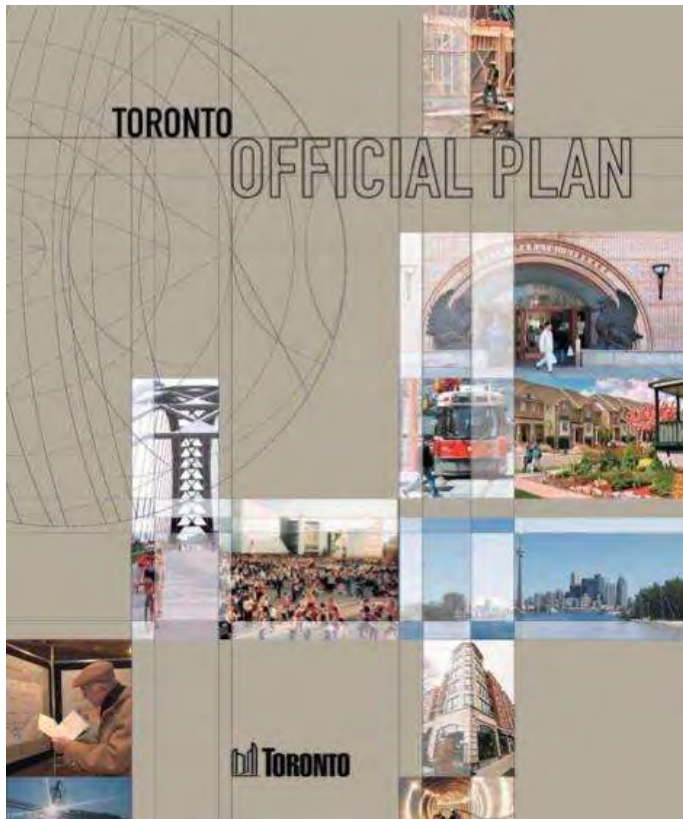
Layers of Planning Framework



Provincial and Local Policy Documents



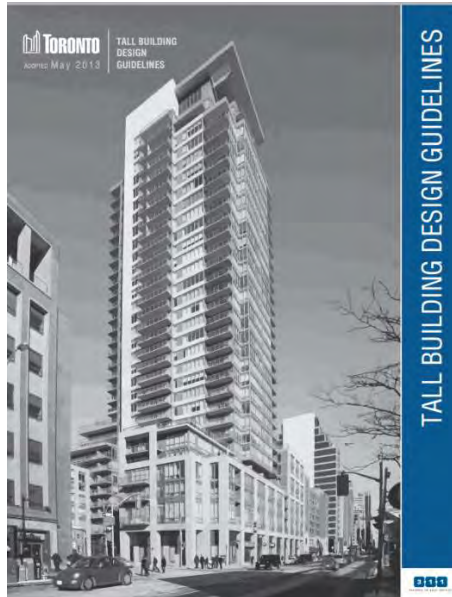
The Official Plan



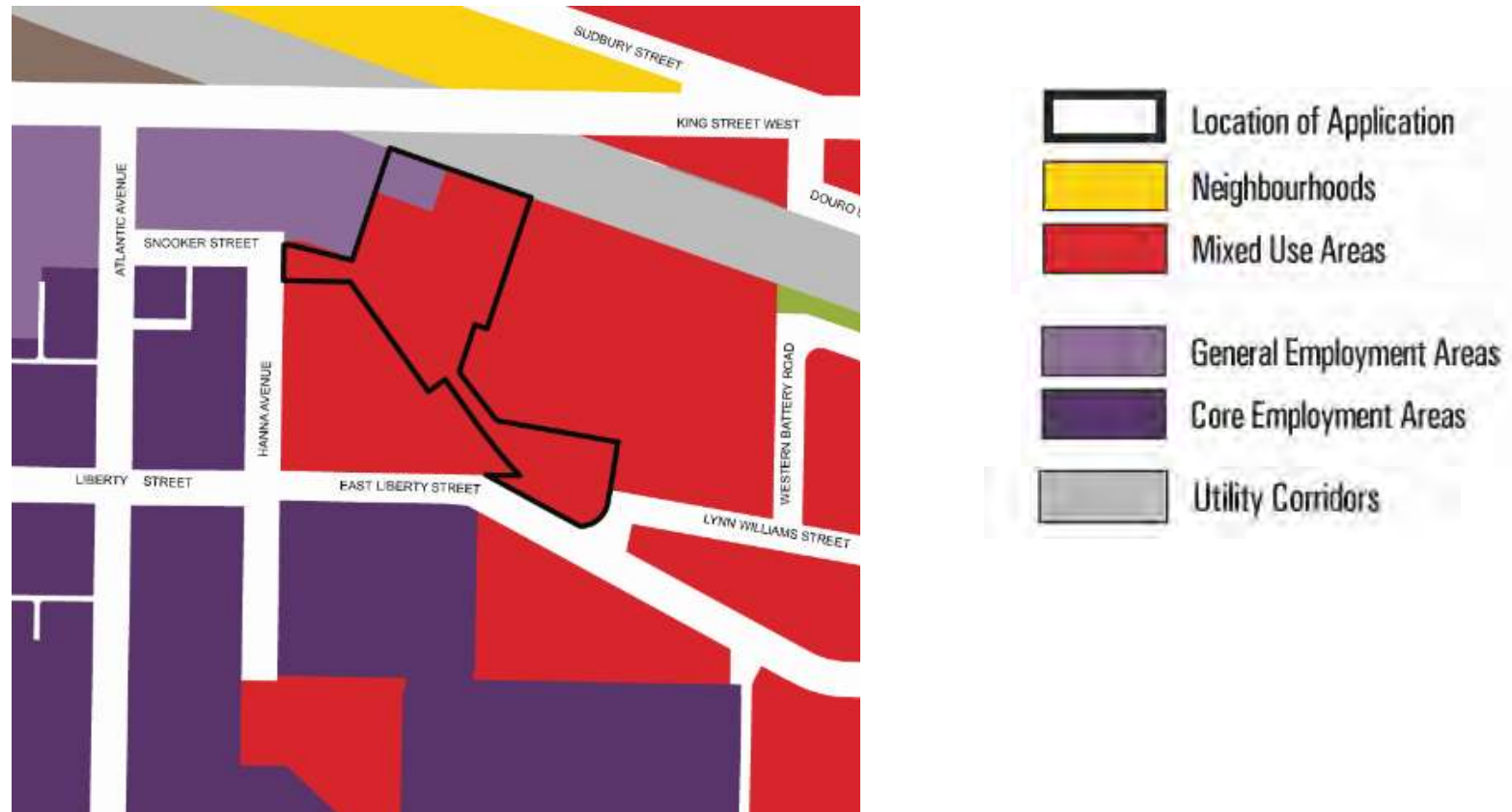
It helps us answer questions such as:

- Where should the City Grow?
- Where should the City remain stable?
- Where do we build new streets and transit?
- How should new buildings relate to their surroundings?
- How do we protect our heritage resources?
- Are there enough parks and where should we build more?
- How do we grow the City's rental housing stock

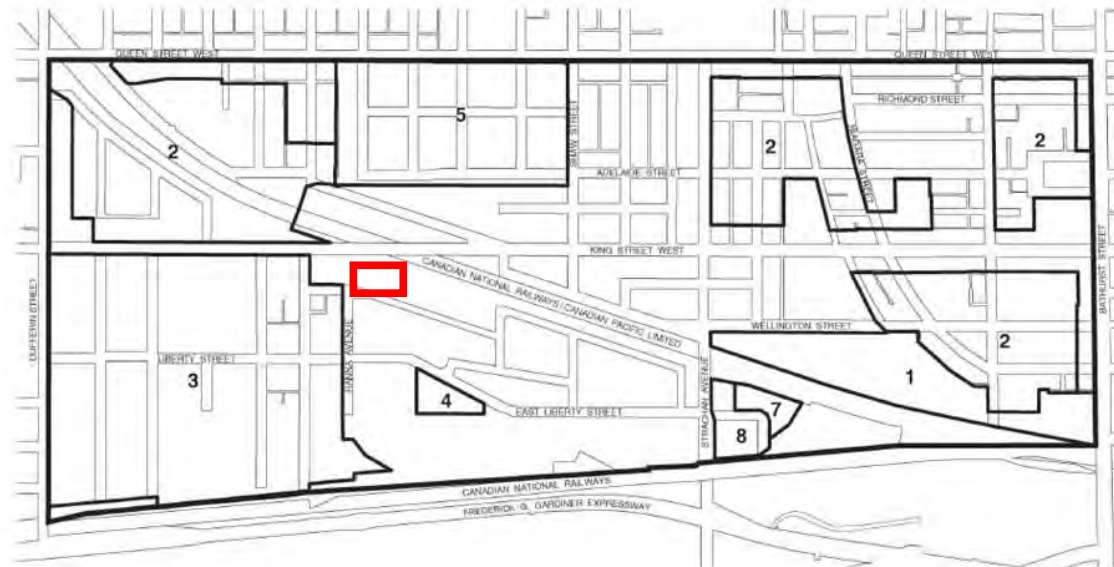
Design Guidelines



Official Plan – Land Use Map #18



Garrison Common North Secondary Plan



Not to Scale ↑



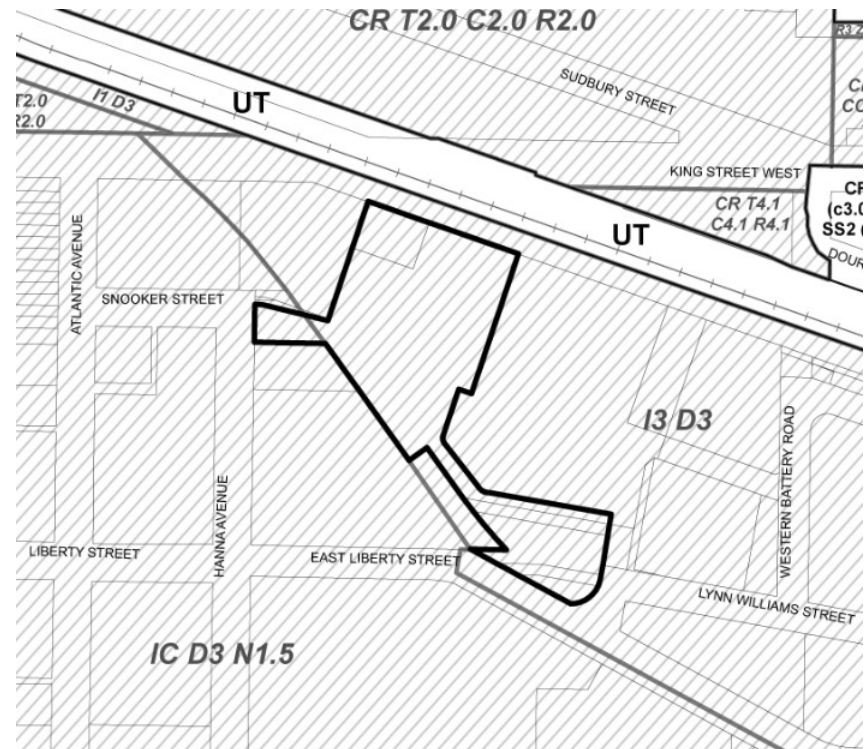
Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

- Secondary Plan Boundary
- 1** Site and Area Specific Policies

Zoning Map -

- I3 D3 of Former City of Toronto By-law 438-86
- Block 4 within By-law 566-2000
- Light Industrial uses
 - Commercial
 - Employment
 - Office
 - Restaurant and
 - internet/computer technology uses
- Residential uses are not permitted
- Maximum height of 35 metres



Liberty Village Study

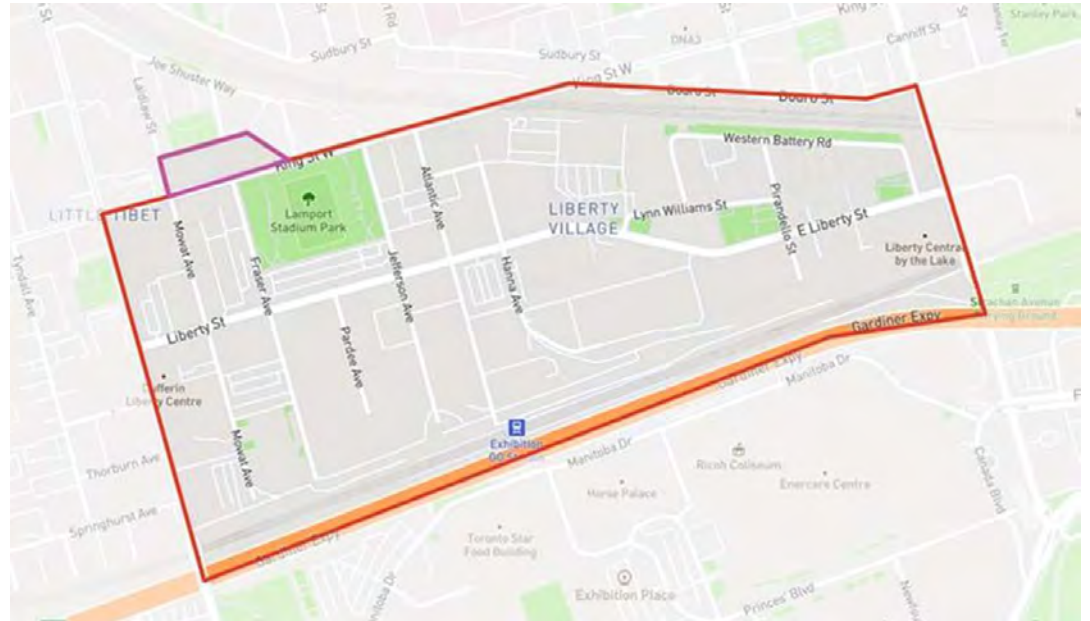
- July 16, 2020 Motion from Council Cressy at Toronto and East York Community Council

Liberty Village Public Realm and Community Services and Facilities Study

Direct staff (City Planning, CreateTo, Parks, Forestry and Recreation, Real Estate, and Transportation Services) to study public space and City-owned properties in Liberty Village.

Leverage City assets to improve and expand open spaces and community services and facilities in Liberty Village

Report back with Terms of Reference and Public Consultation Strategy



Study Building Blocks



Evaluating City Assets



Parks & Public Realm



Community Services & Facilities



Transportation

**** Study is NOT looking at Land Use or Heritage**



Applicant's Proposal | Overview

3 towers within 2 blocks

Hanna (Block A)

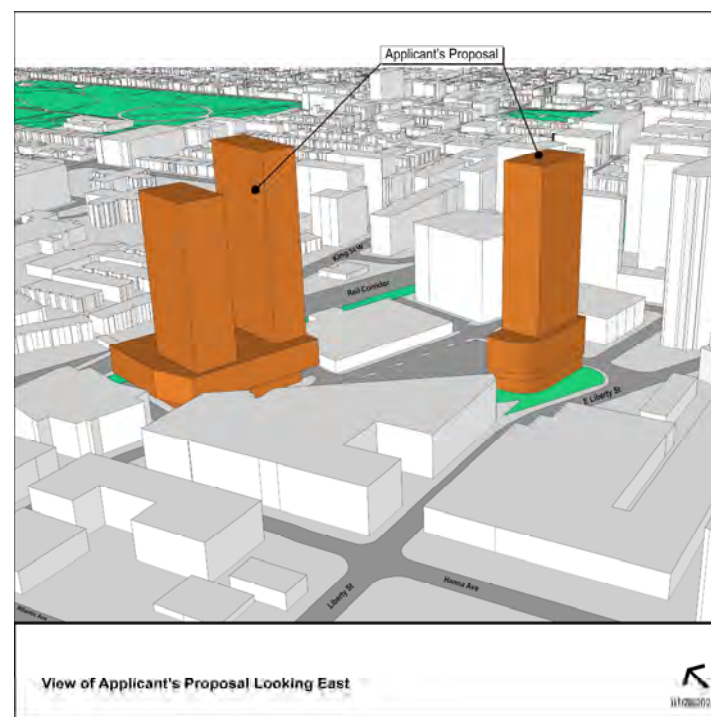
- 29 storeys (west) and 34 storeys (east)
- Connected with a 4-storey base
- 530 residential units with retail, office and parking

Lynn Williams (Block B)

- 33 storeys with 7-storey base
- 320 residential units with retail

Total:

- 850 residential units
- 527 vehicular parking spaces, 901 bicycle spaces and 5 loading spaces
- 1,127 square metre public park, Snooker Street extension and other public realm/open space



Reasons for The Application

- Current industrial zoning does not permit residential uses
- Maximum height of 35 metres to 120 metres
- Other performance standards, such as
 - Building Setbacks
 - Parking, loading
 - Amenity space

Issues Identified

Issues to be resolved, but are not necessarily limited to the following:

- Proposed Height and Massing of the buildings
- Overall masterplan of larger property
- Location of the proposed Park and open spaces
- Snooker Street Extension
- The relationship with the surrounding area to ensure appropriate scale and design of development
- Shadowing Impacts on the pedestrian realm
- Amenity Space
- Wind conditions

The Proposal:

Presented by the Applicant



INFORM & ENGAGE



SHOPS AT
KING LIBERTY
SHOPSATKINGLIBERTY.CA

Community Meeting No.1
April 19, 2021 7-9pm



Everyday Needs



Heritage & Character



New Additions



WINNERS





We're Your Neighbour

west elm

west elm
entry →

west elm



PRIVATE ROAD



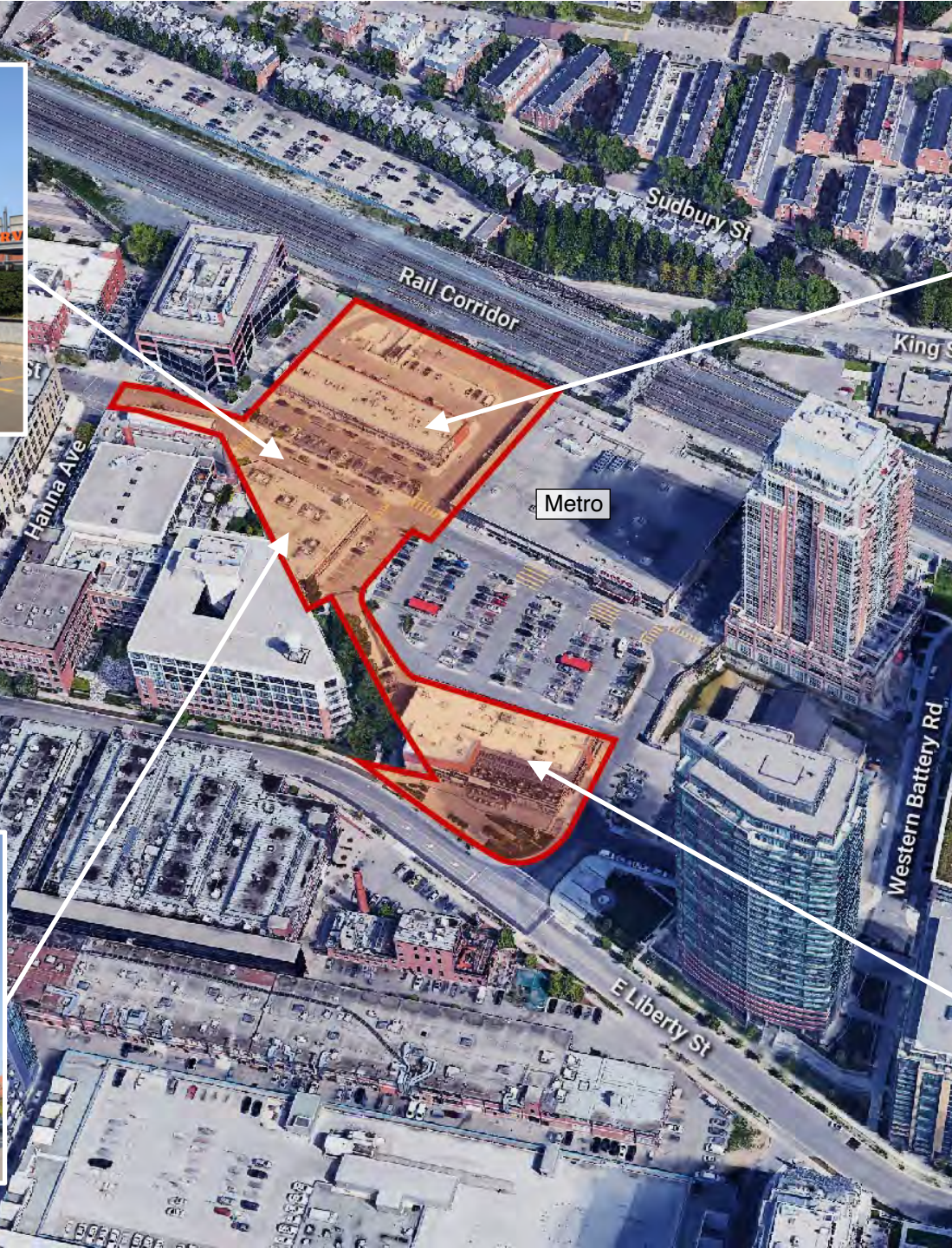
75 HANNA AVE



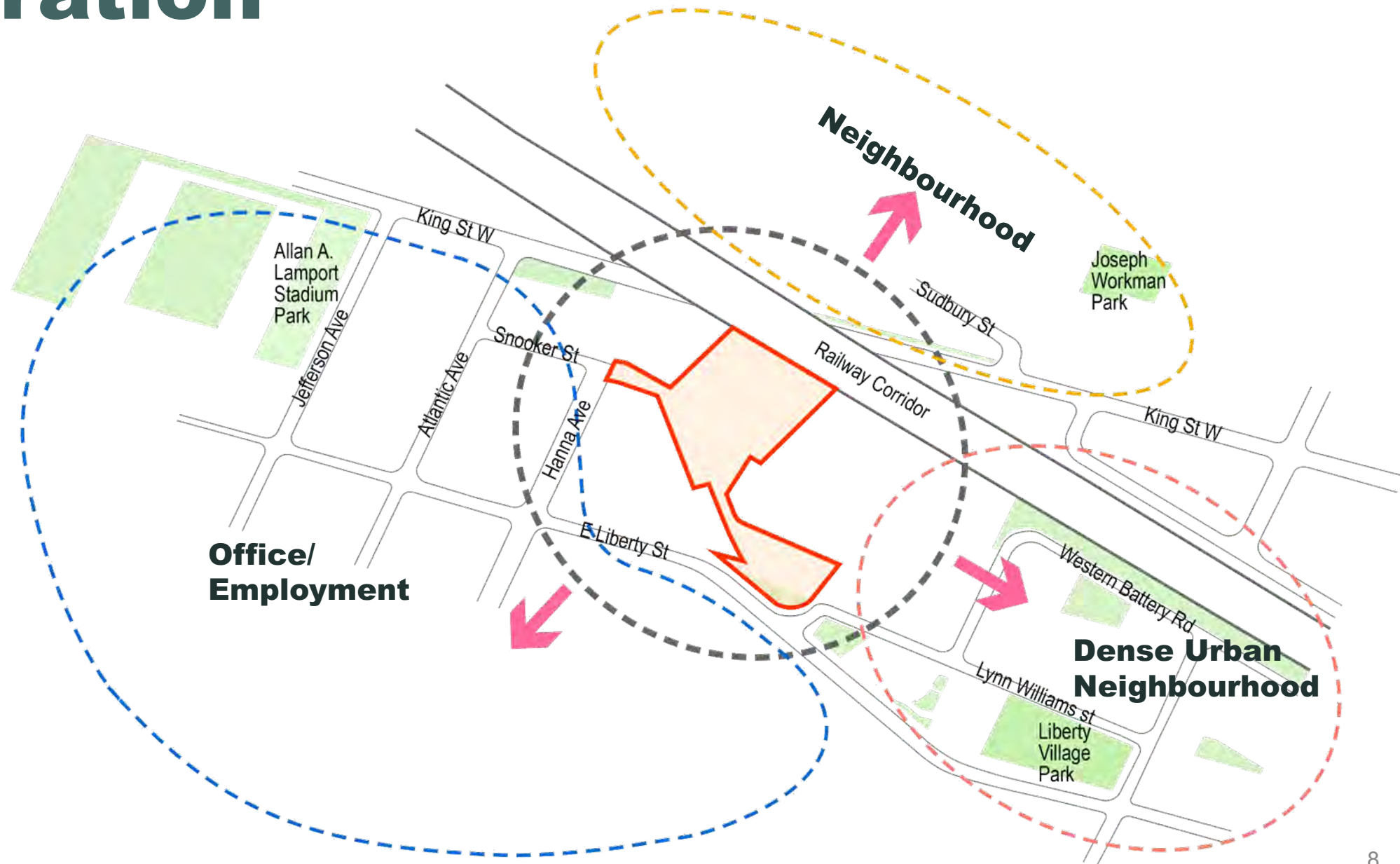
61 HANNA AVE



120 LYNN WILLIAMS ST



1. Integration



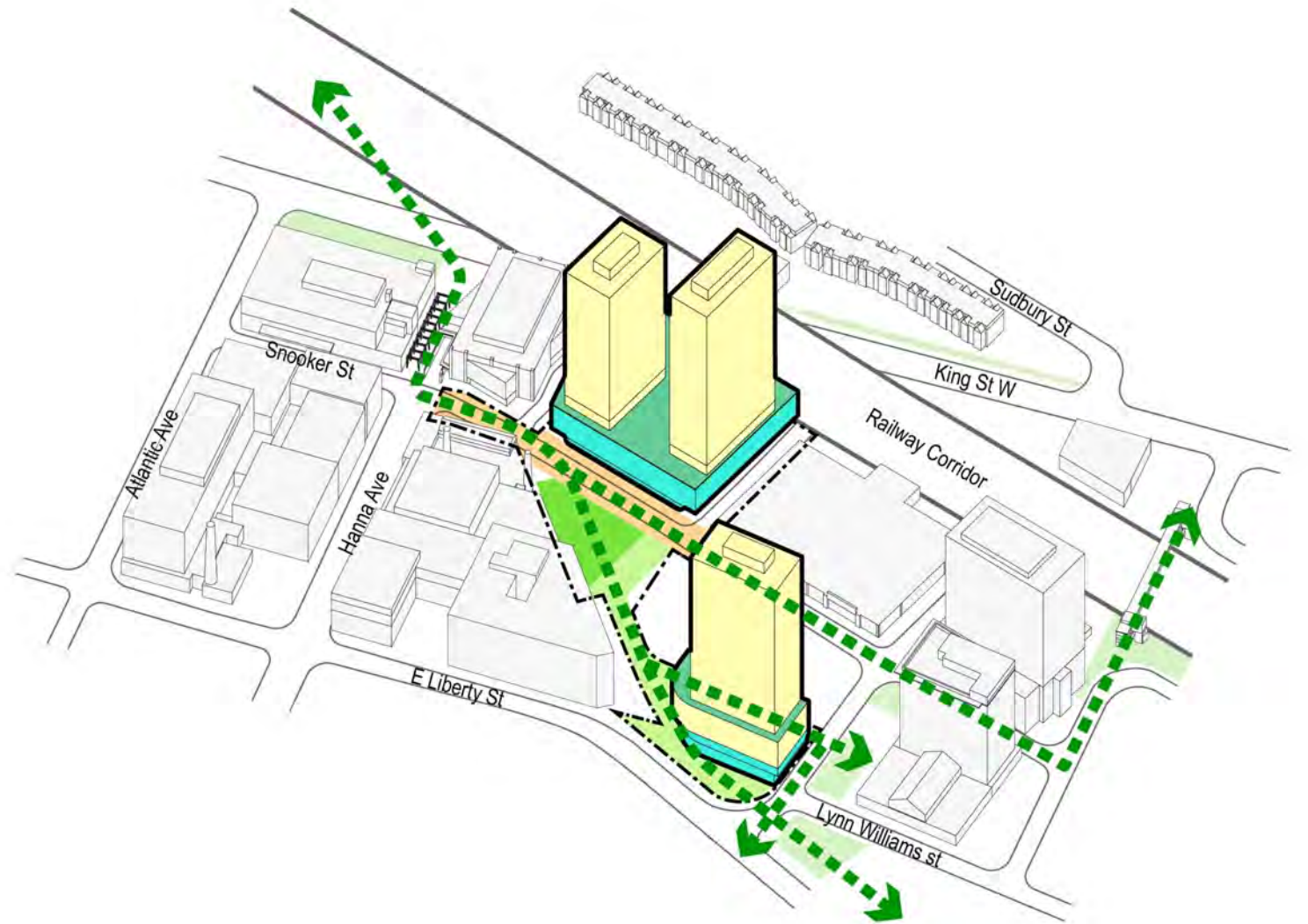
2. Placemaking & Connectivity



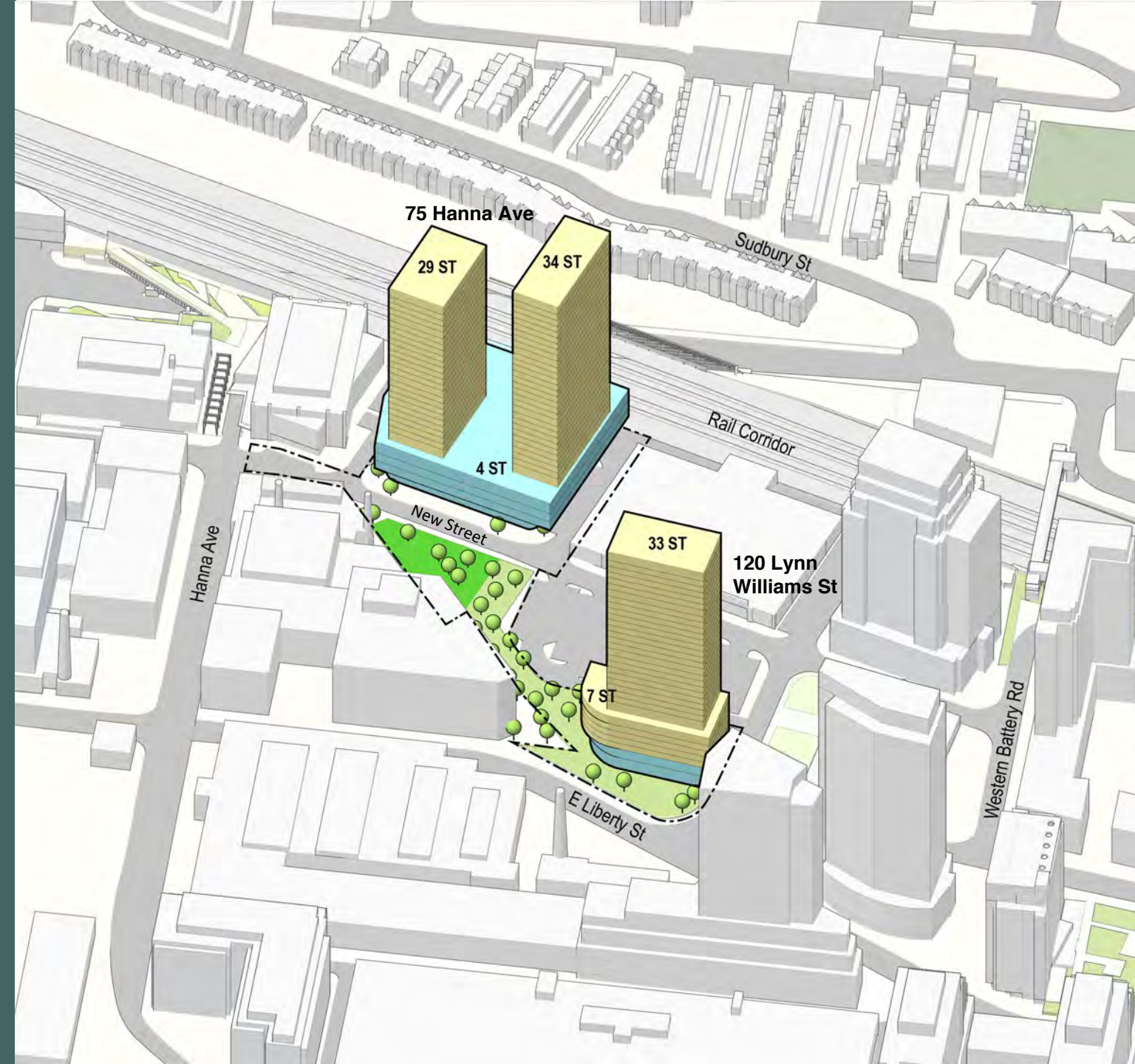
3. Activity



4. Optimization & Fit



The Proposal



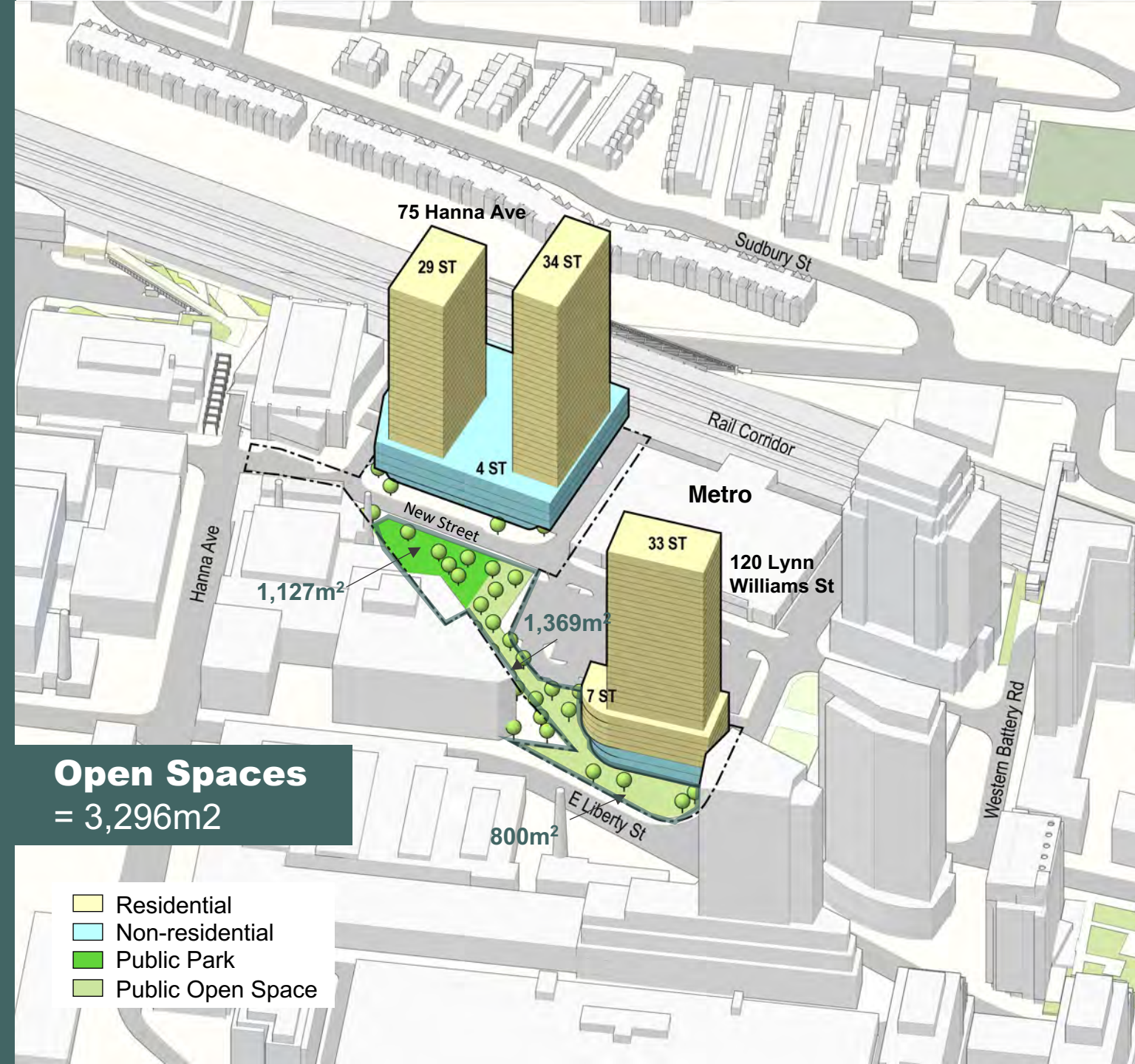
- Residential
- Non-residential
- Public Park
- Public Open Space

The Proposal

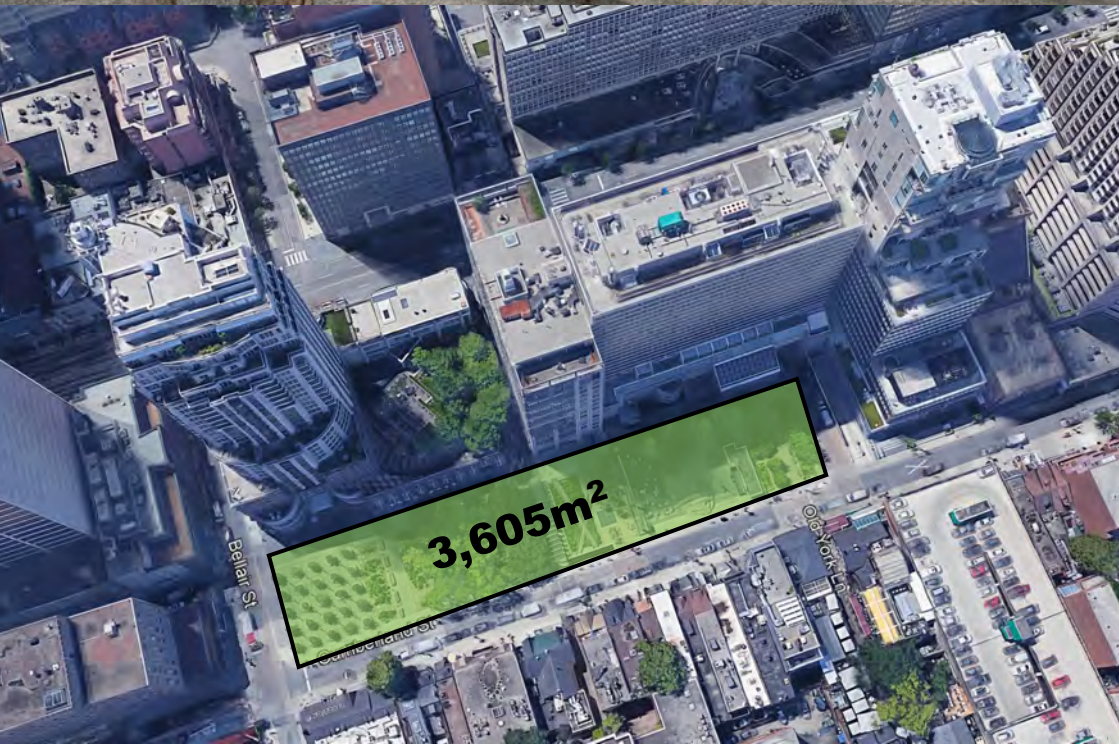
- 1,127m² public park + 2,169m² of other connected open spaces
- Pedestrian-friendly public street
- Three new towers containing:
 - ~6,500m² office
 - ~3,100m² retail
 - ~64,600m² residential
 - ~277 jobs in office and retail
- 850 units – 10% 3 bedrooms
- 527 vehicle parking spaces
- No surface parking lots
- 901 bicycle spaces

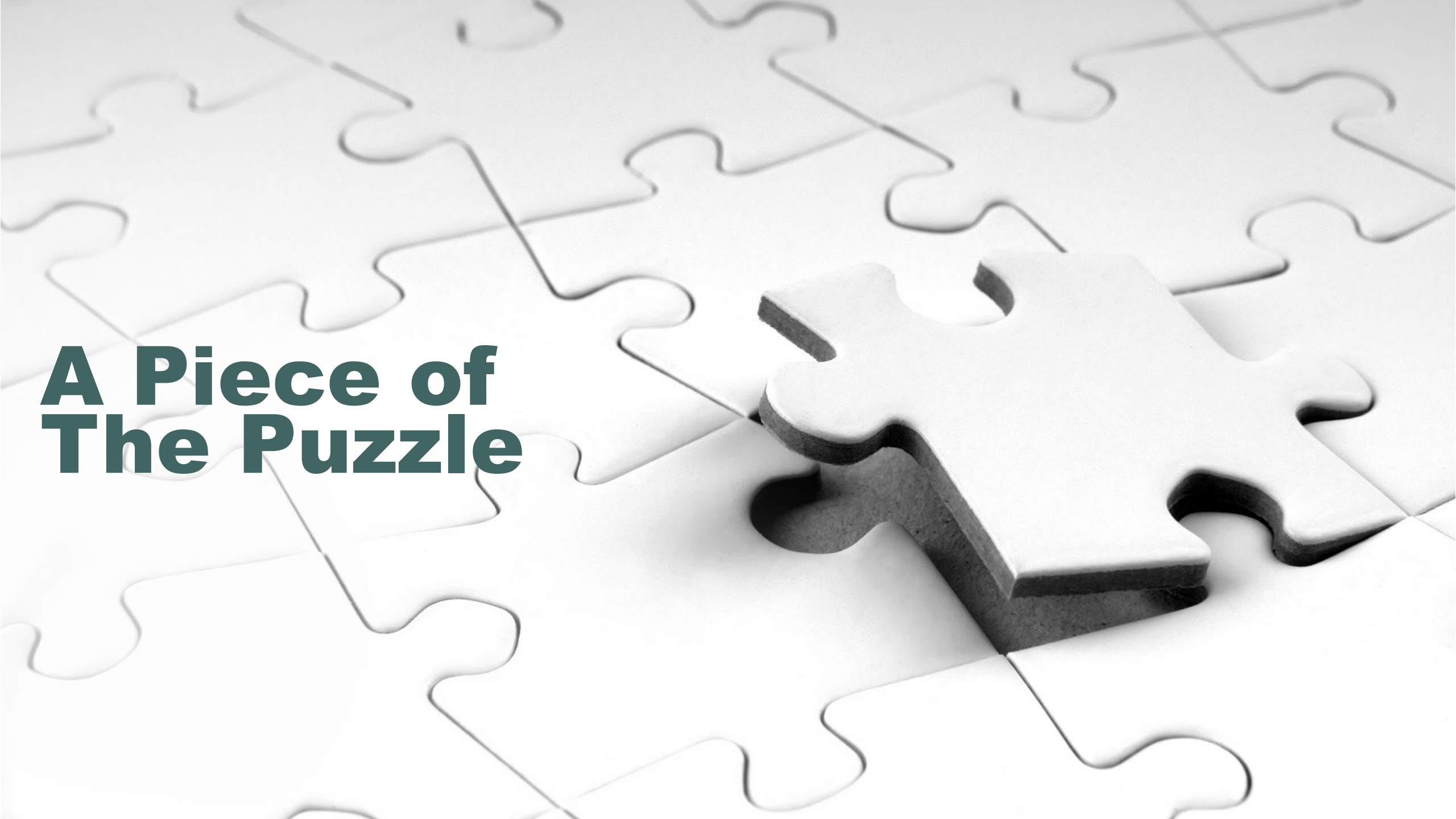
Open Spaces
= 3,296m²

- Residential
- Non-residential
- Public Park
- Public Open Space

















A Piece of The Puzzle

A Walkable Neighbourhood

LEGEND

-  Retail
-  Park
-  Bank
-  Grocery Store
-  Studio
-  Restaurant
-  Hospital
-  Transit Station

 Future King-Liberty Station

KING ST

SITE

E LIBERTY ST

STRACHAN AVE

 Exhibition Station

FREDERICK G. GARDINER EXPWY

Access to Transit

LEGEND

- TTC Surface Routes
- GO Lakeshore West
- GO Milton
- GO Kitchener
- GO Barrie
- Ontario Line (Future)
- Transit Station

SITE



Future King-Liberty Station



Exhibition Station



Future King- Bathurst Station

QUEEN ST

DUFFERIN ST

ST ST

Access to Transit






LEGEND

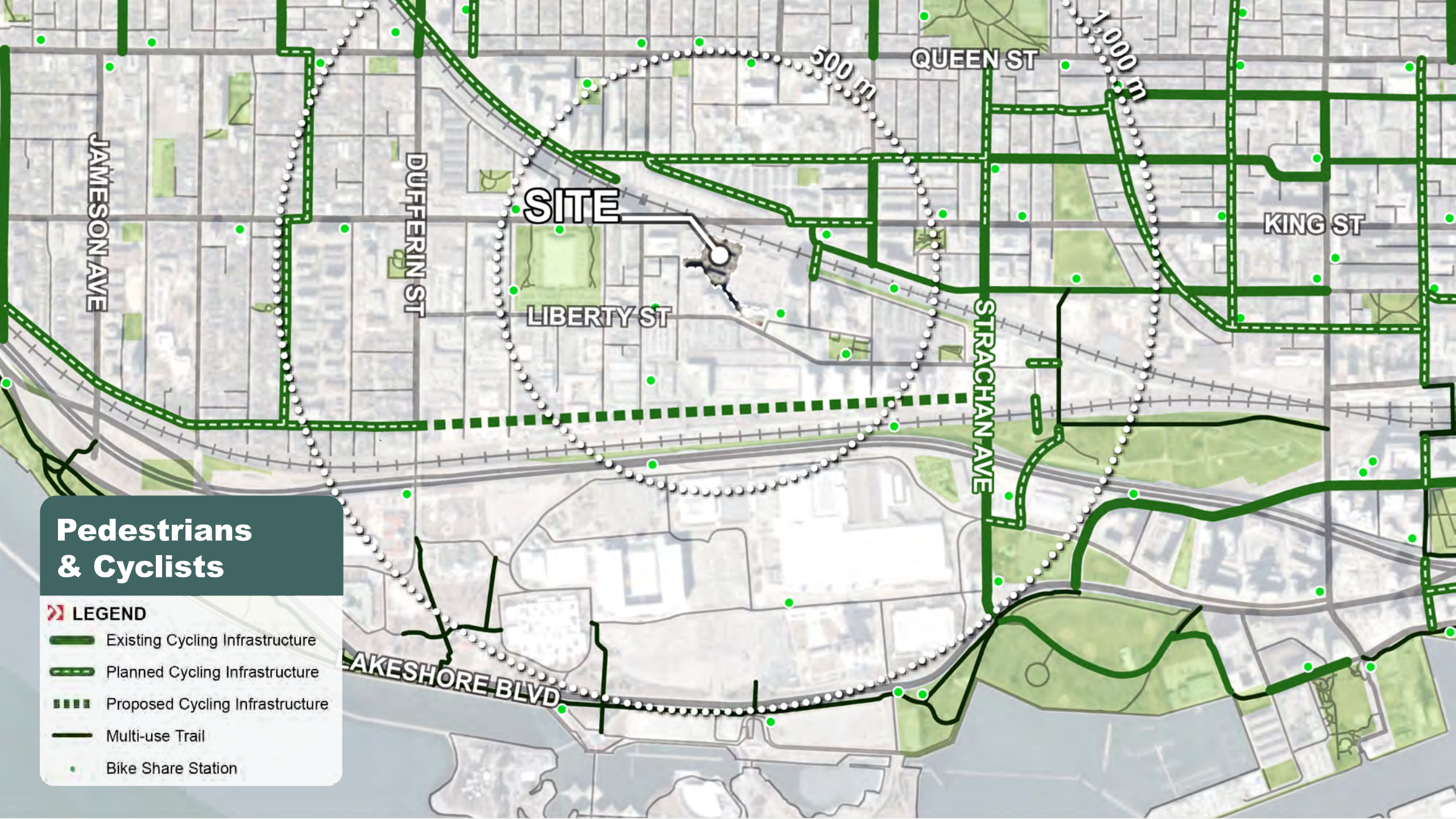
- TTC Surface Routes
- GO Lakeshore West
- GO Milton
- GO Kitchener
- GO Barrie
- Ontario Line (Future)
- Transit Station



Pedestrians & Cyclists

LEGEND

-  Existing Cycling Infrastructure
-  Planned Cycling Infrastructure
-  Proposed Cycling Infrastructure
-  Multi-use Trail
-  Bike Share Station



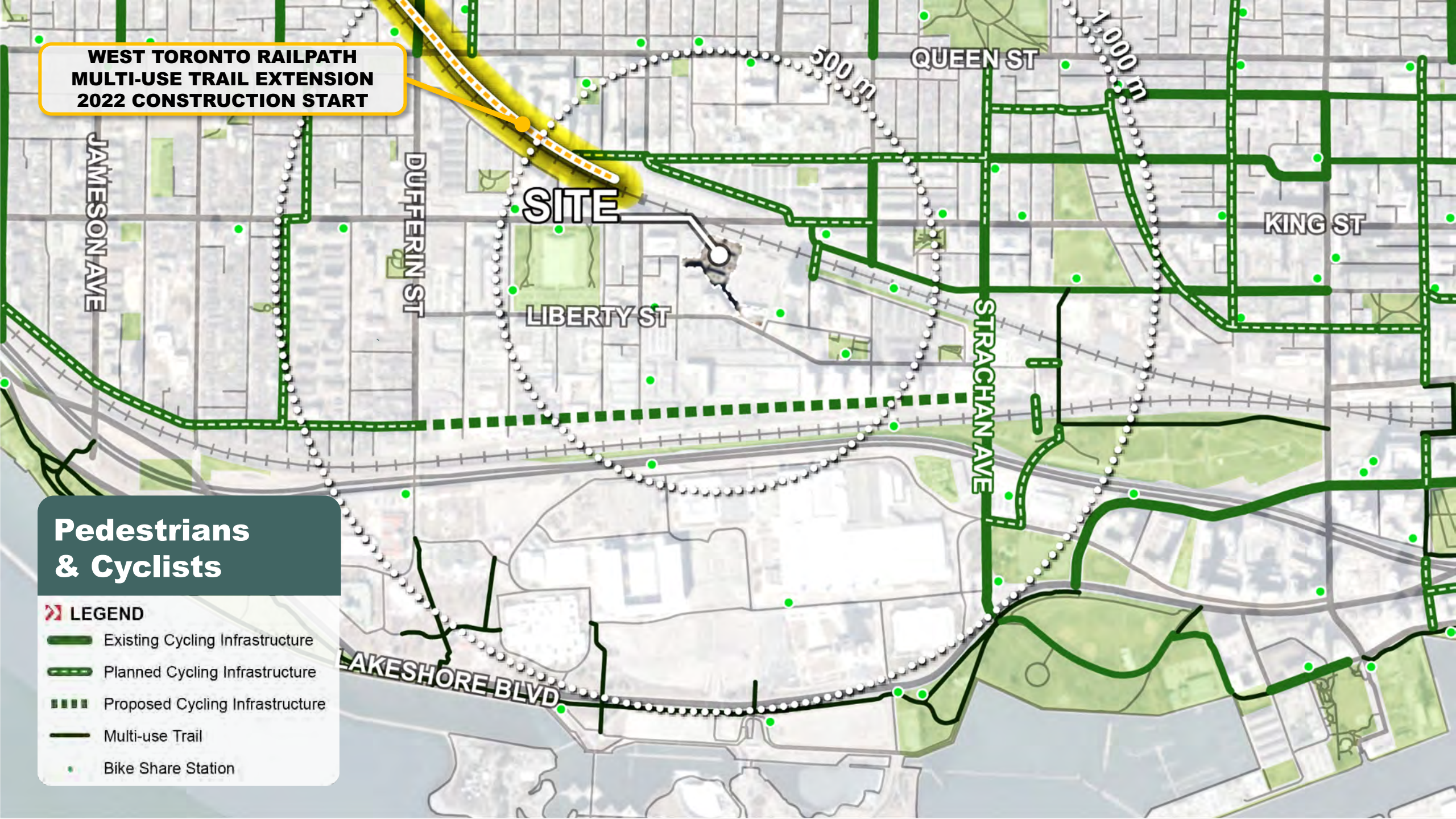
**WEST TORONTO RAILPATH
MULTI-USE TRAIL EXTENSION
2022 CONSTRUCTION START**

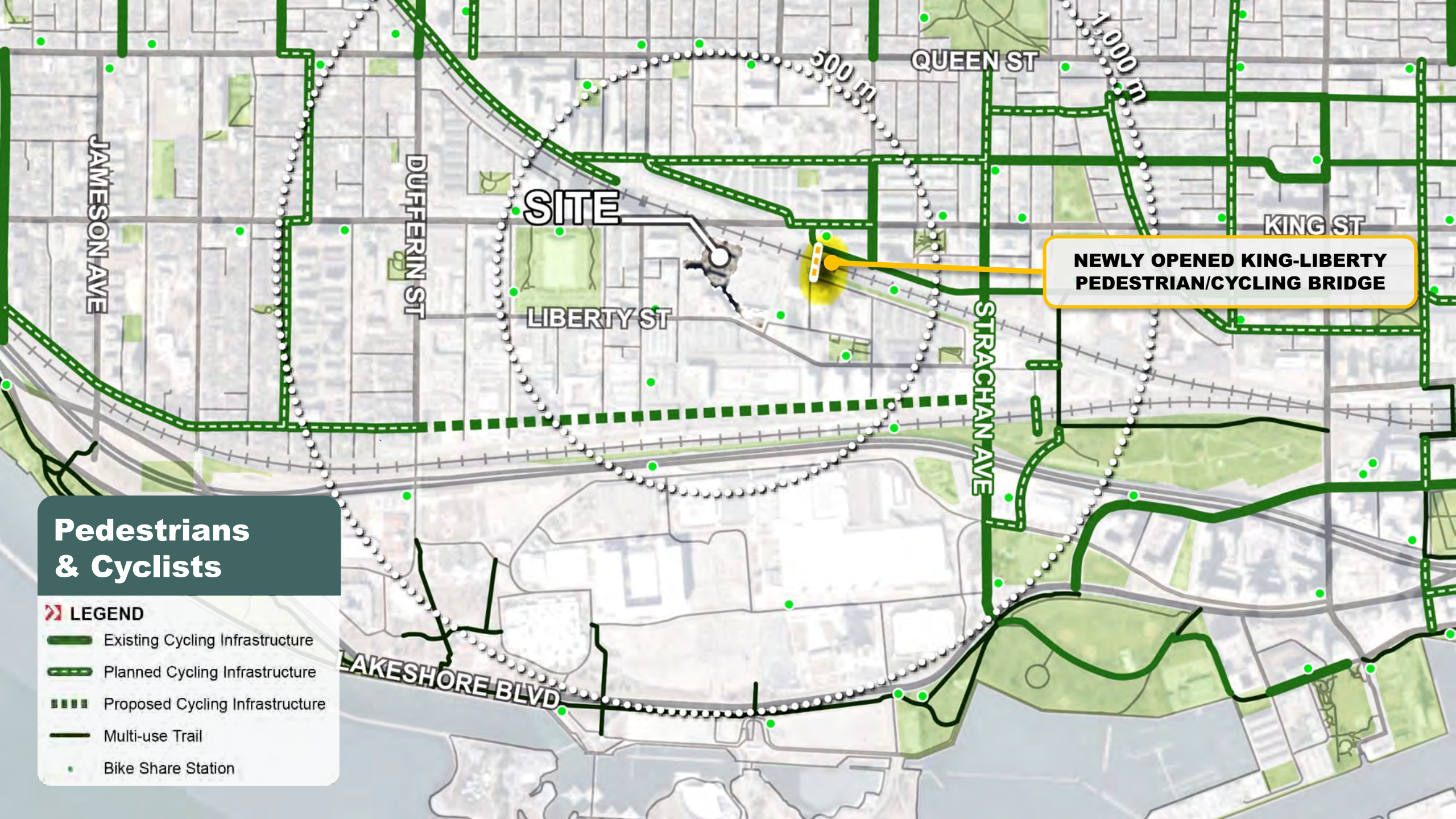
SITE

**Pedestrians
& Cyclists**

LEGEND

- Existing Cycling Infrastructure
- Planned Cycling Infrastructure
- Proposed Cycling Infrastructure
- Multi-use Trail
- Bike Share Station



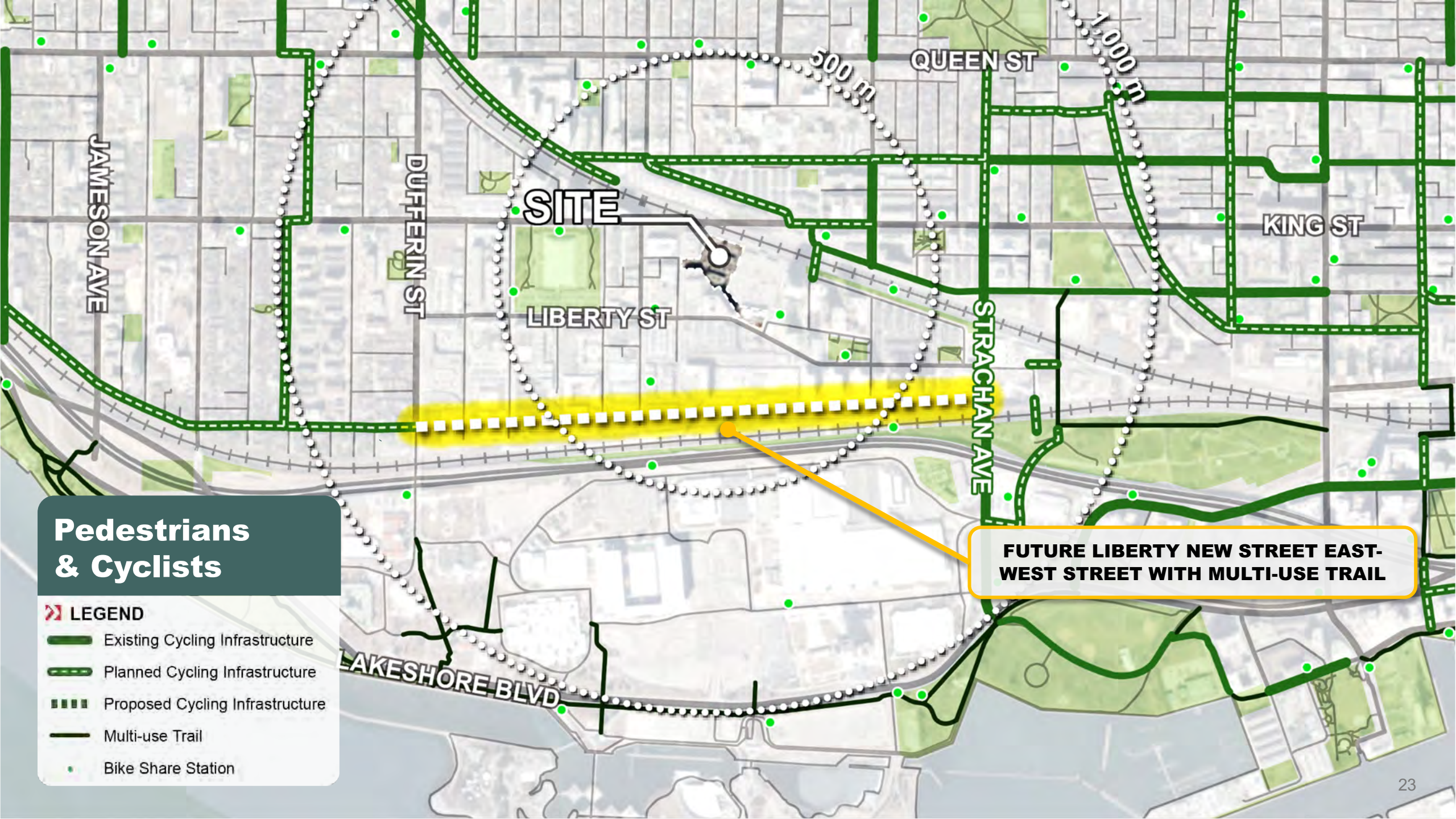


Pedestrians & Cyclists

LEGEND

- Existing Cycling Infrastructure
- Planned Cycling Infrastructure
- Proposed Cycling Infrastructure
- Multi-use Trail
- Bike Share Station

**NEWLY OPENED KING-LIBERTY
PEDESTRIAN/CYCLING BRIDGE**



Pedestrians & Cyclists

LEGEND

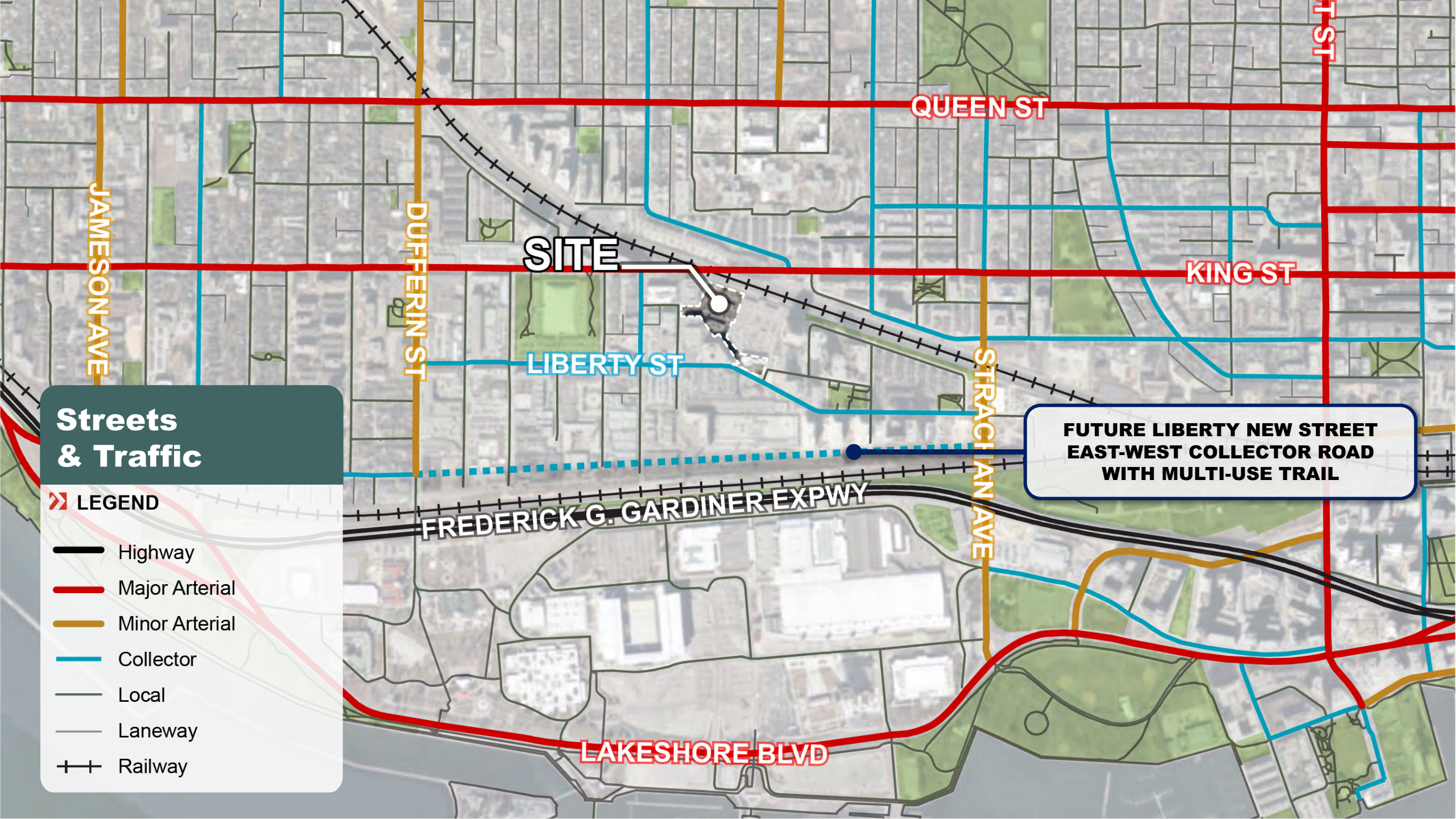
- Existing Cycling Infrastructure
- Planned Cycling Infrastructure
- Proposed Cycling Infrastructure
- Multi-use Trail
- Bike Share Station

FUTURE LIBERTY NEW STREET EAST-WEST STREET WITH MULTI-USE TRAIL

Streets & Traffic

LEGEND

- Highway
- Major Arterial
- Minor Arterial
- Collector
- Local
- Laneway
- Railway



SITE

QUEEN ST

KING ST




LIBERTY ST

FREDERICK G. GARDINER EXPWY

FUTURE LIBERTY NEW STREET
EAST-WEST COLLECTOR ROAD
WITH MULTI-USE TRAIL

LAKESHORE BLVD




New Transit - Liberty Station

-  proposed SmartTrack stations
-  proposed GO stations
-  existing/planned stations

EXISTING NETWORK

-  Line 1 Yonge-University
-  Line 2 Bloor-Danforth
-  Line 4 Sheppard
-  UP Express
-  GO Rail Corridors

IN DESIGN / DEVELOPMENT

-  Line 1 Extension
-  Line 5 Eglinton Crosstown
-  Finch West LRT

CURRENTLY BEING PLANNED

-  SmartTrack Rail Corridors
-  Eglinton Crosstown West
-  Ontario Line
-  Scarborough Subway Extension





**PROPOSED KING - LIBERTY
STATION PLATFORMS**

The map shows an aerial view of an urban area with a street grid. A red dashed line indicates the proposed station platforms, running diagonally from the top left towards the center. A yellow line with an arrow points from the top left towards the center, representing the King High Line Link. A green circular icon with a train and a person is located on the yellow line. A red dot on the red dashed line is connected by a red arrow to the 'PROPOSED KING - LIBERTY STATION PLATFORMS' label. An orange arrow points from the 'KING STREET WEST STATION ENTRANCE' label to a point on the yellow line. A grey rectangular area labeled 'SITE' is located in the center, below King St. King St is a major road running diagonally across the map. A green rectangular area is visible in the top right, and another green area is in the bottom right.

**KING STREET WEST
STATION ENTRANCE**

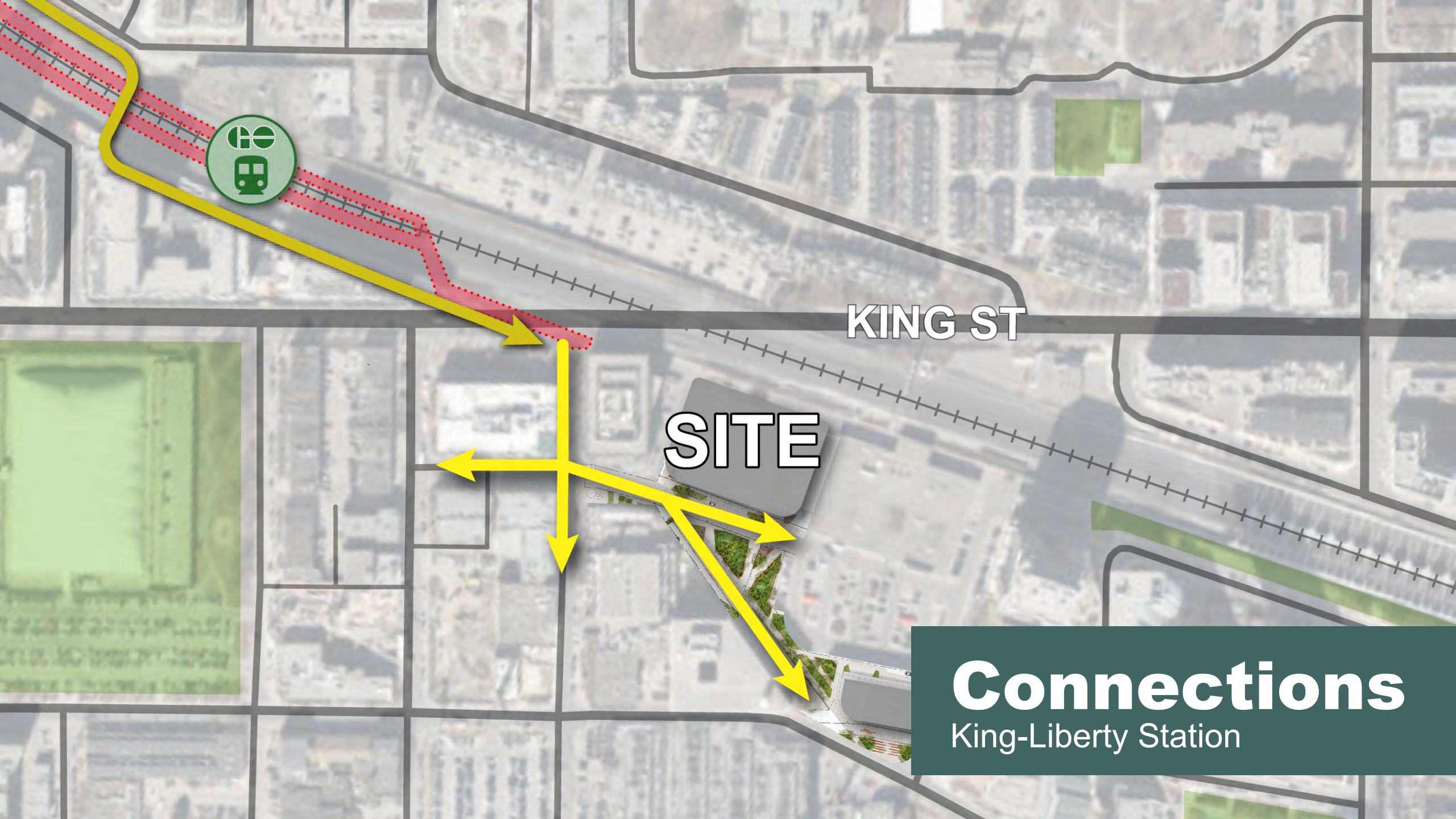
KING ST

SITE

**KING HIGH LINE
LINK OVER RAIL BRIDGE**

Connections

King-Liberty Station



KING ST

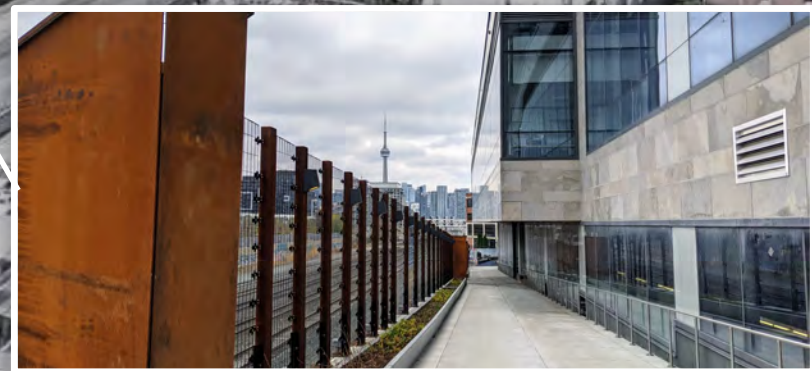
SITE

Connections

King-Liberty Station

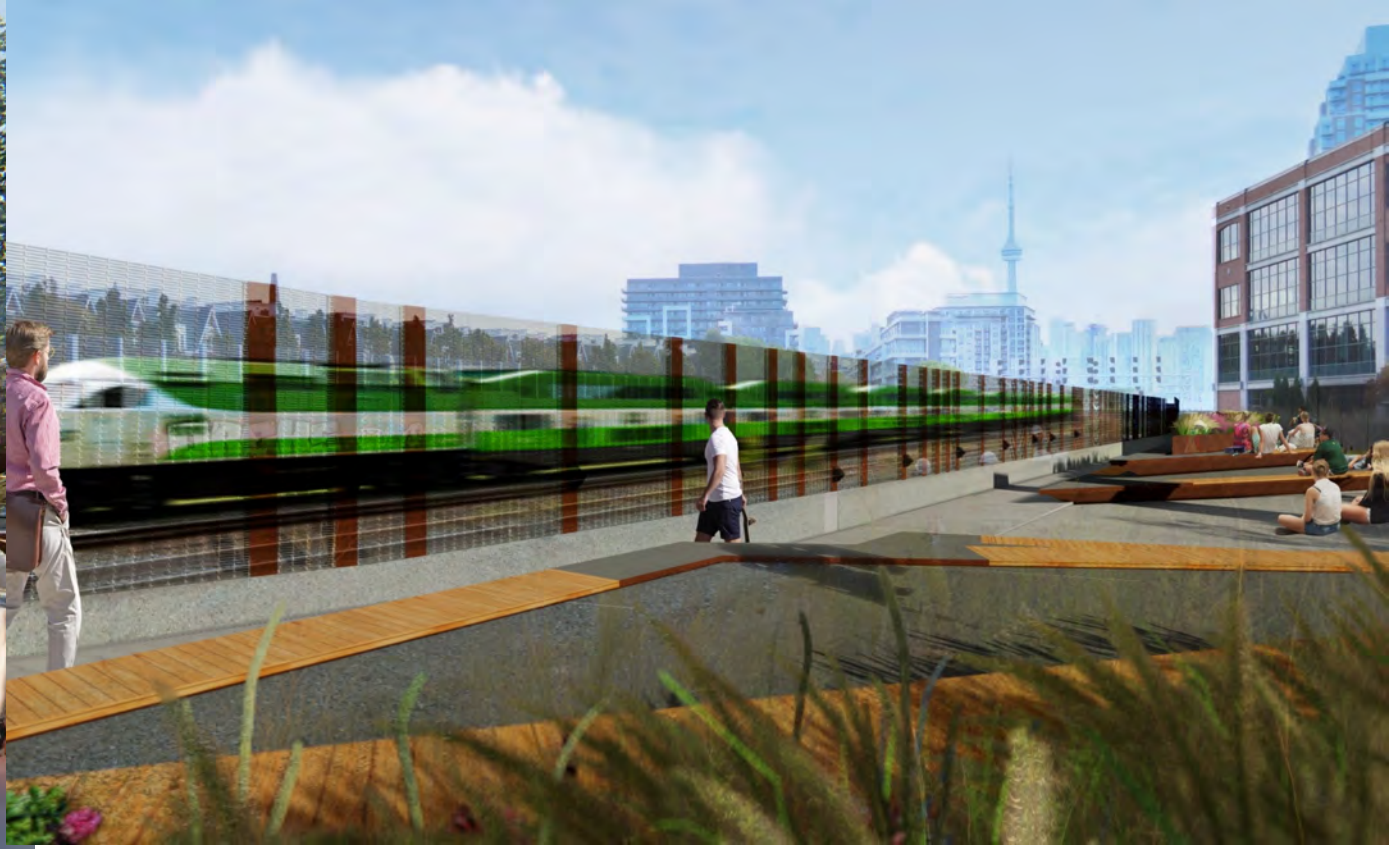
Connections

King High Line



Connections

King High Line





SNOOKER ST

HANNA AVE

**A New
Public Street**

An aerial photograph of an urban street intersection. The image shows a multi-lane road with yellow lane markings and crosswalks. Several cars are parked along the sides of the street, and a few are in motion. Buildings of various sizes and colors surround the street. The lighting suggests it's daytime with shadows cast by the buildings and cars.

A New Public Street

Existing

A Complete Street for People



SCOTT ST., TORONTO



**MARKET ST.
TORONTO**



**KPMG TOWER
VAUGHAN BY CLAUDE CORMIER &
ASSOCIATES**



**LOW CURB STREET
COPENHAGEN, DENMARK**

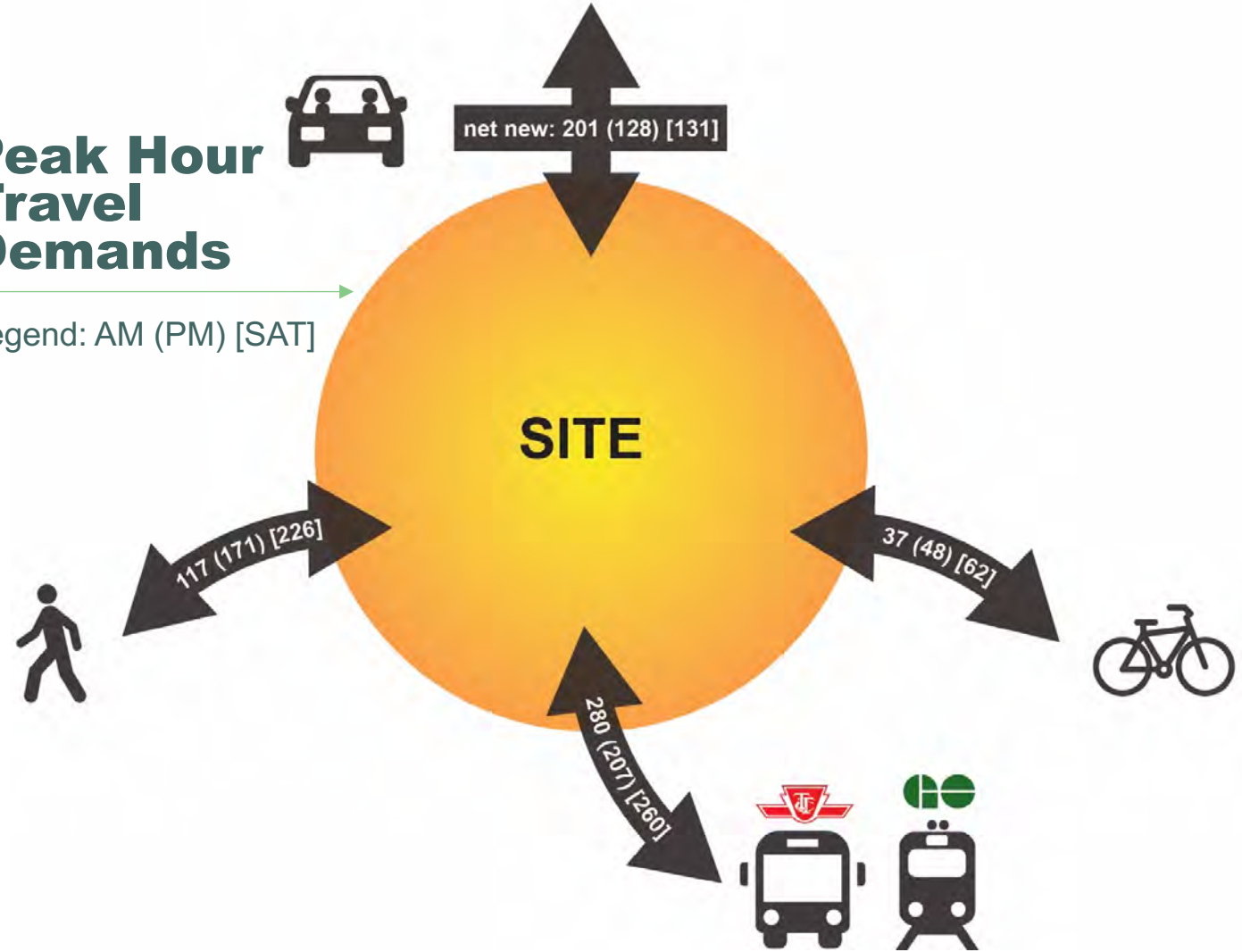
Development Travel Demands

A Focus on
Reducing
Car Usage



Peak Hour Travel Demands

Legend: AM (PM) [SAT]



Analysis

Future Total Traffic Operations

LEGEND



Stop Control



Traffic Signal



Current Street Network



With Network Improvements

Signalized
(V/C)

< 0.61

0.61 - 0.70

0.71 - 0.80

0.81 - 0.90

0.91 - 1.00

> 1.00

Unsignalized
(LOS)

LOS A

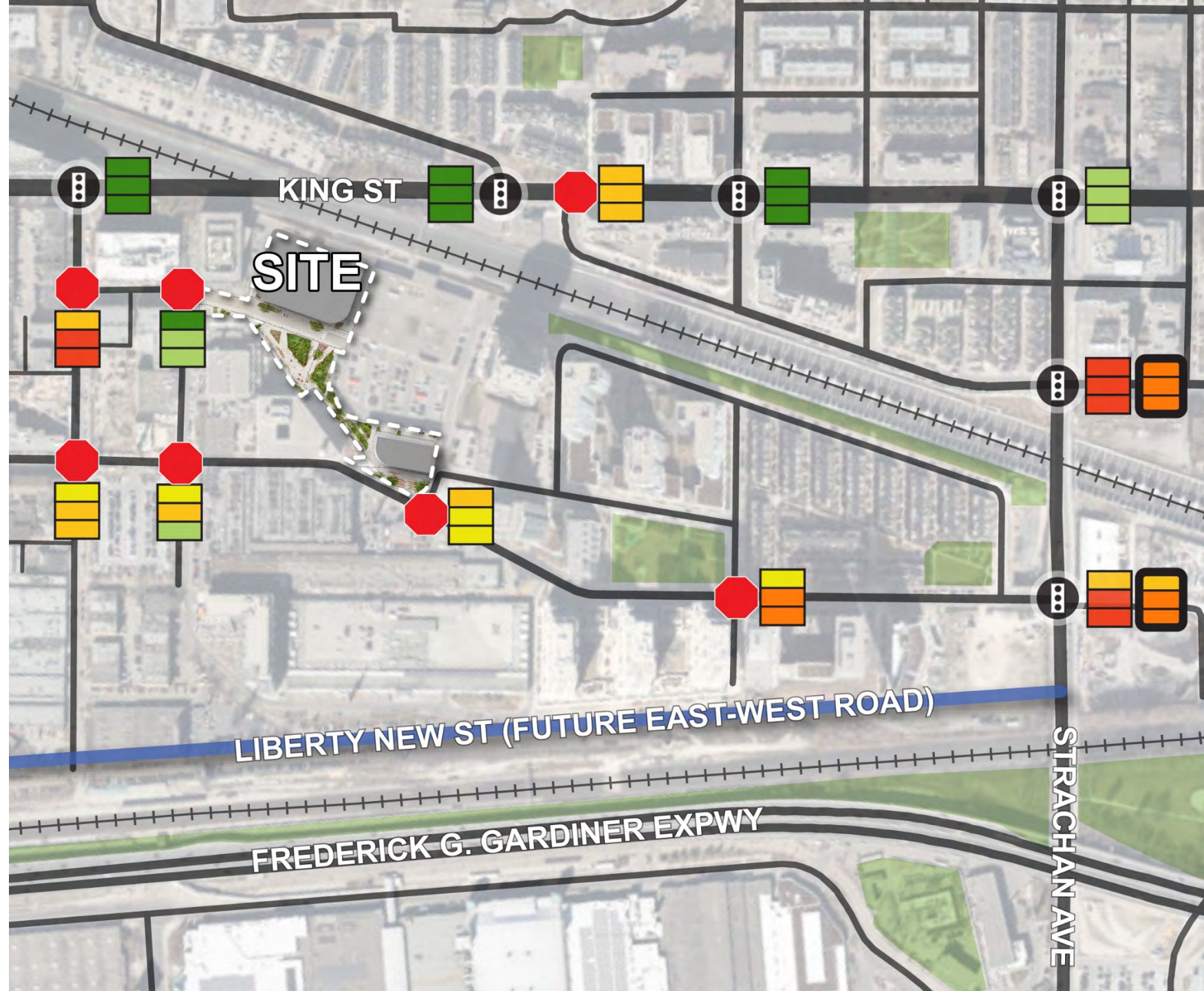
LOS B

LOS C

LOS D

LOS E

LOS F



Mobility

Part of a Network

**PROPOSED KING HIGH LINE MULTI-USE
PATH UNDER DEVELOPMENT**

**FUTURE KING-LIBERTY
SMARTTRACK/GO STATION**

KING ST

SITE

**NEWLY OPENED KING-LIBERTY
PEDESTRIAN/CYCLING BRIDGE**

LIBERTY ST

**EXHIBITION GO STATION
UPGRADES EXPANDED
EXISTING TUNNEL AND
NEW SECOND TUNNEL**

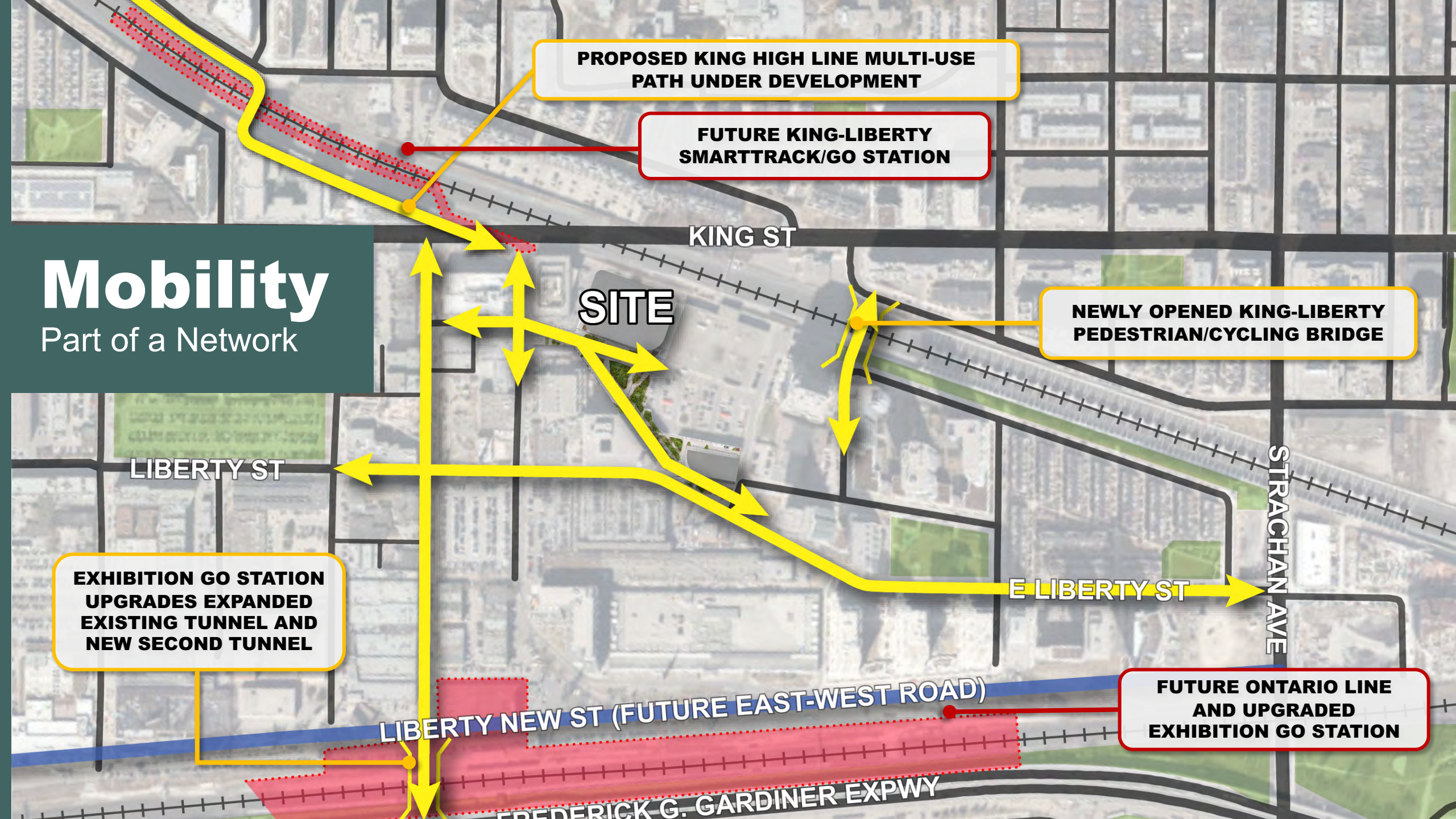
E LIBERTY ST

STRACHAN AVE

LIBERTY NEW ST (FUTURE EAST-WEST ROAD)

**FUTURE ONTARIO LINE
AND UPGRADED
EXHIBITION GO STATION**

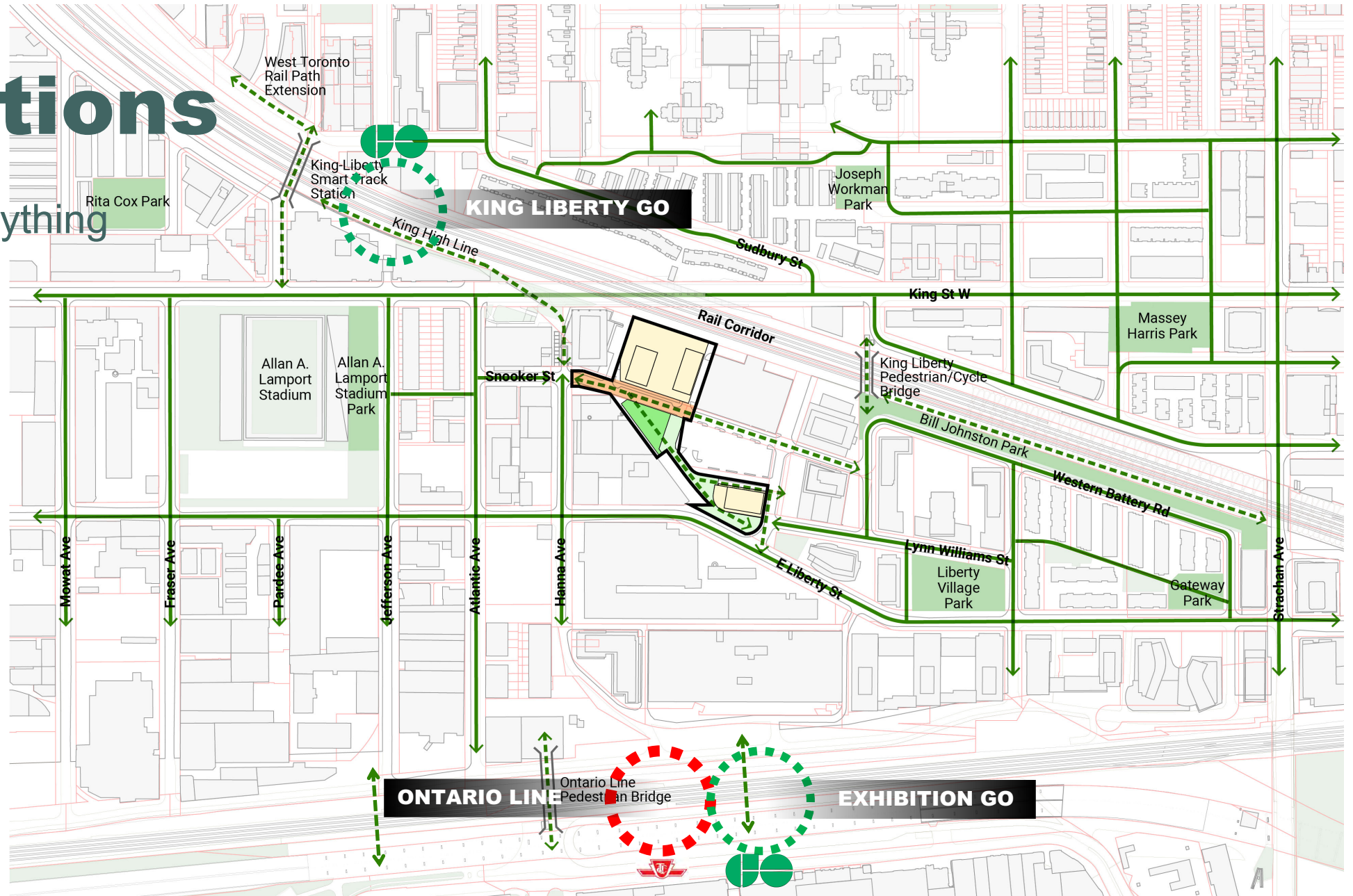
FREDERICK G. GARDINER EXPWY



Future Connections

At the Centre &
Connected to Everything

- Proposed Development
- New Public Road
- New Public Park
- Existing Public Park
- New Open Space
- New Pedestrian Routes
- Existing Pedestrian Routes





KING LIBERTY GO

ONTARIO LINE

EXHIBITION GO



New Public Park & 75 Hanna



New Snooker Street



Urban Plaza & 120 Lynn Williams

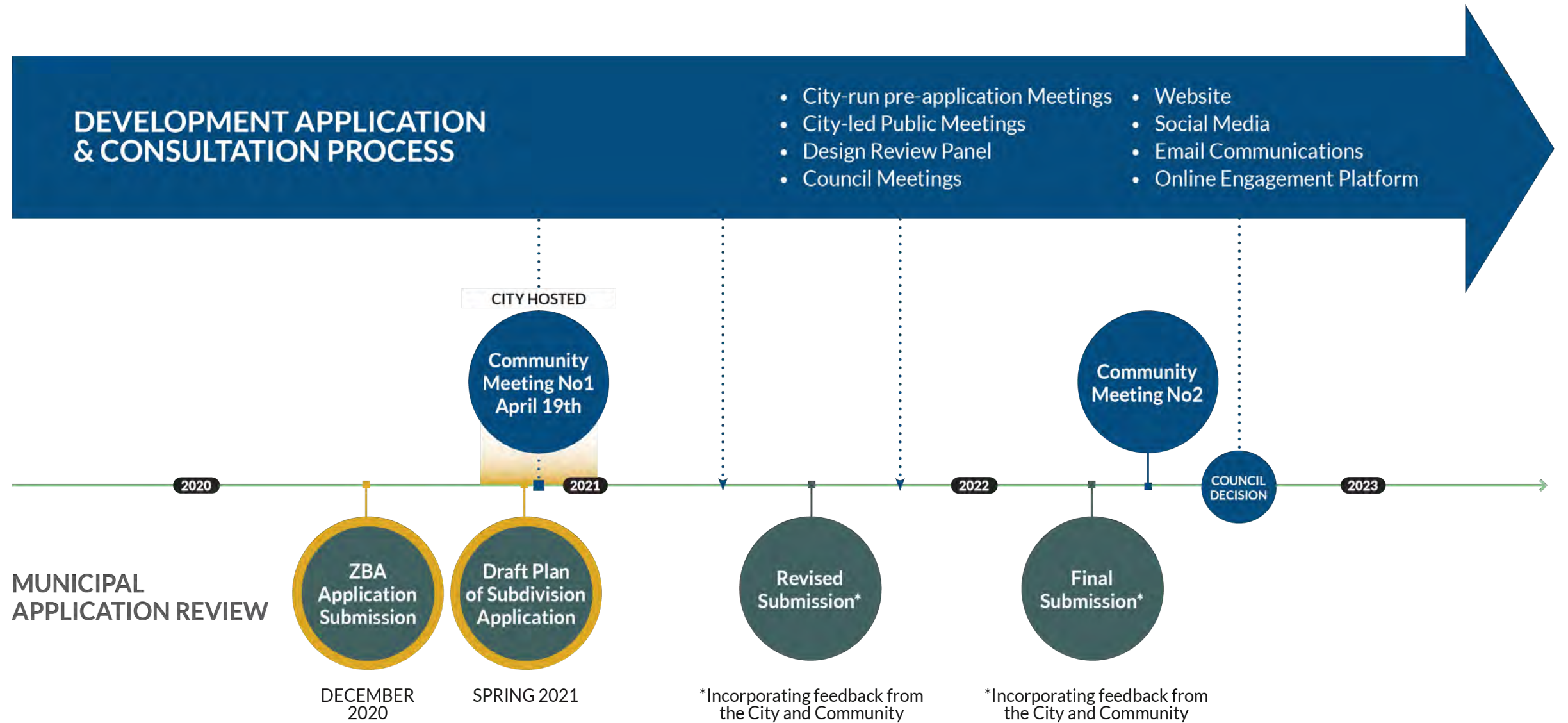


The Promenade



The Centre of Liberty Village

Project Timeline





INFORM & ENGAGE

Stay Engaged & Ask More Questions

engage.shopsatkingliberty.ca

Open until 11:59 PM on Tuesday, April 27, 2021

Facilitated Discussion



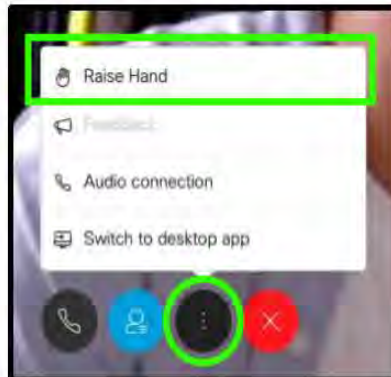
Facilitated Discussion



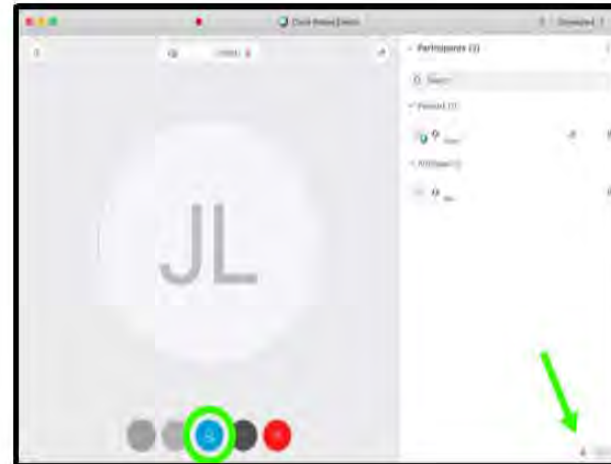
To ask a question to the team, raise your hand in the meeting:



Via the internet browser:
click the “...” button at the bottom of the video window and select raise hand



Via the WebEx App on the computer:
open the Participants panel by clicking the Participants button at the bottom of the video window. The Participants panel will open to the right. Click the Raise Hand button at the bottom right of the Participants panel



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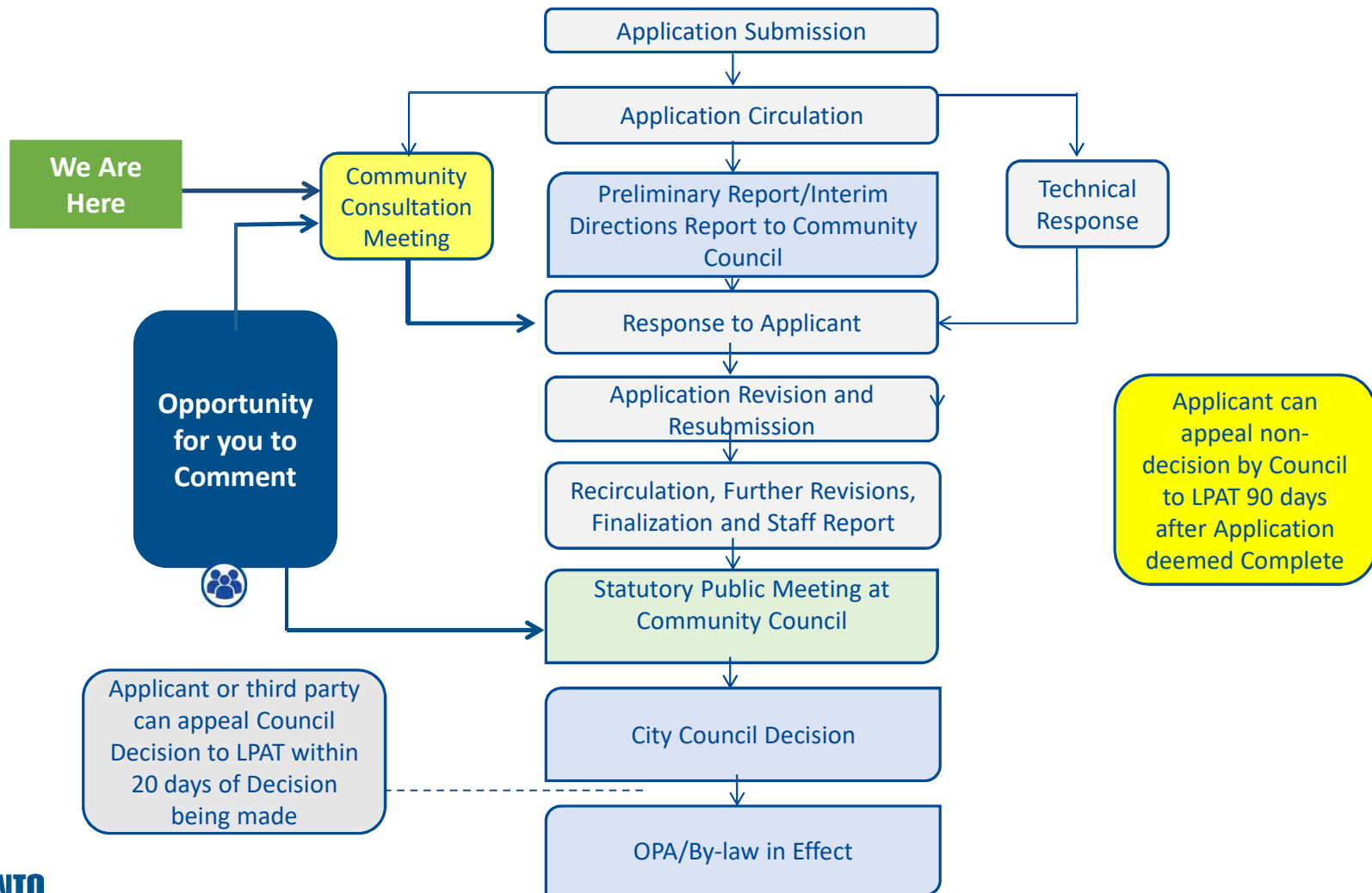


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Step 4. – Click “**Connect Audio**” button next to the phone number

Step 5. – Answer the phone and follow the prompts to join the Audio Conference





Contact Information



aviva.pelt@toronto.ca



416-392-0877

Thank you for attending!