

YSM Opportunity Centre 306-310 Gerrard Street East

Public Meeting November 25, 6:30-8:30PM



## LAND ACKNOWLEDGEMENT

### **Meeting Objectives**



- Create space for the YSM Opportunity Centre's community to gather, build relationships and share information
- Learn about different community members' perspectives and interests
- Learn about and uncover feedback and ideas for the YSM Opportunity Centre

### **Agenda**



- Welcome and Introduce the Team
- Presentation
- Q&A
- Group Discussion
- Closing Remarks and Next Steps

### Tips for Virtual Engagement





Different ways to join! **Dial-in** by by calling **+1 647 374 4685** and enter meeting number **822 1055 6619**. Press \*6 to toggle mute/unmute or 9\* to raise your hand.



All participants are **muted** until the Q&A period.



We encourage you to **turn on** your camera.



Submit questions throughout the presentation. A moderator will document your question and it will be addressed in the Q&A period (or after).



Closed captioning has automatically been enabled during this session.



This meeting will be **recorded** and posted on the project website to share this information with community members who were unable to attend.

You can access controls for closed captioning in the webinar controls at the bottom of your screen. Click "CC Live Transcript" and click "show subtitle" to toggle the closed captioning on or off.



You will be given an opportunity to ask questions about the project during the Q&A.



### Who is the Team?

### Meet the Development Team







diamond schmitt

DESIGN WORKSHOP.

Angie Peters Leah Katerberg Jeanie Son YSM Team **Sunna Zubair**Development Manager

Elcin Unal Project Architect Michael Donaldson and Laura White Heritage









**Anthony Greenberg**Planning

STUDIO tla Landscape Architecture Nadia Galati Consultation LEA Consulting
Transportation
Consultant



### Why Are We Here?

# What does meeting success look like?



- Introduce YSM and the Project Team
- Share information about planning policy and context informing the YSM Opportunity Centre Development site
- Present initial design concepts
- Answer questions you may have about the project
- Connect with you and gather your feedback on the initial design concepts

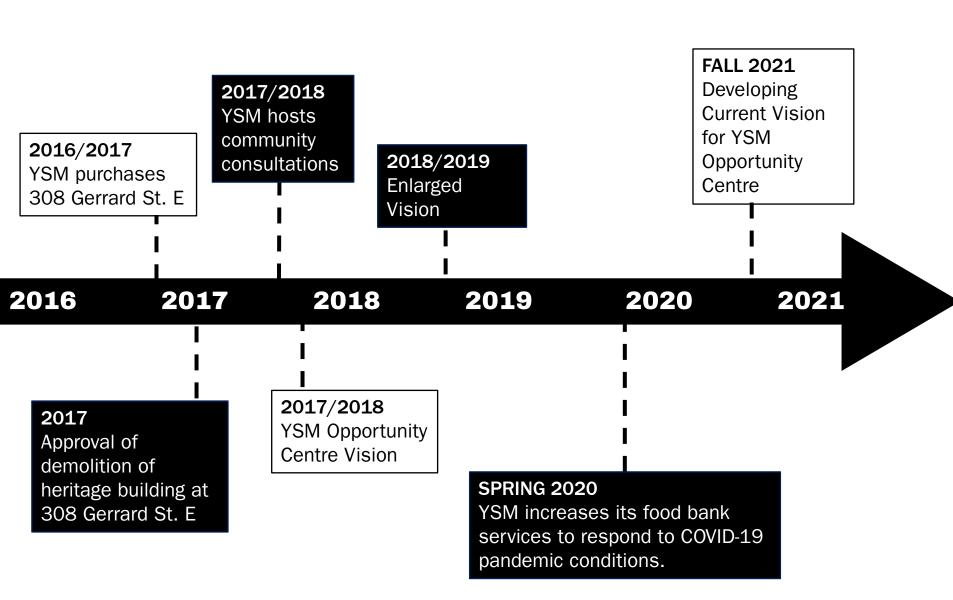
#### **Known Concerns**



- Respect for the existing neighbourhood and communities who live here
- Design considerations for all community members (building residents, YSM, local neighbours, etc.)
- Environmental Sustainability
- Transportation and Parking
- Development Process
- Construction Impacts
- Community Benefits (housing, jobs, programming)

### **YSM Project History**





### **Anticipated Development Timeline**



SPRING/SUMMER **DECEMBER 2021** 2022 YSM submits **FALL** Detailed design rezoning application 2022 **2022/WINTER** phase to the City of Toronto YSM to host 2023 YSM to respond for comment and engagement **AUGUST 2021** Council to City's review activities to Pre-Application Decision on comments and help inform Meeting with rezoning resubmit 2nd City of Toronto application application (2nd submission submission) 2025 2022 2023 2021 **WE ARE HERE! NOVEMBER 2021:** WINTER/SPRING YSM hosts initial 2022 **SPRING 2023** Stakeholder and Public City of Toronto Start of Consultation sessions hosts Statutory construction to inform initial **Public Meeting** rezoning application **WINTER 2025** Occupancy



# YSM Opportunity Centre Presentation

#### **Meet YSM**



**Angie Peters**, President and CEO **Leah Katerberg**, VP, Programs and Partnerships

### Who is Yonge Street Mission?



- A local development agency with a goal of ending the cycle of multi-generational poverty that affects the lives of thousands of community members living in Toronto today.
- For 125 years, YSM has focused on responding to immediate needs, while also helping individuals, families, youth, and entire communities living with chronic poverty move from surviving to thriving.
- YSM values and believes that every person has immense value and deserves to be treated with respect and dignity.





#### What does YSM do?



- Provides supports and services based on wrap-around model of care, including food, employment, counselling and housing supports.
- Focused on serving 3 distinct population groups: street-involved youth, adults experiencing chronic poverty and families in need.
- YSM has five sites across Toronto, serving an average
   10,000 12,000 community members each year:
  - Evergreen Centre, 365/367 Spadina Ave
  - Davis Centre, 270 Gerrard St E
  - Genesis Place, 280 Gerrard St E
  - Martin Centre, 306 Gerrard St E
  - Double Take & Computer Literacy Centre, 310 Gerrard
     St E







### **Our Primary Considerations**



#### YSM's primary considerations for this development:

- Difficulty in accessing affordable housing in City of Toronto.
- Own land at 306-308 Gerrard Street that can be leveraged.
- Design property to accommodate for years to come through services, housing, accessibility and sustainability that suits community needs.
- Partnerships within the community to create a well serviced community hub:
  - Goodwill
  - Regent Park
  - Cabbagetown
- Ensure consideration of the surrounding context.
- Provide community benefits.
- Engage the community.
- Add positively to the neighbourhood's future.



## Public and Stakeholder Engagement

### **Community Engagement Objectives**



- 1. Generate support through a collaborative approach to planning and design development.
- 2. Provide accessible and transparent project information to community members.
- 3. Address community/neighbourhood concerns throughout entire development process for the YSM Opportunity Centre.

#### What We Have Heard to Date



- Good, safe and affordable housing is a need
- Community controlled and governed space; access is a need for resident-led groups
- Space for resident businesses with retail and entrepreneurial opportunities is a need
- Community space for events, a community kitchen, office, meetings, training space, recreational and multipurpose areas
- Community Benefits is important for all projects; access to good jobs
   which lead to long term jobs/careers is a need
- Specific initiatives that contribute to community wealth building are needed

### Who are We Talking To?



#### 2021

- Focus Groups
  - Regent Park Social Development Plan and residents
  - Immediate and adjacent neighbours
  - Community Agencies
  - Cabbagetown Resident Associations and the Cabbagetown Heritage
     Conservation District Committee
  - Cabbagetown Business Improvement Association (BIA)
  - Councillor Wong-Tam
- Public Meeting: Thursday, November 25th, 2021, from 6:30-8:30PM
  - Open to all members of the local community

### Who are We Talking To?



#### **2022 - onwards**

- Commitment to ongoing engagement
  - Consultation Plan in progress
     (to be completed by mid-December 2021)



## Redevelopment Context

# What is happening in Toronto development today?





Housing and climate change are at the forefront of policy discussions.



The gap between income and housing costs is greater than ever before.



The population is aging.



There are calls for greater housing choice - more of the "missing middle", more rental, and more family sized apartments and smaller sized houses.



Expanding transit and the City's cycling network (and housing around it) remain a priority.

### **City of Toronto Strategic Priorities**





Maintain and create housing that's affordable



Keep Toronto Moving



Invest in People and Neighbourhoods



Tackle climate change and build resilience

# The Opportunity at 306 - 310 Gerrard St. E.











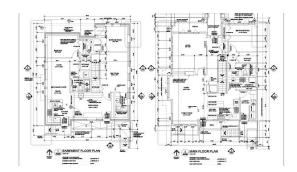


### What approvals are required?





Planning Policy (Planning Act)



**Building Permits** (Ontario Building Code)



Heritage Protections (Ontario Heritage Act)



Climate Change (Toronto Green Standard)

# Planning Policy Under the Planning Act





# Planning Policy Under the Planning Act



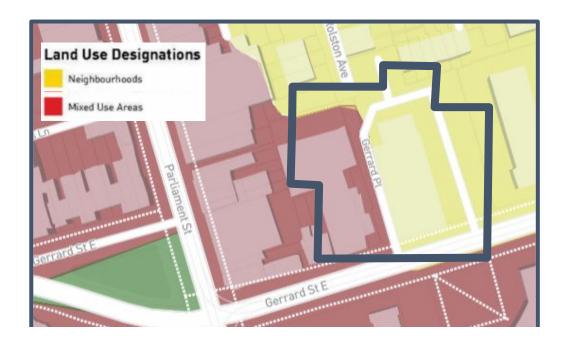


### City of Toronto's Official Plan



#### What's It About?

- Where and how Toronto should redevelop
- Land Use Designations identify types of buildings and uses permitted on every site in the City.



## Why is an Amendment Required?

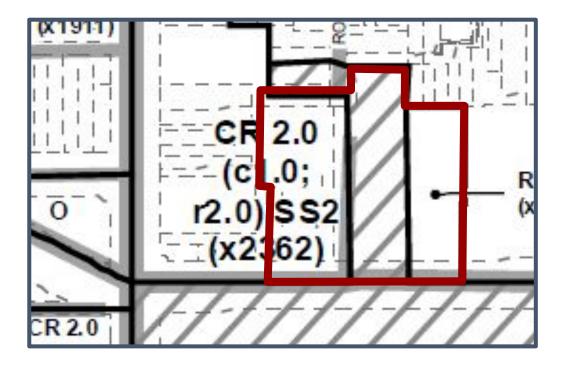
- Currently designated both Mixed Use and Neighbourhoods
- Neighbourhoods only permits short residential buildings.
- An amendment will give special permission for the entire property to be home to a mid-rise community hub.

### **Zoning By-Laws**



#### What's It About?

- Provides detailed rules about the size and arrangement of buildings, lots, and uses
- Zoning categories identify maximum heights, floor area, setbacks, separation distances and parking requirements



## Why is an Amendment Required?

- The site is currently three different zoning categories under two different by-laws
- A zoning amendment will bring the entire site into one zoning by-law and have site-specific permissions for height, floor area, and other elements

### **Heritage Context**



## Why does the site need heritage approvals?

The site is located within the boundaries of the South Cabbagetown Heritage Conservation District (HCD). Any changes to the site will be reviewed by City heritage staff to ensure the changes don't detract from the broader district's significance.

## What heritage matters should be considered?

- The character of Gerrard St.
- Responding in heights to nearby heritage properties



### **Alignment with Planning Policy: Site**



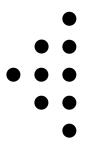
The amendments will align the site's permissions with broader planning policy directions and heritage objectives.



# Alignment with Planning Policy: Proposal



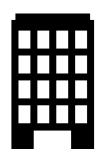
Key design features of YSM Opportunity Centre connected to planning policies, strategic City of Toronto priorities, and current trends.



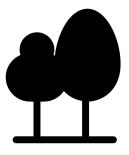
Intensification and Affordable Housing in an area well served by transportation, services, and infrastructure



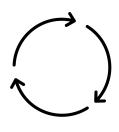
Diverse housing choices and living opportunities



High Quality Architecture and urban design



Community Space



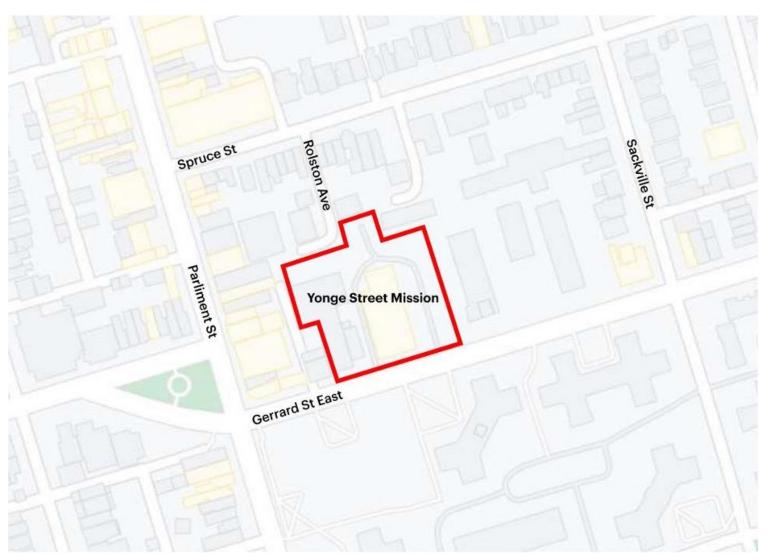
Meeting Toronto Green Standard requirements



## Design Concept YSM Opportunity Centre

# YSM Opportunity Centre's Neighbourhood





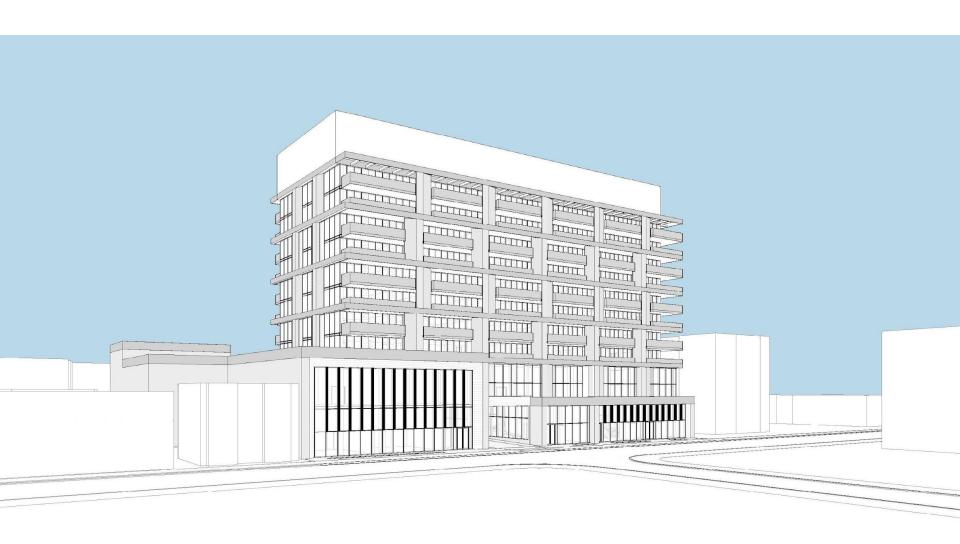
## **YSM Opportunity Centre's Site**





### **Creating a Community**





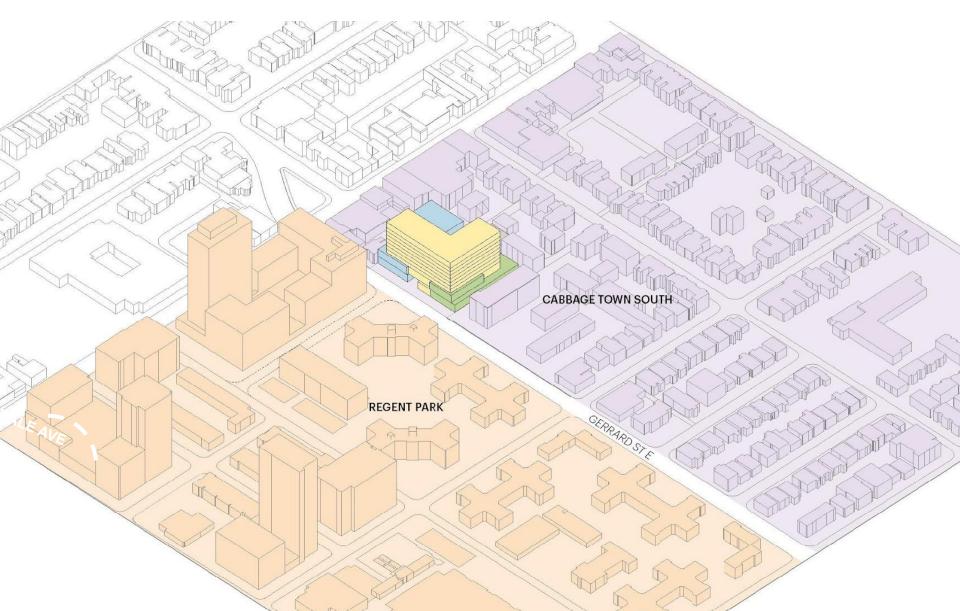
## **Site Strategy**





## **Site Strategy**





# **Connecting Laneways**

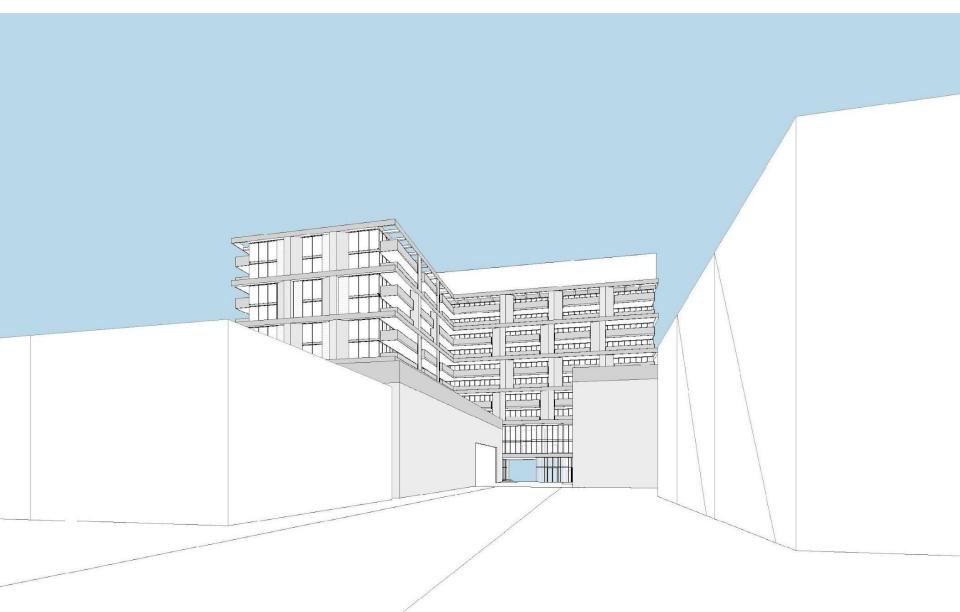






#### **View from Rolston Ave**





## **Courtyard View**



\*community input needed for this space!



## **Courtyard View**







#### Floor Plan - Ground Floor





#### **Level 2 Floor Plan**



PROGRAM LEGEND

CLASSROOM
MEETING ROOM

COMMON AREA

3 BEDROOM

2 BEDROOM

1 BEDROOM

AMENITY

LOBBY

RETAIL SPACE

BACK OF HOUSE

LOADING

LOADING

TYPICAL

RETAIL

SERVICES

OFFICE

RESIDENTIAL

OFFICE

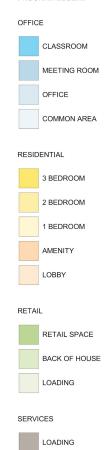


#### **Level 3 Floor Plan**





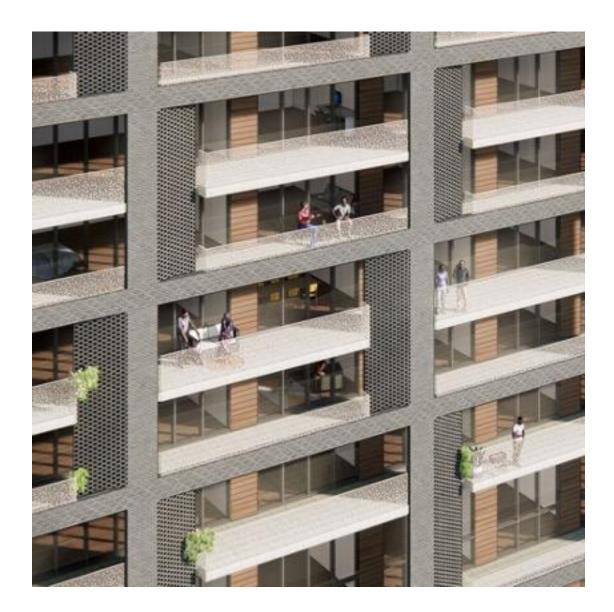
#### PROGRAM LEGEND



TYPICAL

#### **Elevations and Materials**











## **Courtyard View**









# **Engagement Next Steps**

#### **Anticipated Development Timeline**



#### SPRING/SUMMER **DECEMBER 2021** 2022 YSM submits rezoning application 2022 to the City of Toronto YSM to host for comment and engagement **AUGUST 2021** review activities to Pre-Application help inform Meeting with 2nd City of Toronto submission

Detailed design phase -YSM to respond to City's comments and resubmit application (2nd submission)

**2022/WINTER** 2023 Council Decision on rezoning application

2023 2025

**FALL** 



**NOVEMBER 2021:** 

2021

#### YSM hosts initial Stakeholder and Public Consultation sessions to inform initial

rezoning application

WINTER/SPRING 2022 City of Toronto hosts Statutory

**Public Meeting** 

2022

**SPRING 2023** Start of construction

> **WINTER 2025** Occupancy

#### **Community-focused Development**



#### What we need YOUR help with:

- Physical Design of the Public Space
- Governance of Community Space
- Community Benefits

We need YOUR feedback on the following YSM Opportunity Centre public spaces to make them a success for ALL community members:

- Publicly accessible courtyard
- Public indoor gathering space
- Residential amenity spaces
- Public realm (i.e., streetscapes, etc.)
- Community Hub space use in support of community needs

#### **Upcoming Engagement Activities**



#### STAY INVOLVED WITH YSM OPPORTUNITY CENTRE:

Stay Tuned for additional engagement activities to be held in 2022

#### **VISIT THE PROJECT WEBSITE:**

www.ysm.ca/opportunitycentre

**CONTACT US ANYTIME** with any questions, comments or feedback:

EMAIL: oppcentre@ysm.ca

PHONE: 416-355-3553



# Question & Answer Period



#### **Q&A Considerations**

- People are joining us in different ways and different places
- Practice active listening
- Welcome multiple perspectives
- Absolutely no tolerance for discrimination or inflammatory language



# Question & Answer Period



# **Group Discussion**



#### What's Open for Influence?

#### What is OPEN for influence?

- Publicly accessible courtyard
- Residential amenity spaces
- Public realm (i.e., streetscapes, etc.)
- Community Hub space use in support of community needs

#### What is NOT OPEN for influence?

Height and density



#### **Discussion Questions**

- What do you think about the Design Concept presented?
- How can the YSM Opportunity Centre be responsive to local community needs? What are some current community gaps?
- How do you want to stay involved with the project?



# **Next Steps and Close**



# THANK YOU for joining us!

Stay Tuned for additional engagement activities to be held in 2022

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