

Housing Now - Online Information Session

Updated Development Concept at 705 Warden Avenue

The City of Toronto and CreateTO invite you to join Mayor John Tory and Councillor Gary Crawford in an online information session on the updated development concept for 705 Warden Avenue. Based on the expert advice of our Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and protect the health and safety of Toronto residents and our staff, this meeting will be **online** and **phone-in** only.

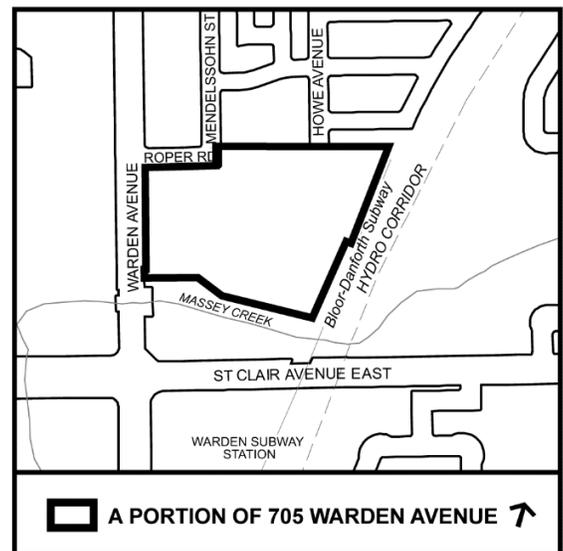


Wednesday, May 13, 2020
6:00 – 7:00 p.m.



Information and participation instructions provided on the next page.

Online materials available in advance at www.createto.ca/warden.



Meeting Background

At its meeting on February 12, 2020, Toronto City Council's Planning and Housing Committee requested staff to review potential revisions to the 705 Warden Avenue development concept with the objective of providing additional housing opportunities on site and consult with the Ward Councillor and local community on this matter. Staff have proposed updates to the development concept. Details of the proposed updates are available to the public on the Housing Now website and will be the focus of the Online Information Session. Toronto City Council will consider a proposed Zoning By-law Amendment in June 2020.

Updated Development Concept

The development concept and recommended Zoning By-law Amendment have been updated to permit 60,000 square metres of development, which is an increase of 1,800 square metres over the previously recommended concept.

Other key updates to the development concept include:

- Reducing the height of the midrise mixed-use building at the southeast corner of Roper Road and Warden Avenue, from nine storeys to six storeys; and
- A 19-storey building is proposed at the southwest corner, to replace the previously recommended building of 11 storeys.

Unchanged components of the development concept include:

- An 18-storey building at the southeast corner;
- The Toronto Transit Commission administration building;
- A 3,834-square-metre expansion to the Warden Hilltop Park;
- Additional parking at the Warden Hilltop Community Centre;
- Retail space;
- A 62-space licensed child care facility;
- A new public street;
- Publicly accessible pedestrian connections; and
- Renaturalization of land adjacent to Taylor Massey Creek

The updated concept will facilitate an increase of up to 100 housing units, resulting in a total of approximately 600 housing units on the site. This project is part of the city-wide Housing Now initiative and will include approximately 250 affordable rental units as part of the total.

How to Participate

Review materials before the Online Information Session

Visit www.createto.ca/warden to view pre-recorded videos and project materials before the Online Information Session. If you're unable to access materials online, please leave a voicemail with the facilitation team at (416) 639-6118 to request a printed copy of the Discussion Guide.



Join online

The session will take place on **Wednesday, May 13 from 6:00 – 7:00 p.m.** Visit www.createto.ca/warden before the session for instructions on how to join in, listen and ask questions.

You will be able to join the session using your internet browser (e.g. Google Chrome, Safari, Firefox) **or** the Cisco Webex app. You do not need to download software to participate.

We encourage you to join 10 minutes before 6:00 p.m. to allow yourself time to log on.



Join by phone

On **Wednesday, May 13 from 6:00 – 7:00 p.m.** dial **(416) 216-5643** and enter access code **795-718-914** to join by phone and listen to the facilitated session.

For those joining by phone only, we want to hear from you. Share your questions with the facilitation team in advance by leaving a voicemail at (416) 639-6118 or emailing mwheatley@swerhun.com by **3:00 p.m. on Wednesday, May 13**. All questions will be shared with the project team and frequently raised questions received will be read aloud and answered during the session.

Further Information

If you are interested in knowing more about Housing Now and the 705 Warden Avenue site, but cannot join the information session, a recording and a summary of the meeting will be posted to www.createto.ca/warden.

You may also contact the City Planner or local Councillor as follows:

City Planning Division

Annely Zonena

Project Manager, Strategic Initiatives
 City Planning Division
Annely.Zonena@toronto.ca
 (416) 338-3105

Ward 20

Councillor Gary Crawford

Ward 20 Councillor
 City of Toronto
councillor_crawford@toronto.ca
 (416) 392-4052