



# TYNDALE GREEN



# **Presentation Overview**



- 1. The Plan**
- 2. Things We've Heard So Far**
- 3. The Consultation Process**







# THE HOUSING CONTINUUM



↑  
**Tyndale Green**

# Current City of Toronto Average Market Rents & Utility Allowances

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“Monthly occupancy costs” (rent to landlords and charges for utilities) of Toronto Affordable Housing is related to the “Average Market Rents” (AMRs) of other rental accommodation in the city. AMRs are published yearly by the Canada Mortgage and Housing Corporation (CMHC) in the [Rental Market Report](#).

To view Toronto’s AMRs, view tables 1.1.2 and 2.1.2, Zones 1-17, in the [Rental Market Report Data Tables](#) – Greater Toronto Area.

**In This Section**

- [Affordable Housing Administration](#)
- [Affordable Rental Housing](#)

## City of Toronto Affordable Rent Definitions

Unit Size	2021 Average Market Rent (Proposed Affordable Unit Rents at Tyndale Green)	2021 Market Rate Rents
1-Bedroom	\$1,431	\$1,716
2-Bedroom	\$1,661	\$2,081

# City Building to Create a Complete Community: 5 Big Moves



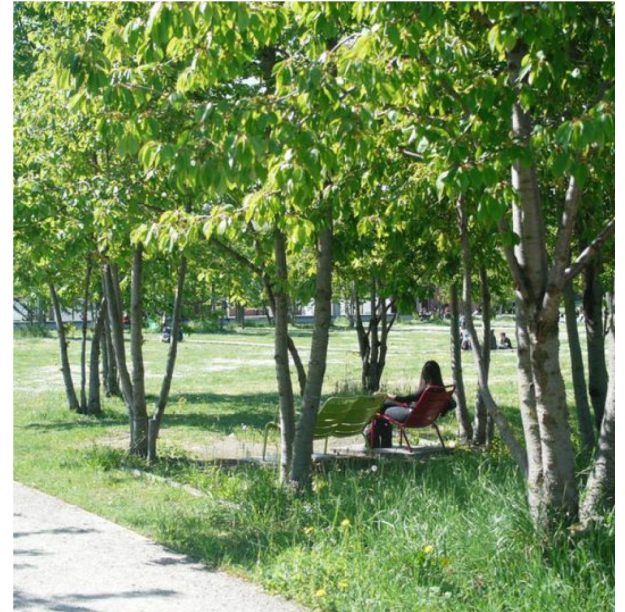
1. A new community **daycare**
2. A new community **recreation facility**
3. More **than 34 acres** of new publicly accessible **green space** and open space and **play facilities**
4. Significant **heritage retention** and **interpretive elements**
5. A **restorative landscape** and improved community access to the ravine





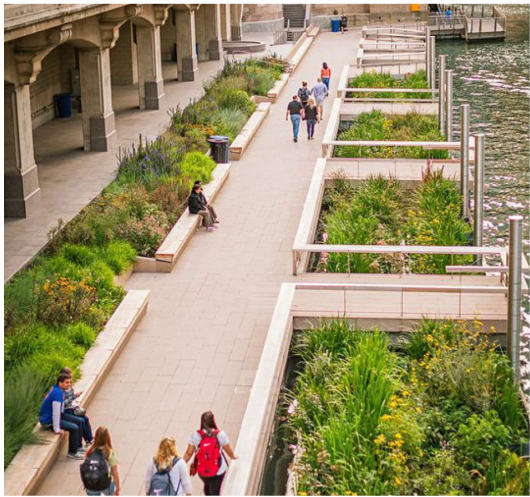
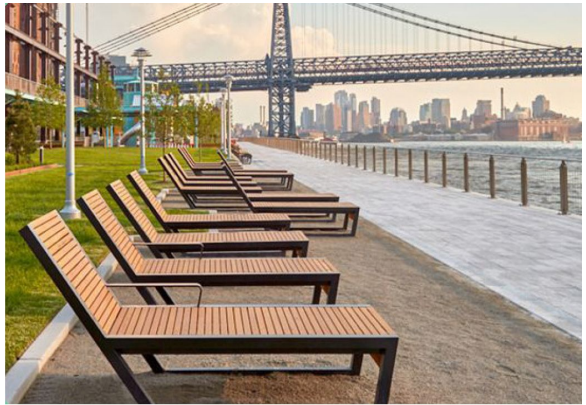
# LOWLAND MEADOW

Recreation Amongst  
the Wildflowers



# RIDGETOP PROMENADE

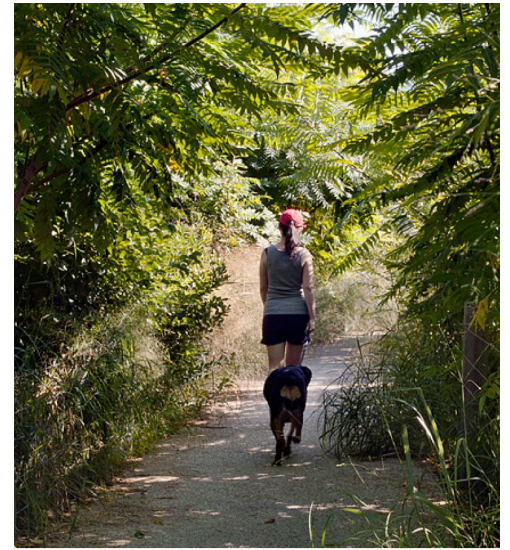
Quiet, Scenic Stroll



# GREEN ARTERY

Ecological Lungs of  
the Neighbourhood

**26 Mature Trees +  
62 New Trees**



markee

# ACTIVITY PLAZAS

Focus on Activity for All Ages



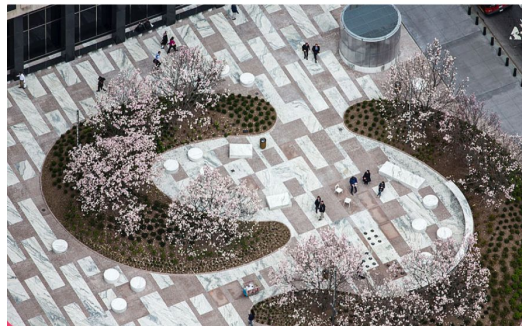
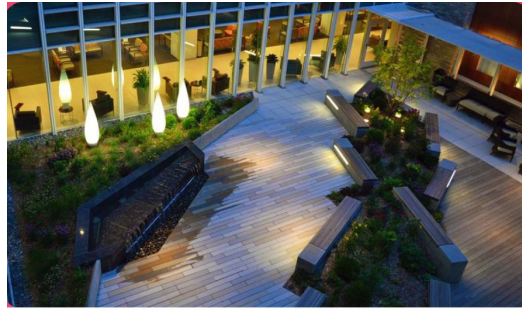
# SHARED STREET

Shared Space,  
Balancing Priorities



# ACADEMIC GREEN

Grand and  
Flexible









## 2. Things we've **Heard** So Far

**Is this modular  
social housing?**



**No. We have not proposed modular housing.**

**No. We have not proposed social housing.**



# What will be the traffic impacts?



## We have taken a number of steps to proactively reduce the number of vehicles on site:

- Locating **new amenities on-site** (daycare, cafe, community centre, public parks, playground)
- A **new public road**
- Walkable, **pedestrian-oriented** internal roads
- Providing parking supply that will **appropriately accommodate** parking needs of Tyndale , residential visitors, and residents, recognizing evolving parking trends across the city (747 proposed residential spaces; 418 spaces of existing Tyndale supply relocated underground)
- Rental housing and affordable workforce housing typically have **lower automobile usage**

# Is all of the property going to have buildings on it?



- **Nearly 60% of the property** is proposed to remain **as it is today** (the lands below the ravine embankment)
- In the developable area, **only 30% of the area** is for existing and new buildings
- Most buildings are proposed as **low- and mid-rise**, and all have been located to **avoid shadow or overlook** impacts on any surrounding homes in the neighbourhood.

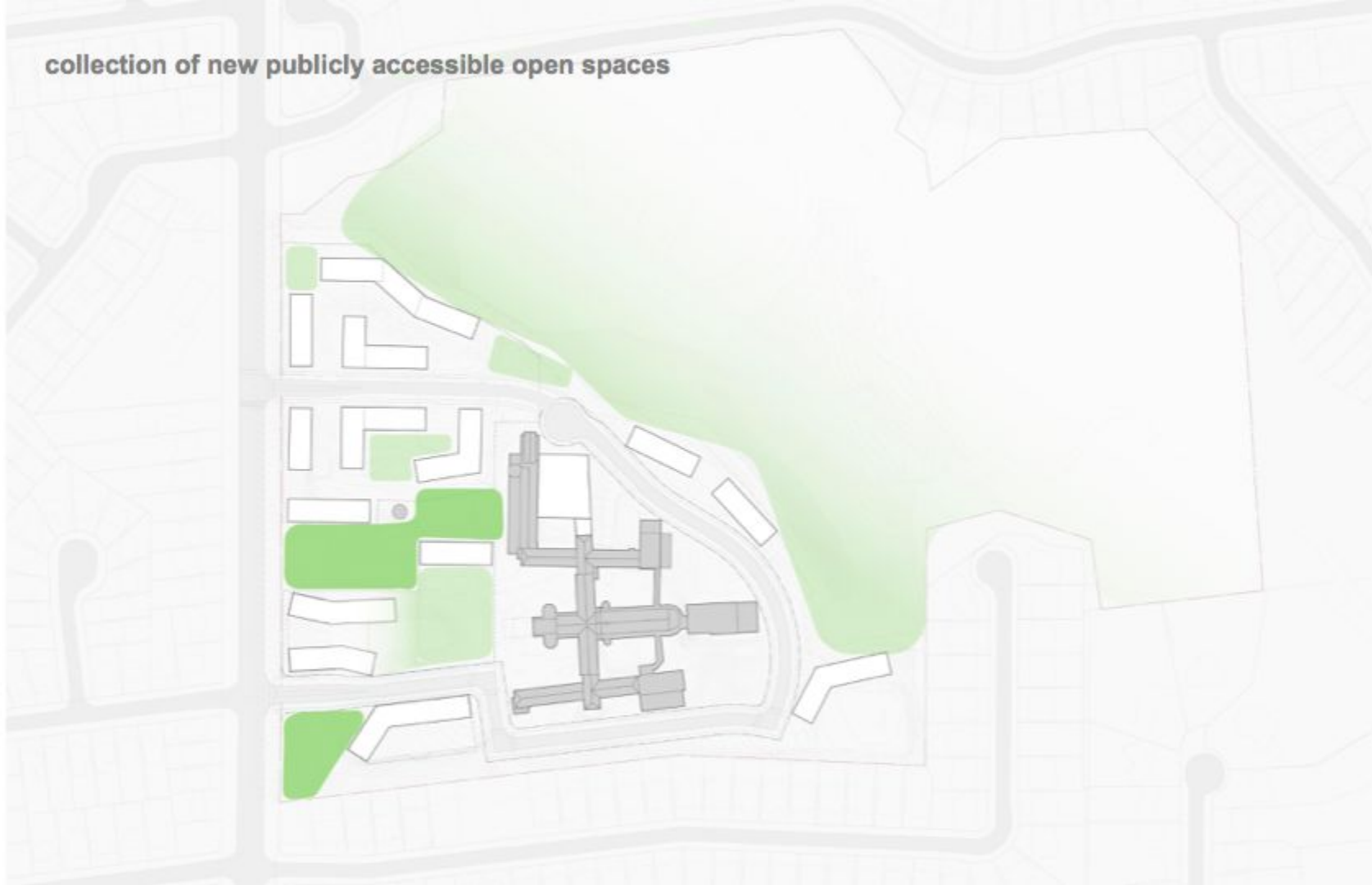
## How much green space and open space will there be?



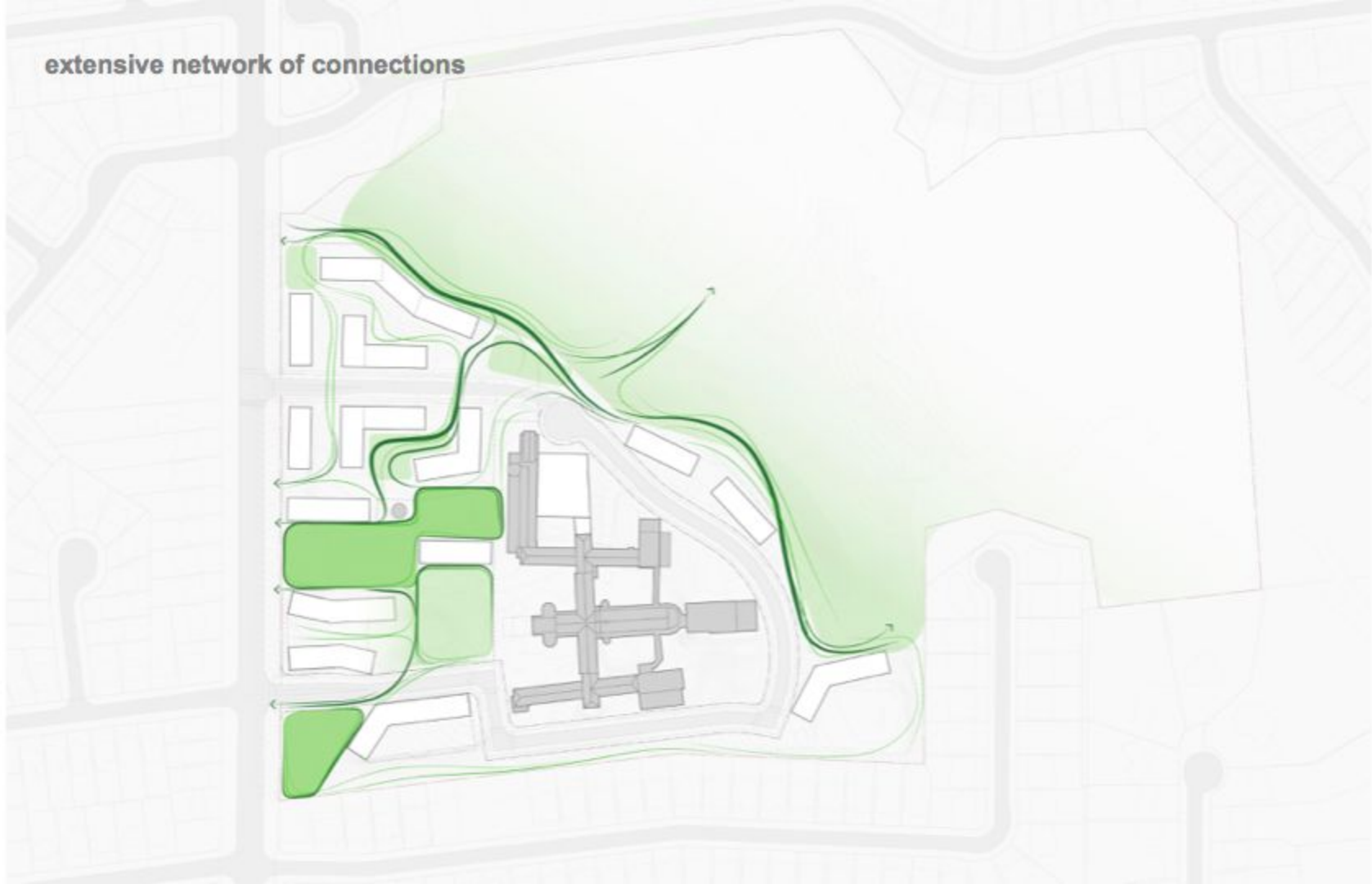
**We have proposed more than 34 acres of new publicly accessible green space and open space and play facilities**

- Roughly **32 acres of new public open space** below the ravine top-of-bank (this is roughly the size of the parkland at the **Evergreen Brickworks**); and
- Roughly **2.8 acres of new publicly accessible parkland** fronting Bayview; and
- A series of new publicly accessible open space **interspersed across the site**

**collection of new publicly accessible open spaces**



**extensive network of connections**



integration of community amenities





increasing public access



**Yes. 100% of the ravine lands will remain ravine lands, where no development is proposed.**

**Will the ravine space be protected and enhanced?**



# scale study - evergreen brickworks



# 3. The **Consultation** Process

# Public Consultations



## Pre-Submission

- Applicant-led public meeting (December 7, 2020)
- Project team email: [hello@tyndalegreen.ca](mailto:hello@tyndalegreen.ca)
- Preliminary meetings with Bayview-Cummer Neighbourhood Association leadership

## Upcoming

- Second City-led public meeting (date TBD)

## Ongoing

- Councillor-led Community Working Group (details TBC)
- Project team email: [hello@tyndalegreen.ca](mailto:hello@tyndalegreen.ca)



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