

Tyndale Green Public Information Session: Q&A Summary

Below is a summary of the Q&A segment of the first public consultation meeting, which was held virtually on Monday, December 7, 2020

Topic: Environmental Sustainability, Ravine Stewardship, and Buildable Area

Q: Where will the housing be built on the property? Will there be any ravine area lost to development?

A: Not a single square metre of the area that the Toronto Region Conservation Authority has identified as ravine landscape will be touched by development. In the areas separate from the ravine landscape where there is the potential for development, the existing surface parking lots will be repurposed and the parking moved below ground so that the land can be better used, both for housing and for new landscaping and greening opportunities.

Q: Will the new buildings take up most of the area of the existing property?

A: More than 60% of the overall property area will **not** be a part of the development. This is illustrated on a map of the property in the presentation deck on the Community Engagement section of the Tyndale Green website; all of the lands to the east of the red 'top of bank' line will not be considered for development. We recognize the ravine both for its ecological importance and as a critical community amenity; we will respect, protect, and, where possible, enhance the natural ecology of the ravine and of the entire site.

Q: Will you be working with the Toronto Region Conservation Authority (TRCA) to ensure the ravine landscape is protected?

A: Yes, we've worked collaboratively with the TRCA in the early days of this project so far, and we will continue to do so. We conducted topographical and boundary surveys to assist the TRCA in the identification and geolocation of the long-term stable top of the ravine bank to identify the extent of the ravine land to be protected. We will be undergoing a further review process with the TRCA directly, and they will also play a part of the City's formal review process once a planning application has been submitted for review.

Q: Will elements of environmental sustainability be incorporated into the project?

A: Absolutely. We believe that affordability and sustainability should not be traded off in housing development. The climate crisis is top of mind in how we are approaching this project, and we will pursue the latest practices in environmental sustainability, such as renewable power generation, sustainable stormwater management, biodiversity in landscape design, green roofs, and more.

Topic: Housing and Affordability

Q: When you say the housing here will be affordable, what exactly does that mean?

A: We're envisioning that the rents in the affordable homes will be affordable to working professionals broadly defined as middle income earners — right now, people such as nurses, teachers, carpenters, and dental assistants are priced out of the Toronto housing market, so we're hoping to play a role in making life more affordable for them.

Q: So this won't be social housing?

A: That is correct. We're envisioning the mix to be 50% affordable rental housing (at a level that is affordable to middle income workers) and 50% market rental housing. The affordable homes will not at any point in the future be converted to social housing.

Q: How can you be sure that the affordable rents will remain affordable? Will you raise the rents in the affordable homes when a tenant moves out?

A: No, rents on the affordable homes will not be raised above the rate of inflation. We believe affordable housing should stay affordable.

Q: How will you ensure that the buildings will stay well maintained?

A: We will contribute annually to a fund that will be used for major building repairs and maintenance over the entire lifespan of the buildings. This will maintain the high quality of the buildings while also ensuring they stay affordable. Whereas many housing projects are sold as soon as possible to maximize returns for investors, Tyndale and Markee are making a long-term commitment to the maintenance, operation, and ownership of this development.

Q: Is this student housing?

A: This is not student housing, although given that many current Tyndale students live in the neighbourhood already, it's entirely possible that they may choose to live in the affordable homes once they are complete.

Q: How many homes will be a part of this development? How many buildings will there be?

A: No decisions have been made with respect to the number of buildings or total number of homes; these are the types of details that will be developed in conjunction with conversations with the surrounding community, the local City Councillor, and the Planning Department as we move through the planning process.

Topic: Design and Community Amenities

Q: Will you be building big, boxy skyscrapers?

A: No. We are not interested in cramming in very tall towers that would be dramatically out of scale with the context of the site and its surrounding area; our vision is to knit together a series of mostly low- to mid-rise buildings amidst a network of lush and green pedestrian-oriented spaces, ensuring sensitive integration amongst the existing Tyndale buildings and the surrounding neighbourhood.

Q: Will the new outdoor spaces be exclusively for the enjoyment of residents of the new buildings and Tyndale University students and employees, or will they be open to the public?

A: The public and neighbouring community will be welcomed onto the property, as they are today. A series of pedestrian pathways, new plantings, improved ravine access, and public seating will all enhance the existing area, providing new amenities for everyone to enjoy.

Q: What will the buildings and community actually look like? Are there examples you can point to?

A: Though the detailed design of the project will be developed through community consultation, the vision is to set a number of exciting precedents for affordable housing in the City of Toronto — a community that is affordable, vibrant, walkable, environmentally sustainable, and sensitive to its natural and built surroundings. One of the things we're looking to demonstrate here is that affordable housing — in this case housing that is affordable to middle income earners — can and should be both beautiful and additive to the existing community. You can see a number of international precedent projects that have informed that vision on the Tyndale Green website, by clicking on the main navigation bar item titled "The Project" and then selecting the sub-menu item titled "The Vision."

Topic: The Planning Process

Q: Is Tyndale University selling the land?

A: No. Tyndale University is not selling the land; it will remain the owner. The revenue derived from the market component of the project will help solidify Tyndale's financial position now and into the future, so that it can continue to deliver on both its mission to educate and its desire to practice good stewardship of the land it acquired from the Sisters of St. Joseph.

Q: When will formalized plans be made available to the public?

A: We are anticipating that we will submit a rezoning application to the City in the first quarter of 2021, which will kick off the formal planning review and approval process that all developments undertake in the City of Toronto. Once that application is submitted, all of the application materials will be publicly available on both the City's website and on the Tyndale Green website.

Q: Will there be additional opportunities for members of the public to inform the plans for the project?

A: Absolutely. The virtual public consultation that was held on December 7th was the first in a series of planned community engagement. Additionally, members of the public can submit their thoughts through the Ideas Wall

in the Community Engagement section of the Tyndale Green website, and there will be subsequent public consultation meetings as well.

Q: How can we be sure that the city services can support new housing here?

A: A detailed engineering analysis of these such elements — for example, sewer, stormwater, and water capacity — is required as a part of the City’s planning review process that we are anticipating will begin in April, 2021.

Topic: Transportation

Q: What will happen to all the surface parking currently used by Tyndale? If you’re building on top of those lots, where will Tyndale students and employees park?

A: 100% of the existing surface parking will be moved underground, along with parking for the residents of the new buildings. This ensures a better use of valuable above-ground space and also provides an opportunity in some places to replace asphalt with beautiful new landscaping, pedestrian pathways, and public seating.

Q: How will this project impact travel patterns in the area?

A: We will undertake an extensive transportation analysis and modelling that will paint a data-driven picture of existing travel patterns, and allow us to compose a solution that minimizes the impact of new personal vehicular traffic. BA Group, the transportation consultant that we have hired on the project, is one of the most experienced firms in the country at generating creative transportation solutions that minimize the amount of personal vehicular use. We have also had productive discussions with the local Councillor, who takes an open mind to public transit service solutions.