



BEAUTIFUL. AFFORDABLE. URBAN. RENTAL. HOMES.



Meeting Agenda

- 1. Opening remarks from Councillor Carroll**
- 2. Welcome and introduction from Tyndale President Marjory Kerr**
- 3. Presentation from Jennifer Keesmaat**
- 4. Q&A (Moderated by Jennifer Keesmaat, questions to be submitted via Q&A feature in Zoom)**



TYNDALE
UNIVERSITY

1

Founded in 1894, we are a provincially-approved, accredited, privately-funded, publically accountable university offering a distinct undergraduate and graduate faith-based university experience.

2

Tyndale prepares leaders for work in the private, public, and not for-profit sectors, as well as for ministry and the global mission of the Church.

3

Our 1,600 students are diverse, with over 60 ethnic backgrounds and 40 denominations represented.



A black and white photograph of students in a classroom. In the foreground, a student is writing in a notebook. In the background, a group of students is gathered around a table, looking at a laptop and papers. The scene is brightly lit, suggesting a typical classroom environment.

UNDERGRADUATE PROGRAMS:

Bachelor of Arts (BA)

Bachelor of Religious Education (BRE)

Bachelor of Education (BEEd)

MAJORS

- Biblical Studies and Theology
- Biology
- Business Administration
- Education (BEEd)
- English
- English: Writing and Communication
- Health and Human Services
- History and Global Studies
- Human Services - Early Childhood Ed.
- Human Services - Social Service Work
- International Development
- Linguistics
- Music: Performance
- Music: Worship Arts
- Philosophy
- Philosophy - Christian Apologetics Concentration
- Psychology



GRADUATE PROGRAMS:

Master of Theological Studies (MTS)

Master of Divinity (MDiv)

Master of Theology (ThM)

Doctor of Ministry (DMin)

MAJORS

- Biblical Studies
- Counselling
- Church in the City
- Global Missions & Intercultural Studies
- Pastoral Ministry
- Pastoral & Chinese Ministry
- Pentecostal Studies
- Spiritual Formation
- Salvation Army Studies
- Youth and Family Ministry
- Theological Studies
- Christian Education & Formation
- Interdisciplinary
- Christian Foundations

Presentation Overview

- 1. Goals of this meeting**
- 2. Introduction of who is participating today**
- 3. What are we undertaking?**
- 4. Defining affordable housing**
- 5. Site overview**
- 6. Planning opportunities**
- 7. The planning process: how do projects like this get approved?**

1. Goals of this meeting

- To introduce ourselves to you
- To share the upcoming process and what we are hoping to do
- To ensure we are connected moving forward and you know how to participate

How to Submit Your Questions

- Using the Q&A feature at the bottom of the Zoom screen, you can submit questions directly to the meeting host.

2. Who is at this virtual meeting?

- Councillor Carroll and Staff
- Tyndale University Staff
- Markee Developments
- Lead project designers
 - Shirley Blumberg, KPMB Architects (design architect)
 - Michael Ormston-Holloway, The Planning Partnership (landscape architect)
 - Alun Lloyd, BA Group (transportation consultant)

Markee Developments

www.markeedevelopments.com



Markee Founding Partners



Jennifer Keesmaat

- Combined Honours, Western University; Masters of Environmental Studies, York University; MCIP, RPP
- Founding Partner, Dialog
- Former Chief Planner, City of Toronto
- Distinguished Visitor in Planning Emeritus, University of Toronto
- Singapore Redevelopment Authority International Planning Expert
- Advisory Board, Urban Land Institute
- Tentanda via, Bryden Award, York University, 2016
- Canadian Institute of Planners Presidents Award of Excellence, 2016



Jason Marks

- B.E.Sc, Western University, and M.B.A., Harvard University
- Former Vice Chair, TD Securities and Senior Vice President, TD Bank, credit risk and market risk management, international proprietary trading, equity and interest rate derivatives, and structured products.
- Founder, Metric Asset Management
- Former CEO, Shiplake Developments. Oversaw acquisition and development in projects valued at over \$3.7 Billion.

We believe in building **great communities where everyone has an **opportunity to thrive**.**

We leverage the best of private sector practices and expertise to deliver on a social mission through the design, build, and operation of exceptional affordable rental housing.

Elements of our Approach to Housing



3. What we are undertaking





TYNDALE GREEN

Vision

Tyndale Green: An inclusive, welcoming new residential community where the university community and residents old and new thrive together.

Here, we will set a new bar for sensitive redevelopment of an inner suburban site, embracing walkability, environmental sustainability, and excellence in architectural and landscape design. All while prioritizing housing for middle income earners.

The Drivers for Change



An opportunity to:

1. Act on Tyndale's aspiration to practice good land stewardship
2. Create a mechanism to generate long-term financial stability for the University
3. Align land development with Tyndale's broader mission
4. Participate in addressing the growing affordable housing supply shortage, particularly for middle income earners
5. Provide needed neighbourhood amenities, including a gathering place where all are welcome, an affordable daycare space, and potentially a shared recreation facility
6. Fully integrate the University community with its urban context to their mutual benefit

Guiding Design Principles



Create a vibrant community that:

1. Is inviting to the adjacent area and acts as a neighbourhood hub
2. Embraces the highest standards of ecological restoration and landscape design
3. Is respectful and complementary to the existing heritage character
4. Is timeless in material quality & architectural design
5. Uses green infrastructure such as woonerfs to support mobility on the site
6. Demonstrates sensitive and sustainable densification of a large inner suburban site

4. Defining Affordability





We build affordable housing
for middle income earners.

THE HOUSING CONTINUUM



HOMELESS

EMERGENCY
SHELTERS

TRANSITIONAL
HOUSING

SOCIAL
HOUSING

AFFORDABLE
RENTAL
HOUSING

MARKET
RENTAL
HOUSING

MARKET
HOME
OWNERSHIP

5. Site Overview





Tyndale University

The chapel: the
literal and symbolic
heart of the site.



The Ravine Landscape



100% of the land below the TRCA top of bank will be **protected** as ravine landscape, accounting for nearly 60% of the property.



6. Planning Opportunities



Examples of architectural design and building materials



A network of walkable spaces and squares framed by low to midrise buildings seamlessly integrated with the existing university, both in terms of form and function.



Majority of buildings low- to mid- rise.



The use of brick to complement and unite the various buildings on site.



Landscape design



The ravine
landscape designed
to bloom in all
seasons.



The ravine landscape integrated throughout the entire site, to promote biodiversity and sustainability



Permeability, walkability, and circulation



Landscaped
pedestrian mews
integrating new
buildings with the
university campus.



Naturalized landscapes
defining the pedestrian
experience.



TYNDALE GREEN



There is an opportunity for a **mix of new public spaces** that will be shared by the University community, the adjacent community, and new residents:

- Café?
- Bookstore?
- Daycare?
- Community centre?
- Community gardens?
- Playground and landscaped parkland?

A daycare, café,
bookstore, and
community centre.



A daycare
integrated into
the community.



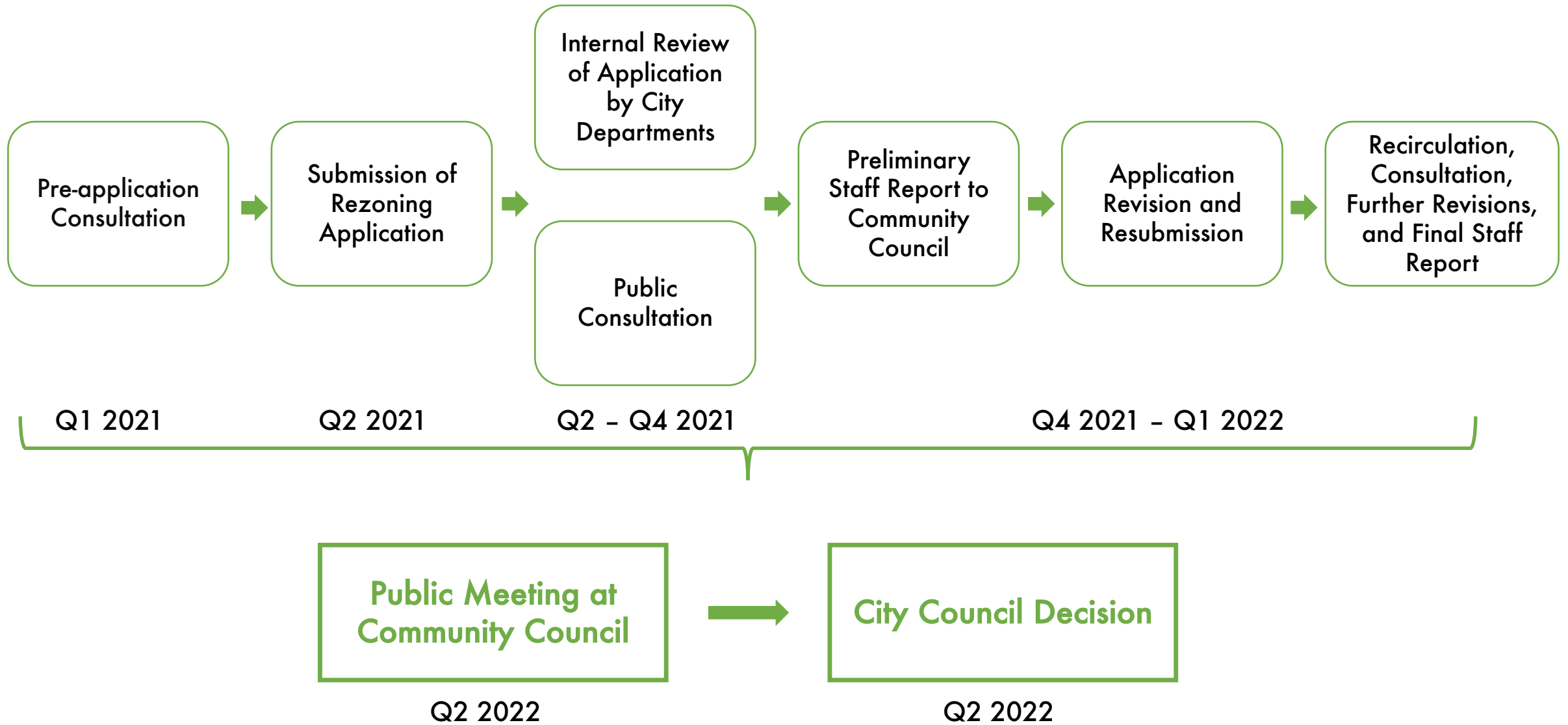
Community gardens
supporting local
food production.





7. How do developments like this get approved?





Additional Questions or Comments?

Email: hello@tyndalegreen.ca





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