

# Webinar

## ULI Toronto: Concord CityPlace: Toronto???'s Largest Master-Planned Community

Date: September 17, 2021

00:00:11 --> 00:00:14: Thank you for those who are logged in.

00:00:14 --> 00:00:17: We're going to just begin today's program with a quick

00:00:17 --> 00:00:20: video about a prop tech series that that that we're

00:00:20 --> 00:00:23: running for your information and then will get things rolling

00:00:23 --> 00:00:24: right after that.

00:00:41 --> 00:00:42: Having

00:00:42 --> 00:00:43: tools that allow you to

00:00:43 --> 00:00:44: better understand

00:00:45 --> 00:00:46: your

00:00:46 --> 00:00:47: your operations

00:00:47 --> 00:00:47: and make

00:00:47 --> 00:00:48: more data driven

00:00:48 --> 00:00:50: decisions will

00:00:50 --> 00:00:52: give companies an edge. If we want to measure if

00:00:52 --> 00:00:53: we want to make

00:00:53 --> 00:00:55: a bigger impact then then,

00:00:55 --> 00:00:56: then we're

00:00:56 --> 00:00:58: going to go. And understand people's behavior.

00:00:58 --> 00:01:01: If the tool works and it enables you to do

00:01:01 --> 00:01:02: your job more efficiently,

00:01:02 --> 00:01:04: it will get adopted with

00:01:04 --> 00:01:05: so many people being inundated

00:01:05 --> 00:01:07: by technology

00:01:07 --> 00:01:08: and information. You know what

00:01:08 --> 00:01:09: wave do you jump on?

00:01:09 --> 00:01:10: I think it's really

00:01:10 --> 00:01:14: important that that we as

00:01:14 --> 00:01:16: an industry open up

00:01:16 --> 00:01:17: and need much more  
00:01:17 --> 00:01:19: collaborative about the solutions that we apply  
00:01:19 --> 00:01:21: now is the time to create better,  
00:01:21 --> 00:01:22: build  
00:01:22 --> 00:01:23: better and be better.  
00:01:30 --> 00:01:33: Good Friday afternoon everyone. My name is Richard Joy,  
00:01:33 --> 00:01:36: executive director of ULI Toronto,  
00:01:36 --> 00:01:38: and I'm pleased to welcome you to today's session.  
00:01:38 --> 00:01:44: Concord City Place, Toronto's largest master planned community.  
00:01:44 --> 00:01:45: The history of this development,  
00:01:45 --> 00:01:48: I'll confess, makes you feel a little bit old as  
00:01:49 --> 00:01:51: I can remember the early days of it.  
00:01:51 --> 00:01:54: But it's one of the amazing city stories that that  
00:01:54 --> 00:01:55: makes us.  
00:01:55 --> 00:01:58: I think we should make us all feel very fortunate  
00:01:58 --> 00:02:01: to be in a in a urban region where large  
00:02:01 --> 00:02:04: visions unfold before our eyes in in our lifetime.  
00:02:04 --> 00:02:08: It's quite remarkable city placed is a community that some  
00:02:08 --> 00:02:11: of you probably haven't yet experienced on the ground,  
00:02:11 --> 00:02:14: despite the fact that it's a very central location and  
00:02:14 --> 00:02:15: my hope is that after this program,  
00:02:15 --> 00:02:18: if you haven't that, you'll add it to one of  
00:02:18 --> 00:02:20: your urban walks this fall,  
00:02:20 --> 00:02:25: I promise. Will surprise and delight too.  
00:02:25 --> 00:02:28: As a Toronto region based organization,  
00:02:28 --> 00:02:31: we acknowledge that the land we are meeting on virtually  
00:02:31 --> 00:02:33: is the traditional territory of many nations,  
00:02:33 --> 00:02:35: including the Mississauga's of the credit,  
00:02:35 --> 00:02:39: the honest snobeck, the Chippewa to hold masoni,  
00:02:39 --> 00:02:42: the Wendet people and is now home to many First  
00:02:42 --> 00:02:43: Nations.  
00:02:43 --> 00:02:47: Inuit and Metis peoples. We acknowledge that you lie.  
00:02:47 --> 00:02:52: We knowledge that Toronto is covered by Treaty 13 with  
00:02:52 --> 00:02:54: the Mississauga's of the credit.  
00:02:54 --> 00:02:56: We are all treaty people.  
00:02:56 --> 00:02:58: Many of us have come here as settlers,  
00:02:58 --> 00:03:01: immigrants and newcomers in this generation.  
00:03:01 --> 00:03:05: Or generations past. ULI stands in solidarity with the  
indigenous  
00:03:05 --> 00:03:10: communities demanding action and accountability for the  
ongoing legacy of  
00:03:10 --> 00:03:12: the residential school system.

00:03:12 --> 00:03:16: Your lie also acknowledges and honors those who've come here

00:03:16 --> 00:03:17: involuntarily,

00:03:17 --> 00:03:22: particularly descendants from those brought here through enslavement.

00:03:22 --> 00:03:25: To better understand the meaning behind this land acknowledgement,

00:03:25 --> 00:03:29: we recommend for programs that we have uploaded to YouTube,

00:03:29 --> 00:03:31: and these links are available in the chat.

00:03:31 --> 00:03:34: You'll see them 13,000 years of indigenous history in the GTA and why it matters to planning and development.

00:03:34 --> 00:03:37: Whose land whose flaw indigenous Toronto?

00:03:37 --> 00:03:40: The story our cities paved over and colonialism,

00:03:40 --> 00:03:43: enslavement and abolition in the greater golden horseshoe.

00:03:43 --> 00:03:47: Before we start a few housekeeping items,

00:03:47 --> 00:03:50: everybody will be automatically muted throughout the session.

00:03:50 --> 00:03:53: To avoid audio interference. Closed captioning is available for this

00:03:53 --> 00:03:56: session and you can access it via the button at

00:03:56 --> 00:03:59: the bottom of your zoom platform.

00:03:59 --> 00:04:01: If you have any issues,

00:04:01 --> 00:04:02: let us know if you have any questions,

00:04:02 --> 00:04:05: please use the Q&A function or up vote questions by

00:04:05 --> 00:04:09: pressing the thumbs up or thumbs up and we're trying

00:04:09 --> 00:04:12: to thumbs up button.

00:04:12 --> 00:04:13: We're trying to allocate at least 10 minutes to questions

00:04:13 --> 00:04:16: at the end of this program,

00:04:16 --> 00:04:17: so. The best, most highly voted questions are likely the

00:04:17 --> 00:04:21: one to get to get addressed.

00:04:21 --> 00:04:22: This session is recorded and we will send it to

00:04:22 --> 00:04:24: you after the session.

00:04:24 --> 00:04:26: And if you want to take this online to social

00:04:26 --> 00:04:27: media,

00:04:27 --> 00:04:30: please use our our hashtag at ULI Toronto or sorry

00:04:30 --> 00:04:34: or user handle at electron or hashtag.

00:04:34 --> 00:04:37: Ask great questions as you'll see there on the screen.

00:04:37 --> 00:04:40: Today's event and all other UI programming will not be

00:04:40 --> 00:04:44: possible without the support of our annual sponsors and we'd

00:04:44 --> 00:04:48: like to say a major thank you to all of

00:04:48 --> 00:04:50: them for their support now more than ever and we

00:04:50 --> 00:04:53: really mean this UL.

00:04:53 --> 00:04:55:

00:04:55 --> 00:04:57: I relies on their support to enable us to put  
00:04:57 --> 00:05:00: on the quality programming that we do to drive our  
00:05:00 --> 00:05:03: mission and to shape the future of the built environment  
00:05:04 --> 00:05:07: for transformative impact and communities worldwide.  
00:05:07 --> 00:05:11: To all of them, we say a big thank you.  
00:05:11 --> 00:05:13: Finally, last bit of housekeeping.  
00:05:13 --> 00:05:17: Here on October 1st there is a move to bring  
00:05:17 --> 00:05:23: the membership prices for ULI Canada in alignment with the  
00:05:23 --> 00:05:25: global membership.  
00:05:25 --> 00:05:30: Prices currently were significantly below that which  
represents a bargain.  
00:05:30 --> 00:05:33: But if you get in either as a sponsorship renewal,  
00:05:33 --> 00:05:36: no matter when your renewal date is,  
00:05:36 --> 00:05:39: even if it's after October 1st or if you're not  
00:05:39 --> 00:05:41: yet a member and would like to become one.  
00:05:41 --> 00:05:44: And getting it at the historic low prices,  
00:05:44 --> 00:05:48: we encourage you to do that before October 1st.  
00:05:48 --> 00:05:50: So just a few weeks left of the historic low  
00:05:50 --> 00:05:51: prices.  
00:05:51 --> 00:05:55: So we'll send that link into the chat as well.  
00:05:55 --> 00:05:57: Uhm, finally, and there's a.  
00:05:57 --> 00:06:00: There's one 800 number will put into the chat.  
00:06:00 --> 00:06:06: Finally, it's my great pleasure to introduce Gabriel Long Vice  
00:06:06 --> 00:06:10: President Development at Concordia.  
00:06:10 --> 00:06:14: Gabriel has been with Concord 8X since 2000 and has  
00:06:14 --> 00:06:18: led the development of Concord City Place and Concorde  
Place  
00:06:18 --> 00:06:19: Park Place projects.  
00:06:19 --> 00:06:23: As a registered architect, Gabrielle is is a has a  
00:06:23 --> 00:06:27: clear understanding of the aesthetic aspects of urban design  
and  
00:06:27 --> 00:06:31: building design and as a developer the need to balance  
00:06:31 --> 00:06:34: aesthetics against budget, schedule and efficiency  
objectives.  
00:06:35 --> 00:06:38: Apart from leading the project through the approval process,  
00:06:38 --> 00:06:42: is Gabrielle is also responsible for the public art programs  
00:06:42 --> 00:06:44: of all the developments,  
00:06:44 --> 00:06:48: with the object being the successful integration of the  
different  
00:06:49 --> 00:06:52: layers of art opportunities into a coherent whole.  
00:06:52 --> 00:06:55: So with that Gabrielle really great pleasure to edit over  
00:06:55 --> 00:06:57: to you to introduce us.  
00:06:58 --> 00:07:02: Thank you Richard. Uhm, so I'd like both of the

00:07:02 --> 00:07:07: audience will know that a Concorde is a Vancouver company.

00:07:07 --> 00:07:10: We purchased the city based site in 1997,

00:07:10 --> 00:07:13: which is really nearly a quarter of a century ago.

00:07:13 --> 00:07:16: So the baby was born at that time and we

00:07:16 --> 00:07:20: have gone through the the teenage years adolescence years and

00:07:20 --> 00:07:22: now we end our middle years,

00:07:22 --> 00:07:23: but no Middle Ages bread.

00:07:23 --> 00:07:28: But anyway, we're getting their duty to to be more

00:07:28 --> 00:07:29: mature community.

00:07:29 --> 00:07:33: Uhm, so maybe I'll give you some basic statistics and

00:07:33 --> 00:07:36: information about the site first.

00:07:36 --> 00:07:39: The site is is in this banana in front.

00:07:39 --> 00:07:42: And then there's also certain side.

00:07:42 --> 00:07:47: This is the Lakeshore Blvd bordering on the southern side

00:07:47 --> 00:07:50: and the total acreage is 55 acres and the when

00:07:51 --> 00:07:55: it's all build out you'll be 9.5 million square feet

00:07:55 --> 00:07:59: and there will be 31 towers and you'll be housing

00:07:59 --> 00:08:00: 12,000.

00:08:00 --> 00:08:05: Uh, units with 21,000 people living in city Place and

00:08:05 --> 00:08:10: also we have 120,000 square feet of retail to be

00:08:10 --> 00:08:13: a finisher mostly finished,

00:08:13 --> 00:08:17: and there's a daycare, two daycares,

00:08:17 --> 00:08:22: 124 kids and 8:00 o'clock and six more acres of

00:08:22 --> 00:08:24: linear parks.

00:08:24 --> 00:08:26: And also recently the Community Center.

00:08:26 --> 00:08:29: Then two schools were completed by the city.

00:08:29 --> 00:08:34: And we also have done a a census uh before

00:08:34 --> 00:08:36: years ago.

00:08:36 --> 00:08:39: So the information about the demographic and so on should

00:08:39 --> 00:08:40: still be pretty relevant,

00:08:40 --> 00:08:43: so the highlights of the day.

00:08:43 --> 00:08:46: The census is that the 55%

00:08:46 --> 00:08:49: of the people living in city place are renters,

00:08:50 --> 00:08:54: so 45 for owners and each unit will have has

00:08:55 --> 00:08:58: 1.9 people in this unit and 80%

00:08:58 --> 00:09:04: of the. The units the occupants are between 25 to

00:09:04 --> 00:09:06: 44 years old and the 95%

00:09:07 --> 00:09:10: of them have post graduate degrees.

00:09:10 --> 00:09:15: The income is \$125,000. And uh,

00:09:15 --> 00:09:21: and 67% of the units have two plus people living

00:09:21 --> 00:09:22: in them,

00:09:22 --> 00:09:28: 12% have children, 23% have pets and 39%  
00:09:28 --> 00:09:32: of the people in City Place walk to work.  
00:09:32 --> 00:09:36: Uhm, so anyway. So that is the the statistical information,  
00:09:36 --> 00:09:39: UM, going back to the to the uh,  
00:09:39 --> 00:09:45: overview of the development when Concorde.  
00:09:45 --> 00:09:53: Cloud Pacific purchase. The property that we want to bring  
00:09:53 --> 00:09:56: a a fresher vision to how?  
00:09:56 --> 00:10:02: Urban location master plan. Community could be like and  
one  
00:10:02 --> 00:10:07: thing we started office to see how weather the Vancouver.  
00:10:07 --> 00:10:11: The model of more porosity through other sites and smaller  
00:10:11 --> 00:10:12: towers.  
00:10:12 --> 00:10:16: More point clouds approach would be appropriate and that  
was  
00:10:16 --> 00:10:20: introduced and became actually since then quite popular in in  
00:10:20 --> 00:10:22: in in Toronto since then.  
00:10:22 --> 00:10:25: And also we pay a lot of effort in architecture  
00:10:25 --> 00:10:30: of different architects to give a variety of expression and  
00:10:30 --> 00:10:31: styles and the urbanism.  
00:10:31 --> 00:10:35: We also pay a lot of attention to it by  
00:10:35 --> 00:10:39: by by paying a lot of attention to the retail  
00:10:39 --> 00:10:42: side of the of the development.  
00:10:42 --> 00:10:47: Admittedly, I mean in the first few project we did  
00:10:47 --> 00:10:52: on Front Street the the the retail were subsidiary to  
00:10:52 --> 00:10:52: the.  
00:10:53 --> 00:10:55: Considerations for the residential towers above.  
00:10:55 --> 00:10:58: And it turned out to be not as as well  
00:10:58 --> 00:10:59: as they could be.  
00:10:59 --> 00:11:03: So since then we have been engaging retail consultants right  
00:11:03 --> 00:11:06: off the bat and work with the architect to create  
00:11:06 --> 00:11:10: more emphasis for better retail and grade and make the  
00:11:10 --> 00:11:14: grade more vibrant. And also one thing we always said  
00:11:14 --> 00:11:17: is that I mean that because this is a master  
00:11:17 --> 00:11:19: planned community.  
00:11:19 --> 00:11:21: So by nature is a long term thing.  
00:11:21 --> 00:11:24: If we're not going to develop one project and jump  
00:11:24 --> 00:11:26: ship and then leave town kind of situation.  
00:11:26 --> 00:11:29: So it's a inherently if we have to have a  
00:11:29 --> 00:11:30: long term vision.  
00:11:30 --> 00:11:34: And by having a long term vision one critical thing  
00:11:34 --> 00:11:38: is that we have to be mindful of the development  
00:11:38 --> 00:11:40: of what we call the software so hard.

00:11:40 --> 00:11:43: Where is bricks and mortar?

00:11:43 --> 00:11:47: Software is people, so we work with the city,

00:11:47 --> 00:11:52: Place, Residents Association and other organizations to to create more

00:11:52 --> 00:11:56: grassroots organizations to create community events.

00:11:56 --> 00:11:58: And we support them to get them off their feet

00:11:58 --> 00:12:00: at the beginning until they they.

00:12:00 --> 00:12:04: They can be more on their own and do their

00:12:04 --> 00:12:08: own things so so we always trying to make the

00:12:08 --> 00:12:13: community as as vibrant as various as possible and.

00:12:13 --> 00:12:16: So, so things have been moving on since they want

00:12:16 --> 00:12:18: to divide years ago to now.

00:12:18 --> 00:12:20: And of course there's still future.

00:12:20 --> 00:12:21: The future bit studio to finish off.

00:12:21 --> 00:12:25: I mean our landmark tower conquer Canada House on Spartan

00:12:25 --> 00:12:29: in front is is it's under construction and also we've

00:12:29 --> 00:12:32: got a very exciting project coming along under the gardener

00:12:33 --> 00:12:36: to make use of the of the.

00:12:36 --> 00:12:41: Unique space under the gardener into a very unique sort

00:12:41 --> 00:12:42: of retail community.

00:12:43 --> 00:12:46: Kind of experience. Anyway, that is that's in there.

00:12:46 --> 00:12:48: That's the next chapter now,

00:12:48 --> 00:12:52: anyway. A picture tells 1000 words,

00:12:52 --> 00:12:54: but then that thing in video get tired at 10

00:12:54 --> 00:12:55: million words.

00:12:55 --> 00:12:58: So maybe we have got the brief video which we

00:12:58 --> 00:13:02: prepare for this to show the overview of City Place.

00:13:02 --> 00:13:05: Maybe we can show the video and then the we

00:13:05 --> 00:13:08: can get on with the rest of the panel discussion.

00:16:47 --> 00:16:51: Amazing getting some good response from that video.

00:16:51 --> 00:16:53: Thank you, Gabriel. Very much.

00:16:53 --> 00:16:55: I'm hearing more from you.

00:16:55 --> 00:17:00: I I, it's my pleasure now to shift to our

00:17:00 --> 00:17:06: moderated conversation and bring in Jenny Mann.

00:17:06 --> 00:17:08: The senior development manager for Concord,

00:17:08 --> 00:17:12: Adex Jenn, has been with Concordia,

00:17:12 --> 00:17:15: Texas, 1999, so I think that makes you on the

00:17:15 --> 00:17:18: file one year longer even than Gabriel.

00:17:18 --> 00:17:20: So you've been, you've been at it for a long

00:17:20 --> 00:17:23: time and both of you should be really proud to

00:17:23 --> 00:17:26: see your life's work unfold the way it has.

00:17:26 --> 00:17:29: And that's an incredible video testament to that at that  
00:17:29 --> 00:17:30: time and Jenn overseas,  
00:17:31 --> 00:17:35: the development and planning of all Concorde projects in the  
00:17:35 --> 00:17:36: GTA.  
00:17:36 --> 00:17:38: She's an MBA graduate who's worked in real estate  
development,  
00:17:38 --> 00:17:41: as you've heard for over 20 years with the equal  
00:17:41 --> 00:17:43: love of numbers and design.  
00:17:43 --> 00:17:45: So that's what I'm gonna offer up.  
00:17:45 --> 00:17:47: Will put a little more into the chat Jen over  
00:17:47 --> 00:17:47: to you.  
00:17:48 --> 00:17:51: Great thanks so much and thank you to everyone for  
00:17:51 --> 00:17:52: joining us today.  
00:17:52 --> 00:17:56: We really appreciate that for a discussion on Concorde City,  
00:17:56 --> 00:17:58: Place Toronto's largest master planned community.  
00:17:58 --> 00:18:01: We're really excited to have you here today and to  
00:18:01 --> 00:18:04: have this great panel who I'll take a minute to  
00:18:04 --> 00:18:08: introduce our great panel to everyone out there watching.  
00:18:08 --> 00:18:11: So we've got. Ken Greenberg,  
00:18:11 --> 00:18:13: who's a principle of Greenberg Consultants,  
00:18:13 --> 00:18:16: Inc. We've got who you've already heard from Gabriel,  
00:18:16 --> 00:18:20: Vice President, Gable Lung Vice president development at  
here at  
00:18:20 --> 00:18:21: Concord Adex.  
00:18:21 --> 00:18:25: We've got Linda McDonald, who's the director of Community  
planning  
00:18:25 --> 00:18:26: for the City of Toronto.  
00:18:26 --> 00:18:29: We've got deed mayor, who's the founder of the City  
00:18:29 --> 00:18:31: Place Residents Association.  
00:18:31 --> 00:18:33: And then we've got Jesse Topliffe,  
00:18:33 --> 00:18:36: who's the chair of the city place Fort York BIA.  
00:18:36 --> 00:18:40: So thank you so much to our esteemed panelists for  
00:18:40 --> 00:18:40: joining us.  
00:18:40 --> 00:18:42: Today to have this discussion.  
00:18:42 --> 00:18:45: Uhm, I think that what we'll do is maybe start  
00:18:45 --> 00:18:47: off with a bit of Gabriel.  
00:18:47 --> 00:18:49: Given an overview, will start off with a bit of  
00:18:49 --> 00:18:50: the history of city.  
00:18:50 --> 00:18:55: Place the lands here before the city place development  
started.  
00:18:55 --> 00:18:58: Maybe I'll turn it over to Ken if you could  
00:18:58 --> 00:19:00: sort of give us a bit of background on that.  
00:19:00 --> 00:19:02: A bit of history of the city place lands.

00:19:04 --> 00:19:08: Jennifer, so a very brief capsule history City Place is  
00:19:08 --> 00:19:13: part of 200 acres of what was called the railway  
00:19:13 --> 00:19:13: lands.  
00:19:13 --> 00:19:17: They were rarely marshalling yards until the middle of the  
00:19:18 --> 00:19:22: 20th century when CNCP and Toronto Terminal Railways.  
00:19:22 --> 00:19:26: Decided that they wanted to convert them to urban uses.  
00:19:26 --> 00:19:31: There was a scheme called Metro Center in the 1960s,  
00:19:31 --> 00:19:35: which was a gigantic megastructure,  
00:19:35 --> 00:19:40: all built on connected bridges detached from the city grid.  
00:19:40 --> 00:19:43: It collapsed of its own weight quite literally,  
00:19:43 --> 00:19:45: and only produced the CN Tower,  
00:19:45 --> 00:19:49: and I got involved as Director of Architecture and Urban  
00:19:49 --> 00:19:50: Design in the 1980s,  
00:19:50 --> 00:19:54: when the city there were kind of two guiding ideas.  
00:19:54 --> 00:19:57: One is that these lands should be part of the  
00:19:57 --> 00:19:58: city,  
00:19:58 --> 00:20:02: not a place unto itself and an integrated streets and  
00:20:02 --> 00:20:06: blocks plan that would tie the city in 360 degrees  
00:20:07 --> 00:20:10: and and the second was to get people living.  
00:20:10 --> 00:20:12: On the lands, believe it or not,  
00:20:12 --> 00:20:17: at the time, Marathon Realty representing Canadian Pacific  
and CN  
00:20:17 --> 00:20:21: Realty did not believe that residential development would be  
successful.  
00:20:21 --> 00:20:25: They fought very hard to have this as an extension  
00:20:25 --> 00:20:26: of the CBD.  
00:20:26 --> 00:20:30: Essentially his office buildings so we we brokered a deal  
00:20:31 --> 00:20:35: essentially and the big lesson from all that was that  
00:20:35 --> 00:20:40: what really endured overtime has been the streets and  
blocks  
00:20:40 --> 00:20:45: plan. Essentially. The land uses that we talked about in  
00:20:45 --> 00:20:48: the day have changed dramatically,  
00:20:48 --> 00:20:51: with a huge emphasis on residential.  
00:20:51 --> 00:20:55: Obviously in city place and the build form has changed  
00:20:56 --> 00:20:56: radically,  
00:20:56 --> 00:21:00: so my involvement kind of ended in the late 1980s  
00:21:00 --> 00:21:03: and I'm going to turn it over to Linda to  
00:21:03 --> 00:21:06: pick up the story from there.  
00:21:08 --> 00:21:10: Thanks Kim now hello everyone.  
00:21:10 --> 00:21:13: Yeah it's been a very long road.  
00:21:13 --> 00:21:17: I got heavily involved in the railway lands when conquered  
00:21:17 --> 00:21:17: X.  
00:21:17 --> 00:21:21: Purchased it and I've been involved with it since since

00:21:21 --> 00:21:25: then as senior planner manager and now director the the  
00:21:25 --> 00:21:26: main vision.  
00:21:26 --> 00:21:28: You know, building on what Ken said for for the  
00:21:29 --> 00:21:32: railway lands was to create a complete master planned  
community.  
00:21:32 --> 00:21:35: And that was part of the original agreements.  
00:21:35 --> 00:21:38: You know, through kind of generations of planners to make  
00:21:38 --> 00:21:39: sure that as we speak now,  
00:21:39 --> 00:21:42: that growth paying for growth.  
00:21:42 --> 00:21:46: The vision was that this complete community would include  
would  
00:21:46 --> 00:21:47: include all of the amenities,  
00:21:47 --> 00:21:50: the schools, the daycares library,  
00:21:50 --> 00:21:54: the parks that Gabriel mentioned.  
00:21:54 --> 00:21:57: This predated development charges, so there was a  
development levy  
00:21:57 --> 00:21:59: regime that was developed that kind of looked at what  
00:21:59 --> 00:22:00: the demand was going to be,  
00:22:00 --> 00:22:02: and therefore what services should the developer pay for.  
00:22:02 --> 00:22:08: So that was fundamental to the planning which started with  
00:22:08 --> 00:22:10: Canon continued after that.  
00:22:10 --> 00:22:11: So we did, you know,  
00:22:11 --> 00:22:17: the community. Uhm, has basically conquered it through its  
development  
00:22:17 --> 00:22:18: has paid for.  
00:22:18 --> 00:22:19: The construction of all of this,  
00:22:19 --> 00:22:23: the Community infrastructure. 1% for public art program,  
00:22:23 --> 00:22:26: which I think has been very successful.  
00:22:26 --> 00:22:29: Provided all of the land for the parks and paid  
00:22:29 --> 00:22:32: for the construction of the parks and obviously paid for  
00:22:32 --> 00:22:35: all the roads and and hard infrastructure to the tune  
00:22:35 --> 00:22:37: of about 50% of the land area,  
00:22:37 --> 00:22:40: including land which was given to the city for affordable  
00:22:40 --> 00:22:41: housing.  
00:22:41 --> 00:22:45: So there was a really strong planning framework as Gabriel  
00:22:45 --> 00:22:45: mentioned,  
00:22:45 --> 00:22:48: conquer came in with a different vision of the built  
00:22:48 --> 00:22:51: form going to a tower podium approach,  
00:22:51 --> 00:22:57: and there was pretty negative response from the community  
at  
00:22:57 --> 00:22:58: large.  
00:22:58 --> 00:23:02: Uhm, the residents didn't like it planners didn't like it.  
00:23:02 --> 00:23:03: The press didn't like it.

00:23:03 --> 00:23:05: Paul Bedford, the chief planner at the time,  
 00:23:05 --> 00:23:08: kind of. Agreed that it was a good approach and  
 00:23:08 --> 00:23:09: took a lot of flak,  
 00:23:09 --> 00:23:13: but we know we now see where where city places  
 00:23:14 --> 00:23:14: landed so.  
 00:23:14 --> 00:23:18: Going through the refining of the plan with Concord Adex,  
 00:23:18 --> 00:23:19: we changed the built form,  
 00:23:19 --> 00:23:22: but as Ken said, we kept the principles of the  
 00:23:22 --> 00:23:24: streets and blocks plan.  
 00:23:24 --> 00:23:28: Major new Parkland, well, linear park system and then the  
 00:23:28 --> 00:23:30: bridge across the rail corridor,  
 00:23:30 --> 00:23:32: which again was paid for by Concorde X so that  
 00:23:32 --> 00:23:35: we could create that connection to the neighborhood to the  
 00:23:35 --> 00:23:35: North,  
 00:23:35 --> 00:23:38: which I think has been a really important part of  
 00:23:38 --> 00:23:40: kind of community building.  
 00:23:40 --> 00:23:41: In the in the neighborhood,  
 00:23:41 --> 00:23:44: and Gabriel did note that part of the part of  
 00:23:44 --> 00:23:48: the railway lands West was a golf course for for  
 00:23:48 --> 00:23:51: a moment in time while the wild land on the  
 00:23:51 --> 00:23:54: on the east side of banana was was being developed.  
 00:23:54 --> 00:23:57: So that's a lot of the history up to today.  
 00:23:57 --> 00:23:59: We're just entering the last chapter.  
 00:23:59 --> 00:24:02: As Gabriel mentioned, he's working on his landmark tower.  
 00:24:02 --> 00:24:05: A lot of retail has been added recently with the  
 00:24:05 --> 00:24:09: Loblaws warehouse at the corner of Bathurst and Lakeshore.  
 00:24:09 --> 00:24:12: Which I think has helped the Community and the city  
 00:24:13 --> 00:24:17: is just finalizing the zoning for our new affordable housing  
 00:24:17 --> 00:24:17: building,  
 00:24:17 --> 00:24:20: which will be built just behind the library.  
 00:24:20 --> 00:24:22: And so we will be adding a significant new affordable  
 00:24:22 --> 00:24:24: housing to the neighborhood,  
 00:24:24 --> 00:24:27: which again is a really important part of the of  
 00:24:27 --> 00:24:28: the planning.  
 00:24:28 --> 00:24:29: That's that's my part of the history.  
 00:24:30 --> 00:24:32: Great thanks thanks Linda. UM,  
 00:24:32 --> 00:24:34: Gabriel, did you want to talk a little bit about  
 00:24:34 --> 00:24:35: Concorde,  
 00:24:35 --> 00:24:38: a Texas vision for city place and expand on on  
 00:24:38 --> 00:24:39: Windows points?  
 00:24:39 --> 00:24:42: Yeah, yes, I mean the as I mentioned earlier.  
 00:24:42 --> 00:24:46: I mean really since day one our vision is to

00:24:46 --> 00:24:50: create a community which is well connected with the rest  
00:24:50 --> 00:24:51: of the city fabric.  
00:24:51 --> 00:24:55: I mean, we understand that there were a lot of  
00:24:55 --> 00:24:58: talk even just as recently as ten years ago,  
00:24:58 --> 00:25:00: that city base is going to be a ghetto and  
00:25:00 --> 00:25:03: is cut off from the rest of Toronto and so  
00:25:03 --> 00:25:03: on.  
00:25:03 --> 00:25:05: But that's really in all turn out to be not  
00:25:05 --> 00:25:06: really correct,  
00:25:06 --> 00:25:09: because I mean then there was mentioning the pointed to  
00:25:09 --> 00:25:12: lose the yellow bridge across the corridor.  
00:25:12 --> 00:25:15: Look up to the north side of the place and  
00:25:15 --> 00:25:17: the discrete network in city.  
00:25:17 --> 00:25:19: Place is also well linked towards the South towards the  
00:25:19 --> 00:25:21: lake and of course East West direction.  
00:25:21 --> 00:25:25: So I mean that's a that that there's a strong  
00:25:25 --> 00:25:29: sense of trying to foster this urban community kind of  
00:25:29 --> 00:25:30: approach.  
00:25:30 --> 00:25:33: And also even the top in more detail level in  
00:25:33 --> 00:25:37: the earlier generation of the development we did.  
00:25:39 --> 00:25:43: There's a lot of emphasis at that time with the  
00:25:43 --> 00:25:48: city's support to this podium form and towers above the  
00:25:48 --> 00:25:49: situation.  
00:25:49 --> 00:25:54: But The thing is. Actually we had a.  
00:25:54 --> 00:25:56: We had a rather interesting,  
00:25:56 --> 00:26:01: uh, sort of get together with.  
00:26:01 --> 00:26:03: City planning at that time,  
00:26:03 --> 00:26:06: counselor born to do a sort of exercise that well  
00:26:07 --> 00:26:08: how to plant it.  
00:26:08 --> 00:26:11: Find West blocks off of City Place which we buy  
00:26:11 --> 00:26:15: then recently acquired from Whittington and Council of onset.  
00:26:15 --> 00:26:19: Well, there's a there there early generation of developments  
00:26:19 --> 00:26:24: are.  
00:26:19 --> 00:26:24: They're like he calls them condo castles because the there's  
00:26:24 --> 00:26:25: not enough.  
00:26:25 --> 00:26:28: A walkthrough percolating through through the sex  
00:26:28 --> 00:26:30: whenever.  
00:26:28 --> 00:26:30: So sometimes I walk around the block,  
00:26:30 --> 00:26:33: walk around the podium building to get to the the  
00:26:33 --> 00:26:33: entrance.  
00:26:33 --> 00:26:36: Lobby and and and drop off areas and so on,  
00:26:36 --> 00:26:39: so he wants more sort of percolation through the site,  
00:26:39 --> 00:26:43: so that's why through that that that that that the

00:26:43 --> 00:26:48: process we come up with the latest generation of ideas

00:26:48 --> 00:26:52: of how to make their last two blocks,

00:26:52 --> 00:26:55: which is on both sides to be pedestrian.

00:26:55 --> 00:26:56: Walk through all the box.

00:26:56 --> 00:26:58: There's no sort of exclusive areas at all,

00:26:58 --> 00:27:04: and and that further sort of evolved from.

00:27:04 --> 00:27:08: Earlier versions of the the podium and Tower view form,

00:27:08 --> 00:27:11: which is I thought it's going interesting because we can

00:27:11 --> 00:27:15: see from the Front Street to opportunity to defend speed

00:27:15 --> 00:27:17: developments down to the the diner.

00:27:17 --> 00:27:19: East Side development to this panel,

00:27:19 --> 00:27:23: Westside developments. You can see the the the different,

00:27:23 --> 00:27:29: very varying evolving concepts of Urban Development and the build

00:27:29 --> 00:27:31: forms. So

00:27:32 --> 00:27:34: speaking to that and how things have changed,

00:27:34 --> 00:27:37: it's very interesting how things have changed from that.

00:27:37 --> 00:27:40: First, those first buildings on Front Street all the way

00:27:40 --> 00:27:42: to the buildings on Bathurst.

00:27:42 --> 00:27:46: As you're saying that spanned over about 20 years.

00:27:46 --> 00:27:49: So I'm the vision has changed from initially from a

00:27:49 --> 00:27:53: planning perspective and from a developer perspective,

00:27:53 --> 00:27:55: what that vision was and how it kind of how

00:27:55 --> 00:27:58: it played out and one of the things that you

00:27:58 --> 00:27:59: just mentioned.

00:27:59 --> 00:28:01: Gabriel was the porosity of this.

00:28:01 --> 00:28:06: Place for pedestrians. What other ideas evolved from the initial

00:28:06 --> 00:28:10: vision for City Place to over the course of the

00:28:10 --> 00:28:12: project over the course of

00:28:12 --> 00:28:13: the development?

00:28:14 --> 00:28:19: There are also other more fine tuned ideas of how

00:28:19 --> 00:28:23: to animate the retail as as as much as we

00:28:23 --> 00:28:29: can by being very carefully going through the the the

00:28:29 --> 00:28:35: selection process of the potential tenants and also also prepare

00:28:35 --> 00:28:41: and define appropriately scaled and sized and located retail with.

00:28:41 --> 00:28:45: When whenever is appropriate associated patio areas up so that

00:28:45 --> 00:28:48: they could be restaurant for outdoor patios and so on.

00:28:48 --> 00:28:53: Right handers? Landing and so on to to make the

00:28:53 --> 00:28:57: on the street level experience as.

00:28:57 --> 00:29:00: And they make this possible for the residents and also  
00:29:00 --> 00:29:02: for anyone passing by City Place.  
00:29:05 --> 00:29:08: Linda or Ken, did you want to jump in with  
00:29:08 --> 00:29:09: anything about how?  
00:29:09 --> 00:29:13: Maybe the the planning of the city's vision changed as  
00:29:13 --> 00:29:15: as city Place was developing?  
00:29:20 --> 00:29:21: I think if I can add,  
00:29:21 --> 00:29:24: I mean that something's changed.  
00:29:24 --> 00:29:27: I mean certainly the population Gabriel went through the  
numbers.  
00:29:27 --> 00:29:30: The population is much higher than we thought it was  
00:29:30 --> 00:29:31: going to be,  
00:29:31 --> 00:29:33: and so you know it has put more pressure in  
00:29:33 --> 00:29:35: terms of the Community services.  
00:29:35 --> 00:29:38: In the neighborhood, I think you know we're at probably  
00:29:38 --> 00:29:41: about 10,000 more residents than we had originally planned  
for.  
00:29:41 --> 00:29:43: You know, 1520 years ago.  
00:29:43 --> 00:29:47: So so that's something we have been thinking about in  
00:29:47 --> 00:29:49: terms of services.  
00:29:49 --> 00:29:51: We weren't able to gain more land,  
00:29:51 --> 00:29:54: but we were able to increase the size of the  
00:29:54 --> 00:29:54: school.  
00:29:54 --> 00:29:56: Uhm, in order to accommodate that.  
00:29:56 --> 00:29:59: So that's that's been important,  
00:29:59 --> 00:30:02: UM? I think as Gabriel is mentioned,  
00:30:02 --> 00:30:06: it wasn't so much that things fundamentally changed once  
once  
00:30:06 --> 00:30:08: the work was done with concrete Dicks,  
00:30:08 --> 00:30:10: but that we were fine tuning in terms of public  
00:30:10 --> 00:30:13: realm relationship with buildings to the base,  
00:30:13 --> 00:30:16: the porosity that Gabriel talked about the need for higher  
00:30:16 --> 00:30:20: emphasis on the kind of retail to serve the community.  
00:30:20 --> 00:30:22: Uhm, I do think I've spent some time yesterday thinking  
00:30:22 --> 00:30:24: about what it is that makes a community right,  
00:30:24 --> 00:30:27: and you need that you need that combination of community  
00:30:28 --> 00:30:29: service and facilities.  
00:30:29 --> 00:30:33: You need Parkland. You need really good access in various  
00:30:33 --> 00:30:34: forms of mobility.  
00:30:34 --> 00:30:36: And it's great to hear that 40%  
00:30:36 --> 00:30:38: of the residents are walking.  
00:30:38 --> 00:30:40: You know, I'm sure Dean can add add to that  
00:30:41 --> 00:30:42: conversation being a resident.

00:30:42 --> 00:30:45: Uhm? So I think you know it has worked out  
 00:30:45 --> 00:30:48: fairly well and I and the improving things like using  
 00:30:49 --> 00:30:52: the land under the gardener to improve the public realm  
 00:30:52 --> 00:30:55: and create more amenity in the neighborhood will be will  
 00:30:55 --> 00:30:56: be a positive addition.  
 00:30:56 --> 00:30:59: To the neighborhood you know,  
 00:30:59 --> 00:31:00: and this connectivity.  
 00:31:01 --> 00:31:04: So I'm I'm gonna switch gears a little bit and  
 00:31:04 --> 00:31:07: you know my current relationship to city places as a  
 00:31:07 --> 00:31:08: neighbor.  
 00:31:08 --> 00:31:10: I live just on the other side of the Yellow  
 00:31:10 --> 00:31:11: bridge.  
 00:31:11 --> 00:31:15: The pointed loose as it's called and I frequently especially  
 00:31:15 --> 00:31:18: now in this last year and a half from COVID  
 00:31:18 --> 00:31:21: I walked through city place many times a week on  
 00:31:21 --> 00:31:23: my way down to the waterfront,  
 00:31:23 --> 00:31:27: to the music garden. On the border,  
 00:31:27 --> 00:31:31: the best way, so I'm very interested in the connection  
 00:31:31 --> 00:31:35: along the corridor and my observation I I've gone from  
 00:31:35 --> 00:31:36: a skeptic,  
 00:31:36 --> 00:31:40: I was one of those people that Gabriel described.  
 00:31:40 --> 00:31:44: Who, uh? Thought this was heading in a bad direction.  
 00:31:44 --> 00:31:47: Some of us refer to it as becoming another St  
 00:31:47 --> 00:31:48: Jamestown.  
 00:31:48 --> 00:31:52: Uhm, and I have become completely converted.  
 00:31:52 --> 00:31:54: And I'll what I'm going to do to paint.  
 00:31:54 --> 00:31:57: The picture is for me the 100%  
 00:31:57 --> 00:32:02: corner in City Place is standing by the splash pad.  
 00:32:02 --> 00:32:07: In Canoe Landing park. And if I look at the  
 00:32:07 --> 00:32:08: park itself,  
 00:32:08 --> 00:32:10: the the wonderful public arts,  
 00:32:10 --> 00:32:13: the canoe land, the canoe.  
 00:32:13 --> 00:32:16: The UM, the splash pad design itself.  
 00:32:16 --> 00:32:19: I look at the two schools and Community Center,  
 00:32:19 --> 00:32:22: which obviously came late and should have been there much  
 00:32:22 --> 00:32:25: early but there earlier they're there now.  
 00:32:25 --> 00:32:29: Uh, there is something that is almost for me.  
 00:32:29 --> 00:32:34: The essence of Toronto. If I look at the astroturf  
 00:32:34 --> 00:32:35: field.  
 00:32:35 --> 00:32:39: Where people of all ages are doing all manner of  
 00:32:39 --> 00:32:43: sports and exercise is completely self organized.  
 00:32:43 --> 00:32:45: I look at the kids I see the grandparents.

00:32:45 --> 00:32:49: I see the parents. I see young people in the  
 00:32:49 --> 00:32:51: pubs just north of Bremner Blvd.  
 00:32:51 --> 00:32:54: I see all the live work units that have opened  
 00:32:55 --> 00:32:56: up on Bremner Blvd,  
 00:32:56 --> 00:32:58: the grocery store in the other direction,  
 00:32:58 --> 00:33:04: the library. It's the community infrastructure and the public  
 space.  
 00:33:04 --> 00:33:08: They have really made this work and it's a combination  
 00:33:08 --> 00:33:10: of what the city did.  
 00:33:10 --> 00:33:12: And what the city called for,  
 00:33:12 --> 00:33:16: and Gabriel's response. This really could not have come  
 about.  
 00:33:16 --> 00:33:19: Without the kind of partnership that emerged,  
 00:33:19 --> 00:33:23: and it's in stark contrast to some of the areas  
 00:33:23 --> 00:33:24: in the city,  
 00:33:24 --> 00:33:28: and you know, for example what's happening at Humber  
 Bay.  
 00:33:28 --> 00:33:31: We have all the tall buildings popping up,  
 00:33:31 --> 00:33:35: but you have virtually no community infrastructure or even  
 across  
 00:33:35 --> 00:33:39: bathroom streets in the Fort York neighborhood where  
 there's no  
 00:33:39 --> 00:33:40: High Street.  
 00:33:40 --> 00:33:42: There's no retail, there's no.  
 00:33:42 --> 00:33:45: You know community facilities. There are a lot of tall  
 00:33:45 --> 00:33:47: buildings following the tower podium model,  
 00:33:47 --> 00:33:50: but not much else. And I I think that the  
 00:33:50 --> 00:33:54: essence of what's happened at sea place is that hub  
 00:33:55 --> 00:33:59: of Community infrastructure in the form of the park,  
 00:33:59 --> 00:34:00: which if you include the schools,  
 00:34:00 --> 00:34:03: it's about 15 acres of land.  
 00:34:03 --> 00:34:07: And the fact that you have all these commercial uses  
 00:34:07 --> 00:34:09: that speak to People's Daily lives,  
 00:34:09 --> 00:34:12: people of all ages, and all conditions,  
 00:34:12 --> 00:34:13: all happening in one place.  
 00:34:15 --> 00:34:18: So you're saying that city Place does a good job  
 00:34:19 --> 00:34:21: at tying into the the sort of fabric of the  
 00:34:21 --> 00:34:25: neighboring communities pulling people into the community,  
 00:34:25 --> 00:34:28: leading people in and out and through the community as  
 00:34:28 --> 00:34:28: well?  
 00:34:28 --> 00:34:33: So it's successful in those ways and successful in  
 neighborhood  
 00:34:33 --> 00:34:34: as a whole,

00:34:34 --> 00:34:36: and in general, for many,  
 00:34:36 --> 00:34:37: for the reasons that you mentioned.  
 00:34:37 --> 00:34:41: And maybe we can bring in Dean to talk about  
 00:34:41 --> 00:34:42: from,  
 00:34:42 --> 00:34:45: you know, the residents perspective from the perspective of  
 somebody  
 00:34:45 --> 00:34:46: working with the residents.  
 00:34:46 --> 00:34:50: Association about this the overall you know neighborhood,  
 00:34:50 --> 00:34:52: the community feeling. And then after I'd love to hear  
 00:34:52 --> 00:34:55: also from Jesse about the retail since we're talking a  
 00:34:55 --> 00:34:56: lot about the High Street,  
 00:34:56 --> 00:35:00: the retail and and how how those things are successful.  
 00:35:00 --> 00:35:03: As part of this, the city place community.  
 00:35:04 --> 00:35:05: Jennifer, just to let you know,  
 00:35:05 --> 00:35:08: I've actually. I mean I'm a neighbor of City Place  
 00:35:08 --> 00:35:09: right now,  
 00:35:09 --> 00:35:11: but I founded the city Place Residents Association.  
 00:35:11 --> 00:35:16: I was there for over 717 years and honestly.  
 00:35:16 --> 00:35:18: City place compared to Humber?  
 00:35:18 --> 00:35:21: That's what Humber City Place could have been humburg if  
 00:35:21 --> 00:35:24: the residents did not get involved and the thing that  
 00:35:24 --> 00:35:27: I gotta give credit to Gabriel Young 'cause Gabriel at  
 00:35:28 --> 00:35:30: the beginning seemed like the only person who believed in  
 00:35:30 --> 00:35:33: us as the residents in the neighborhood because the city  
 00:35:33 --> 00:35:34: forgot us.  
 00:35:34 --> 00:35:36: As mentioned, you know the Saint James Sound,  
 00:35:36 --> 00:35:39: the slum remarks. Those were things that were putting to  
 00:35:39 --> 00:35:41: down towards and anybody in this city.  
 00:35:41 --> 00:35:43: When you talk about city place it was it was  
 00:35:43 --> 00:35:45: a negative impression.  
 00:35:45 --> 00:35:47: So we as residents wanted to find a way to  
 00:35:47 --> 00:35:50: get people out of the condos into the community and  
 00:35:50 --> 00:35:53: make use of this huge park that we had.  
 00:35:53 --> 00:35:54: So what we did is that we we turn to  
 00:35:54 --> 00:35:57: everybody but the only person who really came through all  
 00:35:57 --> 00:36:00: all the time was Gabriel and I remember our first  
 00:36:00 --> 00:36:02: community initiative. I contacted Gabriel,  
 00:36:02 --> 00:36:06: right out, the blue, my other neighborhood residents  
 association said  
 00:36:06 --> 00:36:07: don't bother with the developers.  
 00:36:07 --> 00:36:10: He'll say no, they're they're evil.  
 00:36:10 --> 00:36:13: They're everything to Gabriel. We'd like to do a community

00:36:13 --> 00:36:14: garden.

00:36:14 --> 00:36:17: On those are those little medians along for your Blvd.

00:36:17 --> 00:36:19: Within 24 hours he responds back.

00:36:19 --> 00:36:21: Yes, how can we help?

00:36:21 --> 00:36:25: So we actually purchased flowers we built.

00:36:25 --> 00:36:28: We sent out notices saying who wants to help.

00:36:28 --> 00:36:32: Plant flowers in these medians and the response was overwhelming.

00:36:32 --> 00:36:34: I was kind of shocked that so many people wanted

00:36:34 --> 00:36:37: to get involved in the neighborhood and then from there

00:36:37 --> 00:36:39: we did other initiatives where you know we worked on

00:36:39 --> 00:36:42: an urban market. We worked on Halloween trick or treat

00:36:42 --> 00:36:46: things from from community to community and overtime we found

00:36:46 --> 00:36:48: that there's a huge families there.

00:36:48 --> 00:36:50: You know people with dogs and had nowhere to go

00:36:50 --> 00:36:51: 'cause there was no.

00:36:51 --> 00:36:54: There was no dog run at the time.

00:36:54 --> 00:36:57: But we, the residents were the ones who initiated the

00:36:57 --> 00:37:00: community aspect of it that made it so successful that

00:37:00 --> 00:37:02: the city didn't didn't really help us that much,

00:37:02 --> 00:37:05: because it took almost two decades for a playground.

00:37:05 --> 00:37:06: You put in that area.

00:37:06 --> 00:37:08: There's still no a dog run,

00:37:08 --> 00:37:11: so those are things that we're still going four at

00:37:11 --> 00:37:13: trying to promote and get involved.

00:37:13 --> 00:37:16: We had to fight for a crosswalk across podina so

00:37:16 --> 00:37:20: it was a community involvement that helped initiate those type

00:37:20 --> 00:37:23: of things that you know to animate the area,

00:37:23 --> 00:37:26: because when I first moved there in 2003 for the

00:37:26 --> 00:37:28: first couple of years,

00:37:28 --> 00:37:30: I remember, you know, I booked the waterfront.

00:37:30 --> 00:37:32: They hit everything. You know you go.

00:37:32 --> 00:37:34: North of King Street. They had everything and then we

00:37:34 --> 00:37:35: didn't have anything,

00:37:35 --> 00:37:37: but we had all these buildings going up and nobody

00:37:37 --> 00:37:39: was paying attention to us there.

00:37:39 --> 00:37:42: Anyone who was helping us all along was was conquered

00:37:42 --> 00:37:44: and they were our biggest supporter.

00:37:44 --> 00:37:46: They were. They were like most amazing at partners that

00:37:46 --> 00:37:47: we've ever had.

00:37:47 --> 00:37:49: And when Gabriel said like we were the the software

00:37:49 --> 00:37:50: and they were the hardware,  
00:37:50 --> 00:37:52: it it is so true.  
00:37:52 --> 00:37:55: So the only thing that I can say when it  
00:37:55 --> 00:37:58: comes to a community like city Place is that it's  
00:37:58 --> 00:38:01: the people in the area who just wanted to be  
00:38:01 --> 00:38:04: who wanted to be neighbors who wanted to actually come  
00:38:04 --> 00:38:05: out and get involved and be.  
00:38:05 --> 00:38:08: Involved in the community. We are the ones who actually  
00:38:08 --> 00:38:11: brought that community aspect to it and our biggest  
00:38:11 --> 00:38:13: supporter  
00:38:11 --> 00:38:13: at the time was conquered because nobody else was  
00:38:13 --> 00:38:13: supporting  
00:38:13 --> 00:38:13: us.  
00:38:16 --> 00:38:18: Thanks Dean and Jesse. I know that the guy has  
00:38:19 --> 00:38:21: been really involved in the city,  
00:38:21 --> 00:38:25: place, community, doing community work and and and being  
00:38:25 --> 00:38:27: really  
00:38:25 --> 00:38:27: a core of the community as well as as the  
00:38:27 --> 00:38:31: amenities and infrastructure is some place to gather and and  
00:38:31 --> 00:38:35: really offering a lot to people both inside and outside  
00:38:35 --> 00:38:37: of the city place community.  
00:38:37 --> 00:38:39: So I'd like to hear from you and your perspective  
00:38:39 --> 00:38:43: of the success and experience in the city place community  
00:38:43 --> 00:38:43: for you.  
00:38:46 --> 00:38:49: Yeah, thanks Jennifer. You know we were a fledgling BIA  
00:38:49 --> 00:38:52: or fairly small in the grand scheme of things under  
00:38:52 --> 00:38:53: 100 businesses.  
00:38:53 --> 00:38:55: Which means to be placed in Porter York.  
00:38:55 --> 00:38:58: I do want to echo Ademas saying communities don't just  
00:38:58 --> 00:38:59: happen right,  
00:38:59 --> 00:39:02: doesn't just fall and land on a community.  
00:39:02 --> 00:39:05: Right, it took a. It really took Concord nurturing and  
00:39:05 --> 00:39:07: fostering relationships with the.  
00:39:07 --> 00:39:09: With the right people and those right people are the  
00:39:09 --> 00:39:11: ones that are engaged in building community.  
00:39:11 --> 00:39:13: I could tell you watching that video as my first  
00:39:13 --> 00:39:15: time seeing that video.  
00:39:15 --> 00:39:17: Gabriel, I got teary eyed.  
00:39:17 --> 00:39:21: Two reasons, one, I missed this city pre COVID I  
00:39:21 --> 00:39:23: miss it a lot.  
00:39:23 --> 00:39:25: There's nothing like it in the world in my opinion.  
00:39:25 --> 00:39:27: And a lot of that was part of our lives,  
00:39:27 --> 00:39:29: right? A lot of you know,

00:39:29 --> 00:39:32: buying a condo across from the Rogers Center eventually changed

00:39:32 --> 00:39:33: people's lives,

00:39:33 --> 00:39:36: and you don't think about that when you're necessarily breaking

00:39:36 --> 00:39:36: ground.

00:39:36 --> 00:39:37: But when you look back,

00:39:37 --> 00:39:40: you sure do so. We wouldn't be here.

00:39:40 --> 00:39:41: The BIA wouldn't be here.

00:39:41 --> 00:39:43: I wouldn't be here without the support of the of

00:39:43 --> 00:39:43: the landlord,

00:39:43 --> 00:39:47: the developer. You know I talked a lot about the

00:39:47 --> 00:39:47: BAAS.

00:39:47 --> 00:39:50: We have a lot of other restaurants in Toronto.

00:39:50 --> 00:39:54: And around the GTA and the engagement we have with

00:39:54 --> 00:39:58: the developer is critical to developing the community.

00:39:58 --> 00:40:00: We have some money or a business or a BIA.

00:40:00 --> 00:40:05: We have levy support. A Concorde is always always.

00:40:05 --> 00:40:08: Supported us not just with marketing or emotional support,

00:40:08 --> 00:40:09: but financial support when needed.

00:40:09 --> 00:40:11: I think that's critical when it comes to building this

00:40:11 --> 00:40:12: community.

00:40:12 --> 00:40:14: 'cause without it I don't know where we would be

00:40:14 --> 00:40:15: right now.

00:40:15 --> 00:40:17: Our business community is doing well.

00:40:17 --> 00:40:20: Obviously the pandemic has had a negative impact and it

00:40:20 --> 00:40:22: doesn't matter what development it is,

00:40:22 --> 00:40:23: they're going to feel it,

00:40:23 --> 00:40:26: and we are certainly certainly experiencing that,

00:40:26 --> 00:40:29: but we're going in the right direction and we're fortunate

00:40:29 --> 00:40:32: to have all these vertical residents around us that are

00:40:32 --> 00:40:36: supporting us right now versus businesses potentially in the financial

00:40:36 --> 00:40:38: district that do not. So in that sense,

00:40:38 --> 00:40:40: we're also very, very fortunate.

00:40:40 --> 00:40:43: But as a as a business representative of the community,

00:40:43 --> 00:40:44: I could tell you right now.

00:40:44 --> 00:40:47: And as a young. As a man who raised a

00:40:47 --> 00:40:51: young family here this this neighborhood would be nothing without

00:40:51 --> 00:40:53: the support of Concorde.

00:40:53 --> 00:40:56: People like Dean and a lot of the the associates

00:40:56 --> 00:40:59: with Concord like Joanne and Andrea,

00:40:59 --> 00:41:00: so I'll leave it at that.

00:41:00 --> 00:41:02: But yeah, thank you Gabe.

00:41:04 --> 00:41:05: Thanks jump

00:41:05 --> 00:41:08: in. For one thing, I gotta give Jesse Credit Jesse

00:41:08 --> 00:41:12: Jesse was like our little business mayor of the community

00:41:12 --> 00:41:13: there.

00:41:13 --> 00:41:15: Whenever you wanted anything done,

00:41:15 --> 00:41:17: you know you would speak to the the property managers

00:41:17 --> 00:41:20: because the property managers after awhile knew the good work

00:41:20 --> 00:41:22: we were doing so they would always allow us to

00:41:22 --> 00:41:23: put up a poster in the mail room.

00:41:23 --> 00:41:26: So every building in the city place knew what was

00:41:26 --> 00:41:28: going on when it came to social events.

00:41:28 --> 00:41:30: And I remember the greatest,

00:41:30 --> 00:41:33: the greatest success we had between the residents,

00:41:33 --> 00:41:38: association Concorde and the business community was our first Spooktacular.

00:41:38 --> 00:41:42: It's a Halloween event where kids in that neighborhood you

00:41:42 --> 00:41:44: can't go knocking on doors,

00:41:44 --> 00:41:46: but you can go lobby the lobby lobby.

00:41:46 --> 00:41:48: But then we went from lobby to lobby to lobby

00:41:48 --> 00:41:50: in the in the condos and then we added in

00:41:50 --> 00:41:52: the businesses who also handed out candy.

00:41:52 --> 00:41:55: So at one point. To do a trick or tree

00:41:55 --> 00:41:57: run with your family in city place.

00:41:57 --> 00:42:00: During that Spooktacular it would take two to three hours

00:42:00 --> 00:42:03: because there were so many places for people to drop

00:42:03 --> 00:42:05: in and you'd see kids going around in costumes,

00:42:05 --> 00:42:07: it was. It was like one of the greatest successes

00:42:07 --> 00:42:09: of the Residents association,

00:42:09 --> 00:42:12: the businesses and Concorde that I think that we had,

00:42:12 --> 00:42:14: and it's still ongoing right now.

00:42:14 --> 00:42:16: And it shows that families do come here.

00:42:16 --> 00:42:18: We people were shocked how many kids came around for

00:42:18 --> 00:42:21: Halloween and nobody seems to know about it until we

00:42:21 --> 00:42:22: saw all the families out there.

00:42:24 --> 00:42:26: And I'll jump in there.

00:42:26 --> 00:42:29: Dean and Jesse and say that as someone who's also

00:42:29 --> 00:42:32: a resident with a family and city place,

00:42:32 --> 00:42:34: it's great and and you're talking about and we can

00:42:34 --> 00:42:34: see it.

00:42:34 --> 00:42:36: The connections and the relationship.

00:42:36 --> 00:42:39: Even right here, that that's part of the community and

00:42:39 --> 00:42:43: supporting each other and having those facilities for our families

00:42:43 --> 00:42:47: and having access to doing these events that are great

00:42:47 --> 00:42:50: and everyone gets together and enjoys it meets their neighbors.

00:42:50 --> 00:42:52: And these are some of the things that I think

00:42:52 --> 00:42:54: are really helpful in creating a neighborhood.

00:42:54 --> 00:42:56: And that's what city? Place has done one of the

00:42:56 --> 00:42:57: things City Place has done really well,

00:42:57 --> 00:43:02: and I'll say Gabriel, would you like to say something

00:43:02 --> 00:43:06: about the community and the development?

00:43:06 --> 00:43:08: Further to what Dean and Jesse are saying,

00:43:08 --> 00:43:10: action, maybe I think, maybe I think,

00:43:10 --> 00:43:14: can we have something he he gets something,

00:43:14 --> 00:43:14: yeah?

00:43:16 --> 00:43:18: OK, I I want I have a question.

00:43:18 --> 00:43:21: Basically Gabriel it's for you and for Linda.

00:43:21 --> 00:43:26: And my impression is that when the switch was made

00:43:26 --> 00:43:28: to the tower podium format,

00:43:28 --> 00:43:32: and when you got involved as an investor.

00:43:32 --> 00:43:37: The assumption about the number of young families who would

00:43:37 --> 00:43:40: be in city place raising kids.

00:43:40 --> 00:43:44: In these tall buildings. Was a bit different from what

00:43:44 --> 00:43:45: has happened I.

00:43:45 --> 00:43:49: I think a lot of people thought this kind of

00:43:49 --> 00:43:50: housing was.

00:43:50 --> 00:43:53: I guess I would call it a kind of halfway

00:43:53 --> 00:43:53: house.

00:43:53 --> 00:43:57: For young singles and young couples until they had enough

00:43:57 --> 00:44:00: of the down payment to move out to the suburbs

00:44:00 --> 00:44:04: and knew what people had been doing traditionally and in

00:44:04 --> 00:44:08: the events. I think what we're discovering in Toronto and

00:44:08 --> 00:44:10: City Place is a fantastic example.

00:44:10 --> 00:44:14: Is that a lot of young people are actually staying

00:44:14 --> 00:44:16: and raising families.

00:44:16 --> 00:44:20: In city Place and in places like City Place which

00:44:20 --> 00:44:21: has implications.

00:44:21 --> 00:44:25: For the infrastructure, obviously the schools which are already way

00:44:25 --> 00:44:26: oversubscribed,

00:44:26 --> 00:44:30: the Community Center and the number of kids,  
00:44:30 --> 00:44:32: both young kids and teenagers,  
00:44:32 --> 00:44:34: and. Kids of all ages.  
00:44:34 --> 00:44:39: Young families that I see when I walk through city  
00:44:39 --> 00:44:42: place is pretty incredible so I I just want to.  
00:44:42 --> 00:44:44: Maybe each of you to speak.  
00:44:44 --> 00:44:48: What are the implications of that demographic shift,  
00:44:48 --> 00:44:50: which was perhaps not come dissipated.  
00:44:52 --> 00:44:54: Yeah, OK, maybe I'll speak first.  
00:44:54 --> 00:44:55: Actually, in the same sense,  
00:44:55 --> 00:44:58: it's with. It's a 25%  
00:44:58 --> 00:45:01: of the people at that time have been living in  
00:45:01 --> 00:45:03: city place for five years or more,  
00:45:03 --> 00:45:07: and then the 35% are planning to stay in city  
00:45:07 --> 00:45:11: place for for at least another five more years.  
00:45:11 --> 00:45:14: So. So I guess that shows that.  
00:45:14 --> 00:45:15: I mean, really. I mean,  
00:45:15 --> 00:45:18: it's not really that much of a transient sort of  
00:45:18 --> 00:45:20: pass through kind of a community,  
00:45:20 --> 00:45:23: and it shows and. But actually,  
00:45:23 --> 00:45:26: when we when when when we were planning the unit  
00:45:26 --> 00:45:29: types and so on in city place at that time  
00:45:29 --> 00:45:30: the 10%  
00:45:30 --> 00:45:34: three bedroom requirement wasn't as pervasive as now for  
00:45:34 --> 00:45:35: downtown  
00:45:34 --> 00:45:35: development.  
00:45:35 --> 00:45:36: And at the time, I don't wanna say no.  
00:45:36 --> 00:45:38: This is not the coachable we have.  
00:45:38 --> 00:45:40: And you have to do 10%.  
00:45:40 --> 00:45:41: And we did not argue about that.  
00:45:41 --> 00:45:44: We just did it also in right away.  
00:45:44 --> 00:45:46: And sometimes we, whenever we can.  
00:45:46 --> 00:45:49: We have a higher ratio then that's like higher than  
00:45:49 --> 00:45:49: that.  
00:45:49 --> 00:45:52: And it's always a push and pull between the type  
00:45:53 --> 00:45:53: of units.  
00:45:53 --> 00:45:56: Which are more salable, of course they've been lower price  
00:45:56 --> 00:45:57: point.  
00:45:57 --> 00:46:00: Smaller units is always more sellable and faster to sell,  
00:46:00 --> 00:46:02: and that's why developers usually enough to do that kind  
00:46:02 --> 00:46:03: of units.  
00:46:03 --> 00:46:06: But are they really going to be good in the

00:46:06 --> 00:46:09: long term for a for a Urban Development where they

00:46:09 --> 00:46:13: have to do the unit types and unit sizes have

00:46:13 --> 00:46:18: to accommodate future growth? And we we don't believe that

00:46:18 --> 00:46:19: we we,

00:46:19 --> 00:46:21: we believe that we have to struggle better balance of

00:46:21 --> 00:46:24: availability to get the bank financing and get the car

00:46:24 --> 00:46:25: project going and.

00:46:25 --> 00:46:27: Also, on the other hand,

00:46:27 --> 00:46:28: to provide as much as we can,

00:46:28 --> 00:46:30: the two bedroom and three bedroom units,

00:46:30 --> 00:46:34: and I think now the result shows because there are

00:46:34 --> 00:46:37: so many families living in city place.

00:46:37 --> 00:46:40: And I mean as as as what the Jesse and

00:46:40 --> 00:46:41: saying.

00:46:41 --> 00:46:46: I mean that the presence of families creates much more

00:46:46 --> 00:46:51: vibrancy to support the retail and the neighborhood activities in

00:46:51 --> 00:46:52: city Place.

00:46:58 --> 00:46:59: Linda, did you wanna add anything?

00:47:00 --> 00:47:01: I just think very briefly.

00:47:01 --> 00:47:04: I mean, we did find that the early stages of

00:47:04 --> 00:47:06: city place the units were quite small and Gabriels right?

00:47:06 --> 00:47:08: The way we didn't have the 10%

00:47:08 --> 00:47:11: three bedroom, although there was policy which said 25%

00:47:11 --> 00:47:14: of the units would be suitable for families with children,

00:47:14 --> 00:47:16: which would be a two to three bedroom.

00:47:16 --> 00:47:18: I do think with the push for the 10%

00:47:18 --> 00:47:22: three bedroom, which you know the industry is responding to

00:47:22 --> 00:47:25: and the growing up guidelines which speak about the kinds

00:47:25 --> 00:47:27: of amenities that need to be included in the units

00:47:27 --> 00:47:30: and in the in the amenity space and in the

00:47:30 --> 00:47:30: neighborhood.

00:47:30 --> 00:47:34: I think that is getting better and certainly in the

00:47:34 --> 00:47:37: most recent buildings there is more larger units,

00:47:37 --> 00:47:40: more room for families and more room for that kind

00:47:40 --> 00:47:41: of cradle to grave.

00:47:41 --> 00:47:43: You know that you can live in the same neighborhood

00:47:43 --> 00:47:43: and just,

00:47:43 --> 00:47:46: you know, move within that neighborhood rather than having to

00:47:46 --> 00:47:46: leave

00:47:46 --> 00:47:49: it. I think this

00:47:49 --> 00:47:51: is also one of the things that I always put

00:47:51 --> 00:47:54: like a negative and negative connotation in the early days,  
00:47:54 --> 00:47:55: by people saying you know,  
00:47:55 --> 00:47:59: these units are smaller. I'd always argue like what size  
00:47:59 --> 00:48:02: does the city mandate for?  
00:48:02 --> 00:48:04: You know, to be a healthy sized living for me,  
00:48:04 --> 00:48:07: like they when they say smaller units and you know  
00:48:07 --> 00:48:09: you're disconnected from the city.  
00:48:09 --> 00:48:11: It was an uphill battle for a lot of us  
00:48:11 --> 00:48:11: in that neighborhood,  
00:48:11 --> 00:48:13: and as a result a lot of things didn't happen  
00:48:14 --> 00:48:16: that could have happened by saying you know,  
00:48:16 --> 00:48:18: these units are small, like.  
00:48:18 --> 00:48:20: It's not up to the city,  
00:48:20 --> 00:48:22: decide what size about place I'm going to live in  
00:48:22 --> 00:48:24: like it's it's my budget where I want to live  
00:48:24 --> 00:48:25: and you know,  
00:48:25 --> 00:48:27: as a kid growing up in Newfoundland like me and  
00:48:27 --> 00:48:30: my brother shared a bedroom so we didn't need three  
00:48:30 --> 00:48:30: bedrooms.  
00:48:30 --> 00:48:32: So the city was a bit of a.  
00:48:32 --> 00:48:34: The city itself was a bit of an obstacle for  
00:48:35 --> 00:48:37: us to to make the neighborhood because we were painted  
00:48:37 --> 00:48:39: in such a dark way at first that it made  
00:48:39 --> 00:48:43: it difficult to get people on board to to enjoy  
00:48:43 --> 00:48:44: the neighborhood.  
00:48:44 --> 00:48:47: I just want to give that feedback like that when  
00:48:47 --> 00:48:49: these things about you know size and.  
00:48:49 --> 00:48:51: Family size units. What is a family sized unit?  
00:48:51 --> 00:48:53: What is the app like?  
00:48:53 --> 00:48:54: How many square feet are we talking about?  
00:48:54 --> 00:48:55: Nobody ever talks about that,  
00:48:55 --> 00:48:57: they just say smaller and and it can be used  
00:48:57 --> 00:48:59: it as a negative way for people who live in  
00:48:59 --> 00:49:00: that community.  
00:49:00 --> 00:49:02: Like just to be out just to say how great  
00:49:02 --> 00:49:05: city places we even have a Toronto Community Housing  
00:49:05 --> 00:49:07: building  
00:49:07 --> 00:49:10: in there and not only is trying to create housing  
00:49:10 --> 00:49:13: building within the you know the conquered city place,  
00:49:13 --> 00:49:15: we purposely and meaningfully include them in everything.  
00:49:15 --> 00:49:17: So when we go back to the Halloween event or  
00:49:15 --> 00:49:17: the Christmas events,

00:49:17 --> 00:49:18: obviously they don't have. They don't have a budget 'cause

00:49:19 --> 00:49:20: the city doesn't give them extra.

00:49:20 --> 00:49:23: Not like a uh, you know way up.

00:49:23 --> 00:49:26: A building where it has property managers with little cash

00:49:26 --> 00:49:27: that you put towards,

00:49:27 --> 00:49:29: you know candy or an event or something.

00:49:29 --> 00:49:32: We would actually give them things so they do part

00:49:32 --> 00:49:34: of the community and we included them so we were

00:49:34 --> 00:49:37: more inclusive than the city was with us initially.

00:49:39 --> 00:49:43: You're real, are you seeing a change in the extent

00:49:44 --> 00:49:47: to which you on the condos you are selling to

00:49:47 --> 00:49:48: end users?

00:49:48 --> 00:49:52: Versus investors, and the bearing of that on on this

00:49:52 --> 00:49:56: question of people actually staying in city place.

00:49:56 --> 00:49:56: Yeah,

00:49:56 --> 00:50:00: actually, UM, the the ratio is really hasn't really changed

00:50:00 --> 00:50:04: that much between the end users or renters.

00:50:04 --> 00:50:07: But The thing is, people who we find out for

00:50:07 --> 00:50:11: the recent batch of customers who bought and city place.

00:50:13 --> 00:50:15: First of all, we don't really know whether they buy

00:50:15 --> 00:50:17: it because they want to live there,

00:50:17 --> 00:50:20: or whether they will eventually run it out when one

00:50:20 --> 00:50:23: is coming onstream meetings for five years time.

00:50:23 --> 00:50:27: But we do not make conscious efforts to just try

00:50:27 --> 00:50:31: to chase the speculated kind of market,

00:50:31 --> 00:50:35: but this really we, we we always try to reach

00:50:35 --> 00:50:39: out to the to the brokerage community and and and

00:50:39 --> 00:50:44: see who would be the people who concentrate more on

00:50:44 --> 00:50:48: end user types of purchases.

00:50:48 --> 00:50:51: So anyway, so that is how how we go about

00:50:51 --> 00:50:51: it.

00:50:51 --> 00:50:53: But there's no. There's really no way around it.

00:50:53 --> 00:50:57: Because I mean for high-rise developments all over Toronto

00:50:57 --> 00:50:58: is

00:50:57 --> 00:50:58: that I mean it.

00:50:58 --> 00:50:59: It takes a long time,

00:50:59 --> 00:51:00: but once you put the money down,

00:51:00 --> 00:51:02: we say five years or more before it can be

00:51:02 --> 00:51:03: occupied.

00:51:03 --> 00:51:04: So usually there are no,

00:51:04 --> 00:51:09: not many people who come out as a.

00:51:09 --> 00:51:11: And user type. I want to buy one and then

00:51:11 --> 00:51:14: intercept for five years and then wait for it to  
00:51:14 --> 00:51:14: to happen.  
00:51:14 --> 00:51:17: Yeah those. But then not not as many as we  
00:51:17 --> 00:51:21: wish because people do not generate overtime tie down the  
00:51:21 --> 00:51:22: money for so long.  
00:51:23 --> 00:51:26: Uh. There's a lot a lot of great discussion and  
00:51:26 --> 00:51:27: different things,  
00:51:27 --> 00:51:29: and I feel like this panel is so good we  
00:51:29 --> 00:51:32: could talk about a lot more stuff for a lot  
00:51:32 --> 00:51:32: longer.  
00:51:32 --> 00:51:35: We do have a Q&A coming up,  
00:51:35 --> 00:51:37: I think now, but I would just like to if  
00:51:37 --> 00:51:40: I could ask one more really quick question to the  
00:51:40 --> 00:51:40: panel.  
00:51:40 --> 00:51:43: Just post what what's next for the City,  
00:51:43 --> 00:51:45: Place neighborhood, what's on the horizon really.  
00:51:45 --> 00:51:49: Briefly, Gabriel mentioned conquered Canada hosts coming.  
00:51:49 --> 00:51:52: Linda, the city has some some projects coming as well.  
00:51:52 --> 00:51:54: If you could just quickly let us know what that.  
00:51:54 --> 00:51:56: Then I'm going to turn it over to Richard for  
00:51:56 --> 00:51:57: the the audience  
00:51:57 --> 00:52:02: questions. So, so just very quickly I mentioned that the  
00:52:02 --> 00:52:07: affordable housing site at 150 Queens Wharf is going  
00:52:07 --> 00:52:08: through  
00:52:07 --> 00:52:08: the final rezoning.  
00:52:08 --> 00:52:12: It will include significant affordable housing,  
00:52:12 --> 00:52:16: some market and so that is something that's coming forward  
00:52:16 --> 00:52:16: with.  
00:52:16 --> 00:52:18: The plans are done for them out of the Creek  
00:52:18 --> 00:52:18: Park,  
00:52:18 --> 00:52:21: which is immediately adjacent to that which was another  
00:52:21 --> 00:52:23: amenity  
00:52:21 --> 00:52:23: we can add to the community to connect to the  
00:52:23 --> 00:52:24: neighborhood.  
00:52:24 --> 00:52:27: So we are looking looking forward to completing that piece  
00:52:27 --> 00:52:29: and adding more affordable housing.  
00:52:29 --> 00:52:32: You know which is Dean mentioned would be would be  
00:52:32 --> 00:52:33: welcomed by the residents there.  
00:52:33 --> 00:52:34: Yeah,  
00:52:34 --> 00:52:35: and they'll be welcomed by us.  
00:52:35 --> 00:52:38: The first TCH building, when people move in the second  
00:52:38 --> 00:52:40: week we we made a presentation at them and try  
00:52:40 --> 00:52:43: to welcome them to be to be part of the

00:52:43 --> 00:52:44: neighborhood. Instead of having this,

00:52:44 --> 00:52:46: I sent them kind of situation and we assume in

00:52:47 --> 00:52:47: connection with them.

00:52:50 --> 00:52:54: Great. Jennifer, thank you very much for leading a really

00:52:54 --> 00:52:55: great discussion.

00:52:55 --> 00:52:58: Indeed there are quite a few questions and people feel

00:52:58 --> 00:53:00: free to add some and vote them up.

00:53:00 --> 00:53:02: We're not gonna get through them all but,

00:53:02 --> 00:53:06: but clearly the number one question here is a park

00:53:06 --> 00:53:06: question,

00:53:06 --> 00:53:09: not surprising. And, you know,

00:53:09 --> 00:53:13: question is are the. Are you finding the parks are

00:53:13 --> 00:53:18: being over utilized and if So what alternatives are you

00:53:18 --> 00:53:19: proposing to address?

00:53:19 --> 00:53:24: This is apparent issue. Let's maybe bring in and one

00:53:24 --> 00:53:26: of the elephants to the parks.

00:53:26 --> 00:53:28: Question in this neighborhood and ask,

00:53:28 --> 00:53:31: maybe if someone wants to comment a little bit on

00:53:31 --> 00:53:34: the rail deck park or the the the the trajectory

00:53:34 --> 00:53:38: of that particular piece of Parkland in addition to other

00:53:38 --> 00:53:40: aspects that that you might want to speak to on

00:53:41 --> 00:53:42: the parks question.

00:53:42 --> 00:53:43: So who would like to take that?

00:53:43 --> 00:53:44: The first crack at that?

00:53:44 --> 00:53:47: That question Ken's got his hand up?

00:53:47 --> 00:53:48: Let's go with you Ken.

00:53:51 --> 00:53:52: You're on mute.

00:53:56 --> 00:53:56: I

00:53:56 --> 00:54:02: think the decision by the Tribunal on Rail Deck Park,

00:54:02 --> 00:54:06: which will result in, as I understand it,

00:54:06 --> 00:54:09: not one square metre of public space.

00:54:09 --> 00:54:13: A gigantic mall, 1 1/2 times the length of the

00:54:13 --> 00:54:15: Eaton Centre as a barrier.

00:54:15 --> 00:54:20: Between the city to the north and city Place was

00:54:20 --> 00:54:22: an appalling decision.

00:54:22 --> 00:54:24: I I don't know what will happen now,

00:54:24 --> 00:54:27: whether all is lost. I think there's a lot of

00:54:27 --> 00:54:31: regret the city might have stepped up earlier to purchase

00:54:31 --> 00:54:32: the air rights.

00:54:32 --> 00:54:35: You know, there there can be some discussion about that.

00:54:35 --> 00:54:40: But I think if this if the development that we

00:54:40 --> 00:54:42: saw presented.

00:54:42 --> 00:54:46: With towers that are 1 1/2 times taller than the  
 00:54:46 --> 00:54:51: ones currently in city place and with this gigantic mall  
 00:54:51 --> 00:54:55: as a witch between the city and city place and  
 00:54:55 --> 00:54:58: no public space anywhere near street level,  
 00:54:58 --> 00:55:02: it's essentially privately operated space.  
 00:55:02 --> 00:55:05: At higher levels occurs this.  
 00:55:05 --> 00:55:09: This will be. Truly, truly unfortunate.  
 00:55:09 --> 00:55:13: A lot of people have criticized the city for the  
 00:55:13 --> 00:55:16: case it made at the panel.  
 00:55:16 --> 00:55:18: I will say that I saw a lot of the  
 00:55:18 --> 00:55:20: evidence that was presented.  
 00:55:20 --> 00:55:21: I thought it was pretty good,  
 00:55:21 --> 00:55:25: pretty compelling, and I I just think it was a  
 00:55:25 --> 00:55:29: I can only describe it as a vindictive.  
 00:55:29 --> 00:55:34: Empty Toronto decision that could have terrible  
 repercussions.  
 00:55:34 --> 00:55:36: So you want to know what I really think.  
 00:55:38 --> 00:55:40: Well, at least we got a little bit of grit  
 00:55:40 --> 00:55:42: into this conversation.  
 00:55:42 --> 00:55:46: Linda, what about you taking a not necessarily city sorry  
 00:55:46 --> 00:55:46: rail deck,  
 00:55:46 --> 00:55:51: but other aspects of connectivity to park plan for and  
 00:55:51 --> 00:55:53: it seems to me I myself.  
 00:55:53 --> 00:55:57: Having had many walks there this past year that that  
 00:55:57 --> 00:55:58: that park,  
 00:55:58 --> 00:56:00: that canoe landing is is very,  
 00:56:00 --> 00:56:03: very highly utilized and no doubt could even get more  
 00:56:03 --> 00:56:04: so into the future.  
 00:56:05 --> 00:56:08: So you're absolutely right, it is,  
 00:56:08 --> 00:56:11: you know, there's a lot of pressure on that park,  
 00:56:11 --> 00:56:14: and I and I think the city is aware of  
 00:56:14 --> 00:56:14: that,  
 00:56:14 --> 00:56:16: and parks is looking at things like the dog around  
 00:56:16 --> 00:56:18: the Dean talked about that,  
 00:56:18 --> 00:56:20: you know, is definitely needed.  
 00:56:20 --> 00:56:22: We have some new parks under development.  
 00:56:22 --> 00:56:25: There's will be a new park at Garrison Crossing that's  
 00:56:25 --> 00:56:26: going to be developed,  
 00:56:26 --> 00:56:31: so we are expanding Parkland around City Place to provide  
 00:56:31 --> 00:56:33: you know something for these residents.  
 00:56:33 --> 00:56:36: Rail deck park. I mean I took a couple of  
 00:56:36 --> 00:56:39: months out of my life that hearing and and it

00:56:39 --> 00:56:40: was brutal can I can tell you?

00:56:40 --> 00:56:43: We I don't think all is lost on rail deck

00:56:44 --> 00:56:44: park.

00:56:44 --> 00:56:46: You know the the developer now has the right to

00:56:46 --> 00:56:48: proceed with development,

00:56:48 --> 00:56:49: but they don't have a zoning bylaw.

00:56:49 --> 00:56:51: They don't have a site plan so there is a

00:56:51 --> 00:56:54: lot of conversation and obviously the city place residents need

00:56:55 --> 00:56:58: to be heavily involved in that conversation on what may

00:56:58 --> 00:57:01: happen. So we are our parks and public realm implementation

00:57:01 --> 00:57:04: strategy was at planning and Housing Committee this week talking

00:57:04 --> 00:57:07: about how we move forward with more Parkland to serve

00:57:07 --> 00:57:10: the downtown which we all know is is underserved so.

00:57:10 --> 00:57:13: We are advancing on a number of projects right across

00:57:13 --> 00:57:16: the downtown to help all of the downtown residents.

00:57:18 --> 00:57:22: OK, anybody else a Gabriel?

00:57:22 --> 00:57:24: Do you or others want to comment on the park

00:57:24 --> 00:57:24: special?

00:57:24 --> 00:57:28: OK, we're kind of A at time here,

00:57:28 --> 00:57:31: so I'm not sure that we're going to get another

00:57:31 --> 00:57:33: question squeezed in here.

00:57:33 --> 00:57:34: Maybe I could give you a 32nd.

00:57:34 --> 00:57:38: It's Brian Moss is asking his Concorde a tax involved

00:57:38 --> 00:57:41: property management for various condo corps.

00:57:41 --> 00:57:43: What kind of budget do you set aside to animate

00:57:43 --> 00:57:44: development annually?

00:57:44 --> 00:57:47: Basically the broader question though is is are you?

00:57:47 --> 00:57:51: Are you involved in the management of of these?

00:57:51 --> 00:57:53: Any of these condos?

00:57:55 --> 00:57:57: Yes, we are involved. We set it up as per

00:57:57 --> 00:58:00: the usual practice that they set aside a budget and

00:58:00 --> 00:58:01: then set up the,

00:58:01 --> 00:58:05: uh, a property manager firm to run the project.

00:58:05 --> 00:58:08: But what we find is actually we want to be

00:58:08 --> 00:58:11: more involved in a good way because we find that

00:58:11 --> 00:58:13: a lot of the good intentions we have as to

00:58:13 --> 00:58:18: how a condo development is designed and how it should

00:58:18 --> 00:58:19: be run.

00:58:19 --> 00:58:22: After they got the condo board is a form.

00:58:22 --> 00:58:24: They had their own ideas and start to sort of

00:58:24 --> 00:58:27: dismantle some of the the divisions we have set aside  
00:58:27 --> 00:58:27: for them.

00:58:28 --> 00:58:30: So so we are trying to see how we can  
00:58:30 --> 00:58:33: work in a positive way in this in the next  
00:58:33 --> 00:58:36: generation of condo to see how we can maybe sort  
00:58:36 --> 00:58:42: of fostered help. The future condo boards and the property  
00:58:42 --> 00:58:47: managers to run the condos in the more positive way.  
00:58:47 --> 00:58:49: I mean I'm not criticizing anyone.  
00:58:49 --> 00:58:50: Right now, but the main counter,  
00:58:50 --> 00:58:52: but usually have their own idea there to protect their  
00:58:52 --> 00:58:53: property and investment,  
00:58:53 --> 00:58:55: but but I mean there could be maybe a better  
00:58:55 --> 00:58:56: balance to be strike.

00:58:58 --> 00:59:01: Thank you listen. We are at time now and that  
00:59:01 --> 00:59:05: was really interesting and I think one of the things  
00:59:05 --> 00:59:09: that you know that really came out is there's a  
00:59:09 --> 00:59:13: lot of affection for this brand new master planned community.  
00:59:13 --> 00:59:16: It is truly a neighborhood I think,  
00:59:17 --> 00:59:19: and I myself was a skeptic and I remember one  
00:59:19 --> 00:59:22: of the first pieces of that I wrote when I  
00:59:22 --> 00:59:25: assumed this job seven years ago was to take a  
00:59:25 --> 00:59:28: critical run at at City Place and.  
00:59:28 --> 00:59:30: And when I went for a big tour with Paul  
00:59:30 --> 00:59:30: Bedford,  
00:59:30 --> 00:59:33: the former chief planner and I came away going.  
00:59:33 --> 00:59:37: Wow, I was wrong and I think seven years later  
00:59:37 --> 00:59:38: even more so,  
00:59:38 --> 00:59:42: notwithstanding the COVID condition. It's it's exciting.  
00:59:42 --> 00:59:45: So a few upcoming events are up on the screen  
00:59:45 --> 00:59:46: where at times,  
00:59:46 --> 00:59:50: so I'm not gonna go into anymore detail other than  
00:59:50 --> 00:59:53: to really thank our our speakers.  
00:59:53 --> 00:59:57: Gabrielle Jenn can, Linda Dean,  
00:59:57 --> 01:00:00: Jesse. Uh, I think I caught you all and that  
01:00:01 --> 01:00:03: was that was super informative.  
01:00:03 --> 01:00:04: So thank you for the time.  
01:00:04 --> 01:00:07: Thank you to our audience and we'll see you at  
01:00:07 --> 01:00:08: A ULI webinar.  
01:00:08 --> 01:00:10: Hopefully very soon. Have a nice weekend.  
01:00:11 --> 01:00:12: Thank you.

---

*This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact [\[email protected\]](#).*