

port lands

public update meeting

April 10, 2013



direction from Council and project goals

- City Council asked Waterfront Toronto to work with the City and TRCA to create a business and implementation plan for the Port Lands, including:
- exploring opportunities to accelerate Port Lands development while building on the large body of work produced to date on the Port Lands and Lower Don Lands
- examining the options for the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment within the EA's terms of reference
- ensuring the process is shaped by extensive public and stakeholder consultation
- exploring opportunities to increase private sector investment involvement
- mechanisms for minimizing the City's obligation to fund the development of the port lands

phase 1 PLAI – key findings

- costs can be reduced and development phased by modifying flood protection alternative 4ws
- modified plan (4ws realigned) includes generous public spaces and preserves the water's edge for public use
- phasing enables earlier development, generating funds for reinvestment and linking costs to revenues
- initial infrastructure investment is reduced and development expedited through phasing
- existing infrastructure can be used to support some preliminary development

phase 1 PLAI – key findings

- the business case, financial tools and private sector interest exist to minimize public sector investment and increase private sector funding
- upfront investment of \$150 to \$300 million is required (dependent on precinct)
- the Port Lands are a major long-term employment and residential growth area for downtown
- the Port Lands is a working port with uses that are essential for the operation of the City
- phased development can be achieved while still accommodating current uses and maintaining the working port



summary of City Council decision

- revise the DMNP EA based on the 2012 “4WS Re-aligned” option and submit to the Ministry of the Environment (MOE) for approval;
- revise the Lower Don Lands (LDL) Master Plan and Keating Channel Precinct Class EA to align with the PLAI direction;
- protect the proposed valley and stream corridors from encroachment by development;
- complete a high-level framework plan for the entire Port Lands;
- confirm precinct boundaries and initiate precinct planning, inclusive of business and implementation planning, for the Cousins Quay, Polson Quay and Film Studio Precincts;

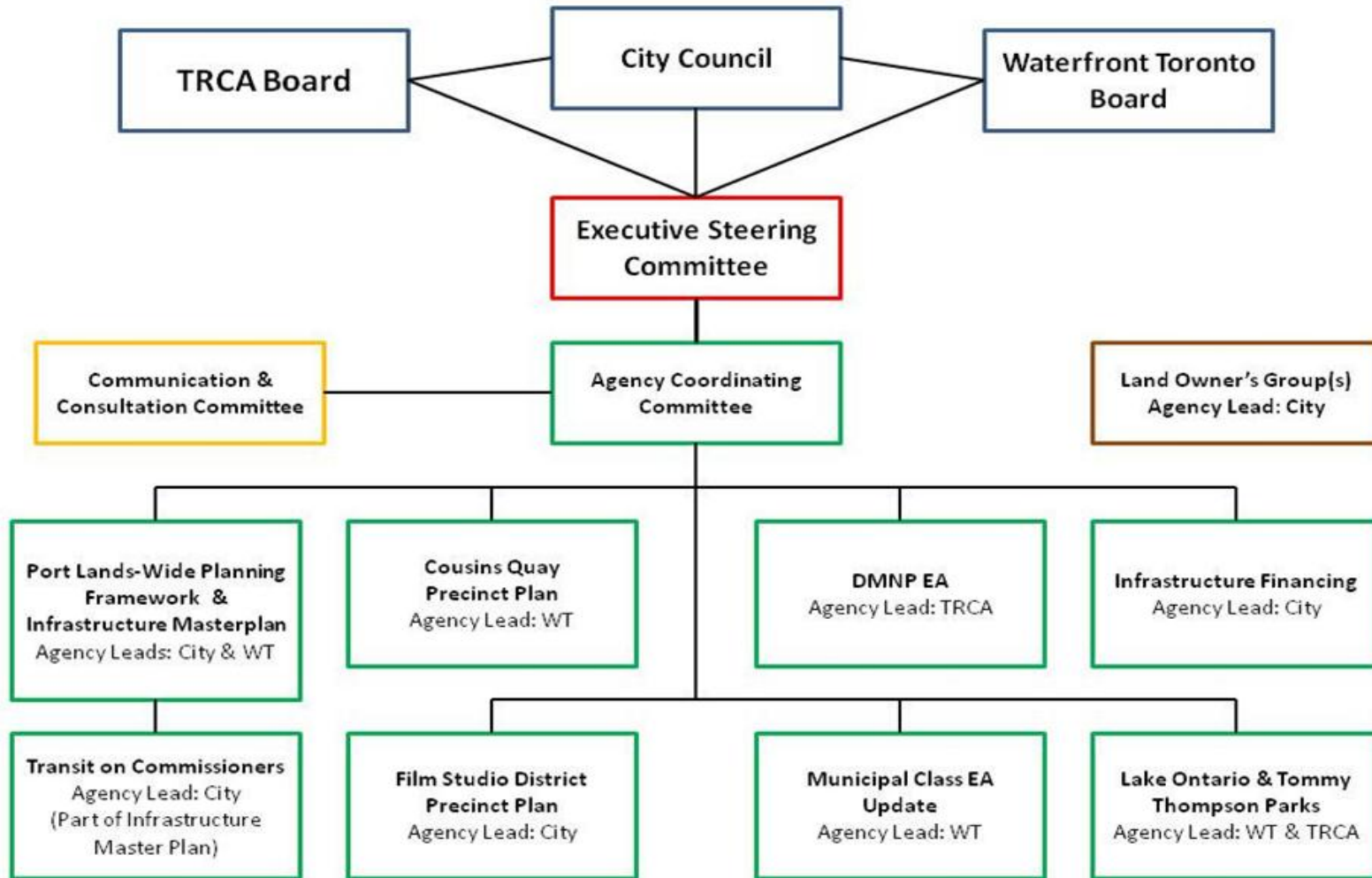


summary of City Council decision

- establish a landowners' group, comprising property owners and long-term lease holders, to work toward infrastructure cost sharing and front-ending or similar infrastructure funding agreements;
- initiate the development of recreational and ecological opportunities in Lake Ontario Park; and
- further review the use of Development Charges (DCs) or other mechanisms for funding flood protection and infrastructure and incorporate Port Lands infrastructure costs in current City Development Charge Background Study.

phase 2 PLAI structure

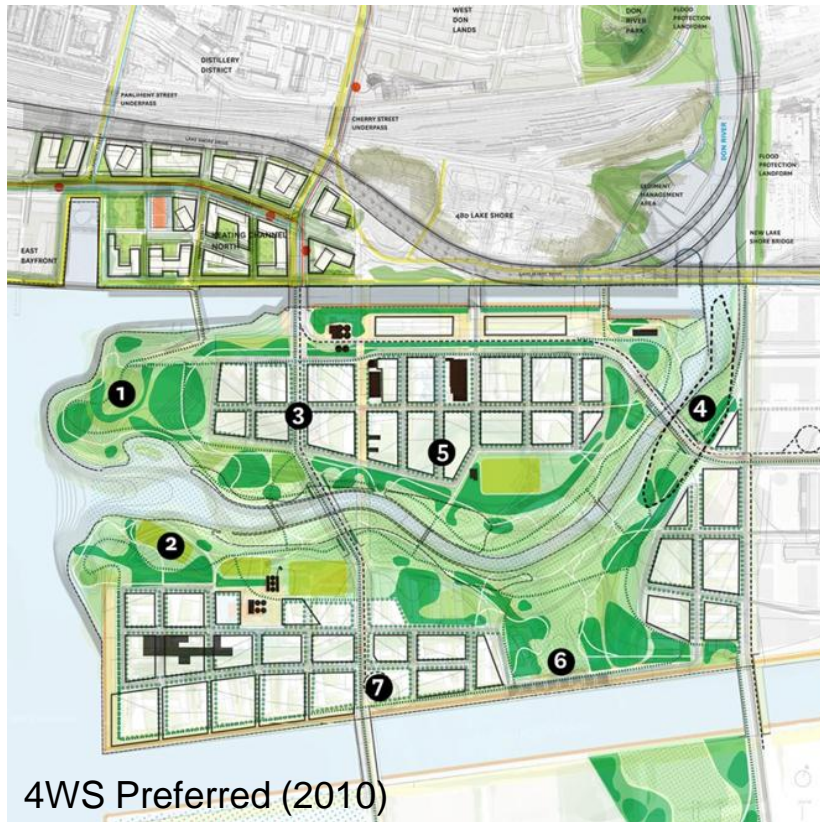
Port Lands Project Structure – Phase 2



Last Updated: March 15, 2013

don mouth naturalization and port lands flood protection project environmental assessment

to modify the original preferred alternative for the DMNP EA to reflect the outcomes of the PLAI Phase 1 in order to expedite planning efforts while ensuring flood protection and naturalization



4WS Preferred (2010)



4WS Re-aligned (2012)

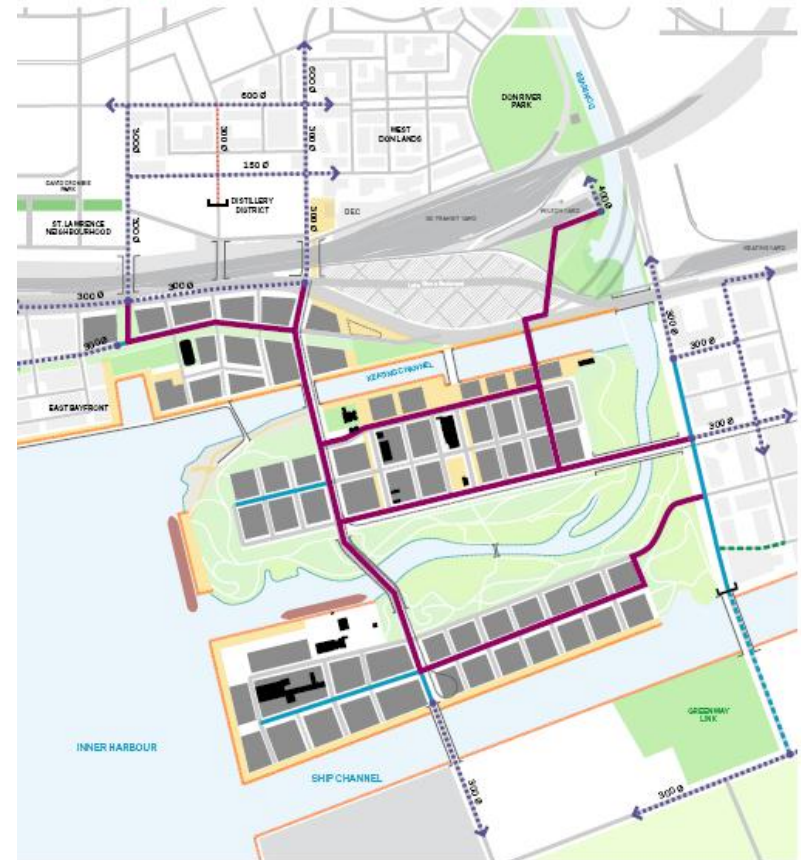
lower don lands class environmental assessment

to amend the Lower Don Lands Class EA Master Plan and complete an Environmental Study Report to reflect the revisions to the flood protection design concept identified through the PLAI

Approved EA Master Plan



2013 Preliminary EA Master Plan Addendum



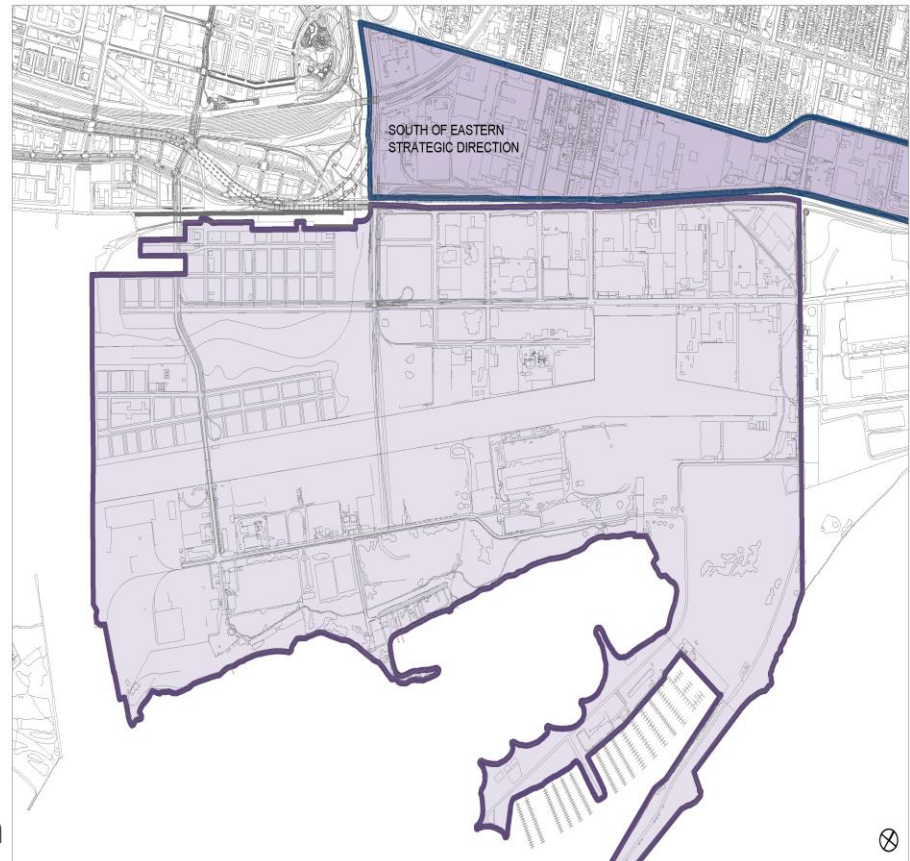
port lands planning framework

prepare a high-level planning framework plan that:

- is consistent with the goals and objectives of the Central Waterfront Secondary Plan
- articulates a long-term vision for the Port Lands and establishes the structure for precinct planning to occur
- guides short and long-term growth in the Port Lands
- provides connections to the South of Eastern Strategic Direction
- satisfies the Class EA Master Plan process for:
 - South of Eastern
 - Port Lands east of the Don Roadway and north of the Ship Channel
 - Lands south of the Ship Channel

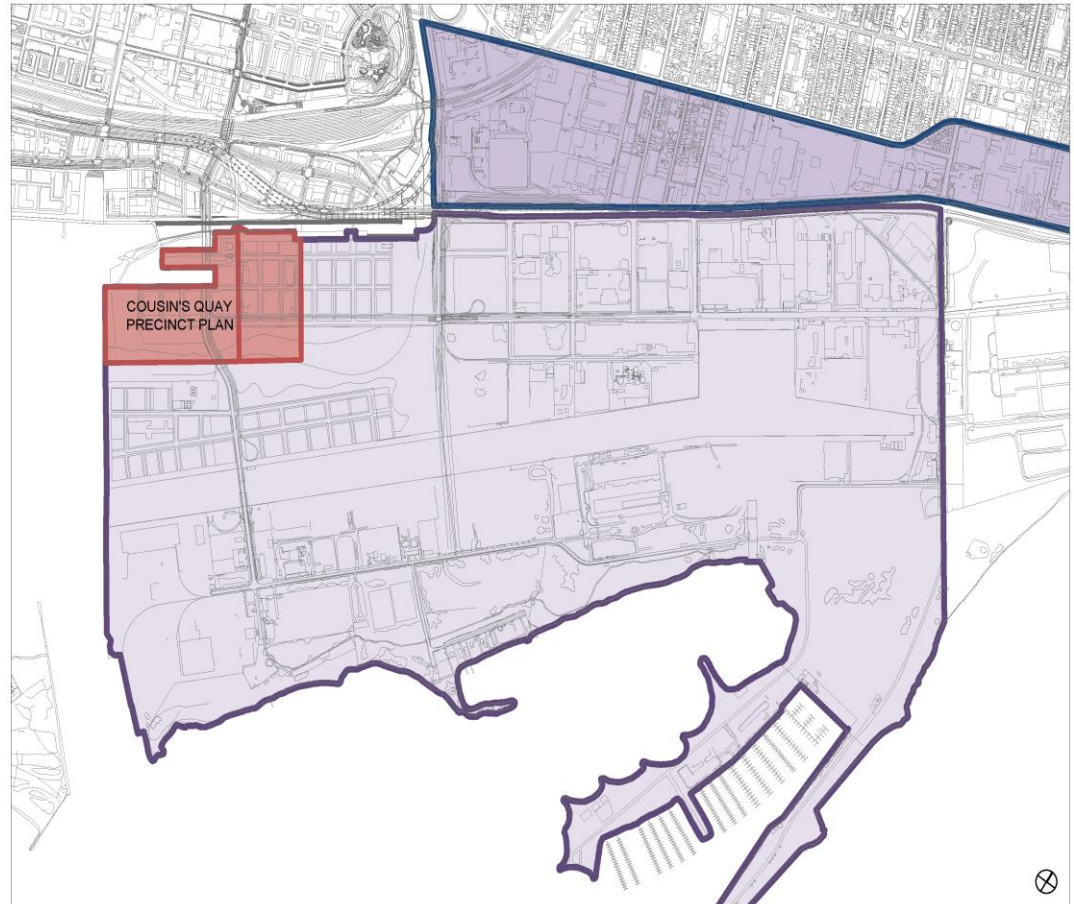
south of eastern strategic direction

- provide strategic direction for South of Eastern to set a clear policy context for future investment and development
- address January 2012 direction from Planning and Growth Management Committee to consider a planning framework for South of Eastern
- reinforce the direction of the Municipal Comprehensive Review
- ensure consistent planning for site-specific proposals
- determine an approach to address the flood protection issues in South of Eastern



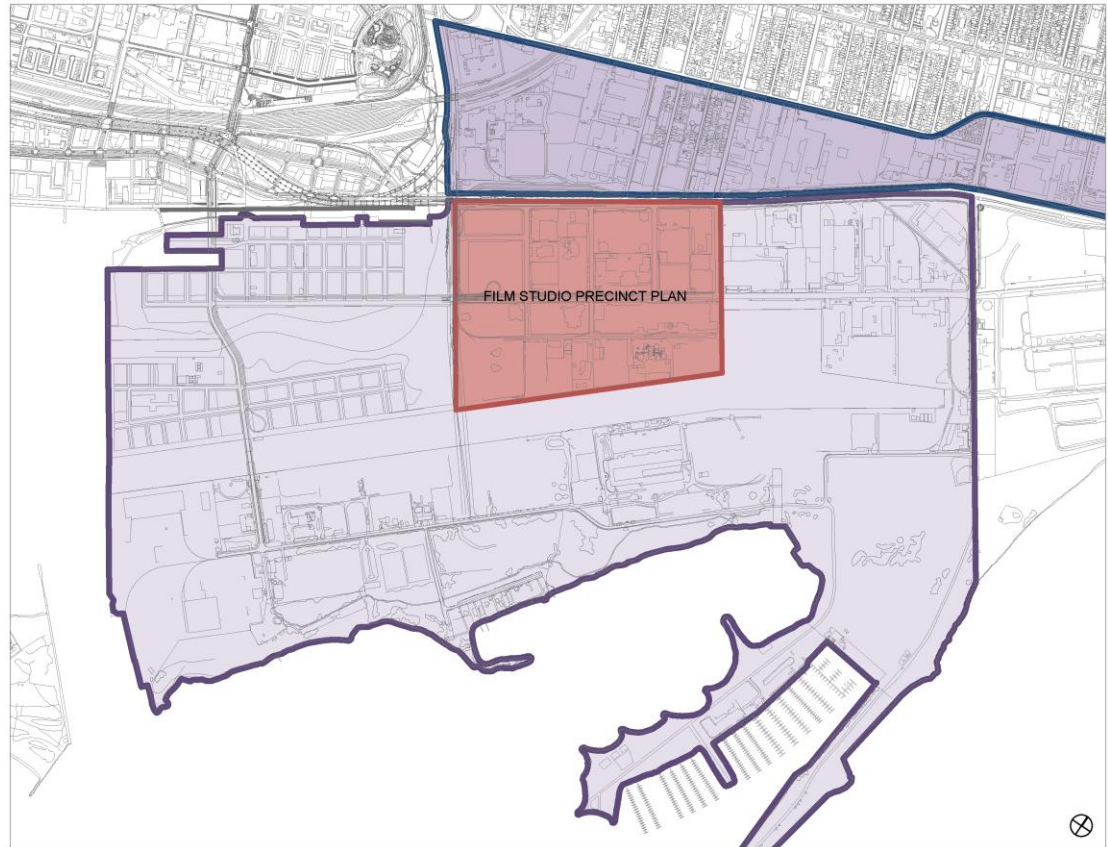
precinct plan – Cousins Quay

- develop a precinct plan in accordance with the policies of the Central Waterfront Secondary Plan that promotes comprehensive and orderly development in Cousins Quay Precinct



precinct plan – Film Studio

- develop a precinct plan in accordance with the policies of the Central Waterfront Secondary Plan requirements to provide for the comprehensive and orderly development of the Film Studio Precinct



landowner coordination and infrastructure financing

- coordinate the establishment of a landowner's group(s) for the Port Lands and areas within the flood zone
- report to City Council on the outcomes of the landowner's group

future consultation and engagement

- complete DMNP EA and LDL Class EA
 - Community Liaison Committee meetings
April 2013 & June 2013
 - Public Consultation meeting June 2013
- planning framework and precinct planning consultations
 - To begin Fall 2013

