

Port Lands Implementation Strategy



*Public Meeting
03 March 2005*

Port Lands Implementation Strategy

Public Forum

March 03, 2005

Toronto Waterfront Revitalization Corporation



Port Lands Revitalization



The Opportunity

- Vast area of generally unoccupied land
- Proximity to the centre of Toronto
- Excellent water access



Implementation Plan



- Develop a comprehensive implementation strategy
- Transform Central Waterfront Secondary Plan & studies, into “roadmap” for revitalization
- Provide guidance on key decision points

Implementation Plan

Process:

- Led by TWRC in cooperation with City, TEDCO, TRCA and TPA
- Involves frequent consultation with key stakeholders
- Completed in May 2005
- Integrated into process:
 - Lake Ontario Park planning
 - Don River Naturalization EA
 - Marine Strategy

Implementation Plan

Provides context for:

- 2015 World Expo Bid
- Film Studio Complex
- Concrete Campus
- Rochester Ferry Terminal
- Private Development Proposals



Implementation Plan

Focus on:

- Defining precincts and phasing that reflect realistic development increments
- Defining areas for short, medium and longer term revitalization
- Proposing realistic interim uses for lands not ready for more intensive revitalization
- Establishing a strategic, yet pragmatic approach to the redeployment of existing business and employment
- Producing tangible short-term results

Implementation Plan

The Implementation Plan will make specific recommendations on the timing, sequencing and implementation of:

- Parks, recreation facilities and public spaces
- Transit infrastructure
- New services and road infrastructure
- Private development
- Soil and groundwater remediation
- Interim and transitional land uses
- Relocation of existing uses and businesses

Implementation Plan

Three Phases:

- **Phase One** - analysis of all current 'givens' in the Port
Lands: ownership, terms of land control, current land based proposals
- **Phase Two** - consideration of options: phasing, timing, future vision
- **Phase Three** - preferred option and detailed understanding how to get there
- Looking for input throughout the process from community stakeholders, land owners and tenants
- TWRC: ensure proposed interim uses do not preclude long term vision for revitalization but allow for interim economic viability

Summary

The Port Lands will be revitalized, and with our collective stewardship we can ensure that what happens embodies the characteristics we all care about:

- Sustainability
- Design Excellence
- Social Responsibility
- Economic Viability
- Cultural Significance

Short-term Revitalization Initiatives



Underway:

- Lake Ontario Park
- Tommy Thompson Park
- Commissioners Park
- Cherry Beach Improvements

Starting in 2005:

- Corridor Greening & Clean-up
- Trail improvements
- Site Decommissioning
- Don Greenway
- Port Lands Tree Nursery





TORONTO WATERFRONT
REVITALIZATION CORPORATION

www.towaterfront.ca



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The Port Lands Implementation Strategy – Study Area



Our Objectives

Build upon the vision of the Port Lands articulated in:

- **The City of Toronto Secondary Plan**
- **The TWRC Sustainability Framework**
- **The TWRC Open Space Framework**
- **The City of Toronto's Unlocking the Port Lands**

Our Objectives

Provide a short to medium term road map for the revitalization of the Port Lands.

Refine the definition / description of mixed use precincts in the Port Lands

Articulate urban design principles and performance standards

Detail phasing options and alternatives

Focus on public infrastructure, (parks, roads, soil clean up, streetscape and servicing necessary to add value to adjoining public and private lands.)

Provide financial analysis of development opportunities and infrastructure costs



A Project in 3 Phases

Phase 1 – Analysis and Definition

Phase 2 – Development Alternatives

Phase 3 - Recommendations

4 Month Process

Phase 1 is Essentially Complete

Tonight's Meeting is the second of 3 Public Consultation Meetings (first meeting - November 2004)

The Next Public Consultation Meeting will be in mid April



Phase 1 - Analysis and Definition

Fact finding to ensure that the consultant team is up to date on the current state of active plans and initiatives

Illustrate areas of plans and project consistency and conflicts

Identify key areas of required infrastructure improvements

Identify strategic options for relocation such as other areas in the Port Lands and with the City's real estate portfolio

Identify key emerging opportunities or strategies

Represent the context for the first generation of Port Lands revitalization

Identify the extent and time frame for the first generation of Port Lands revitalization



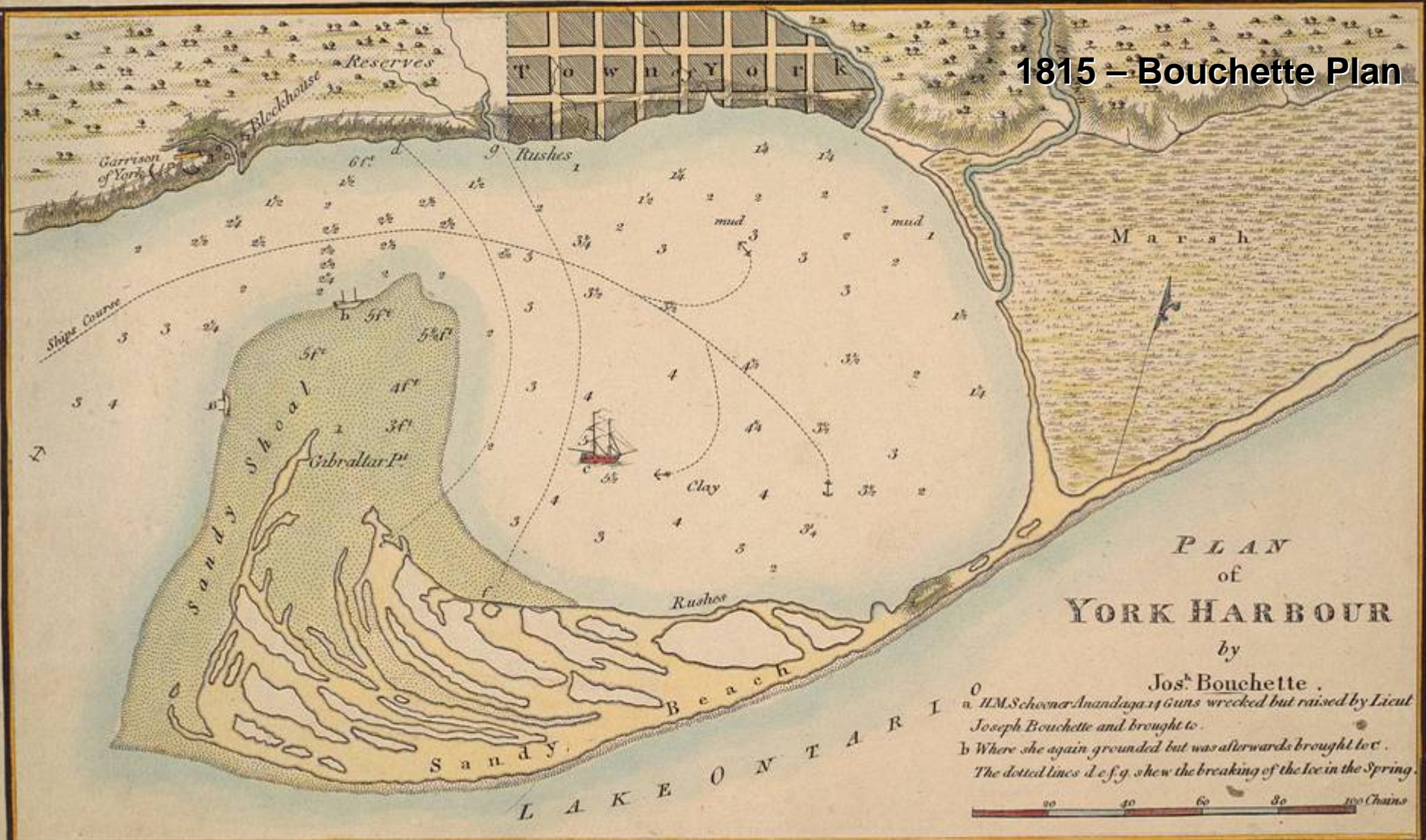






Port Lands Green

1815 – Bouchette Plan



PLAN of YORK HARBOUR

by Jos^{ts} Bouchette.

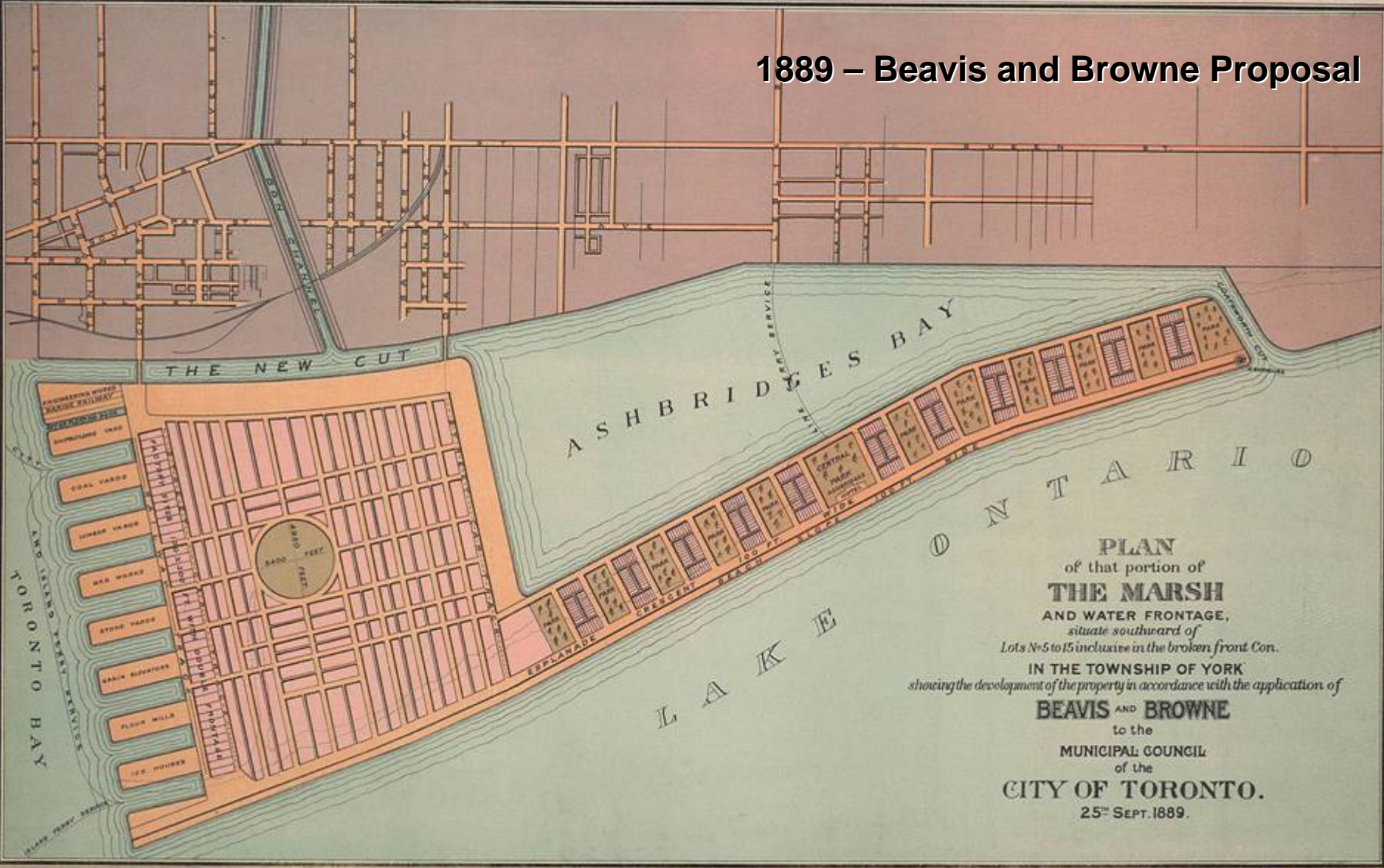
a HM Schooner Anandaga 14 Guns wrecked but raised by Licut Joseph Bouchette and brought to.
b Where she again grounded but was afterwards brought to c.
The dotted lines d e f g shew the breaking of the ice in the Spring.



Published by W. Faden Charing Cross Aug^r 10th 1815.

J Walker Sculp

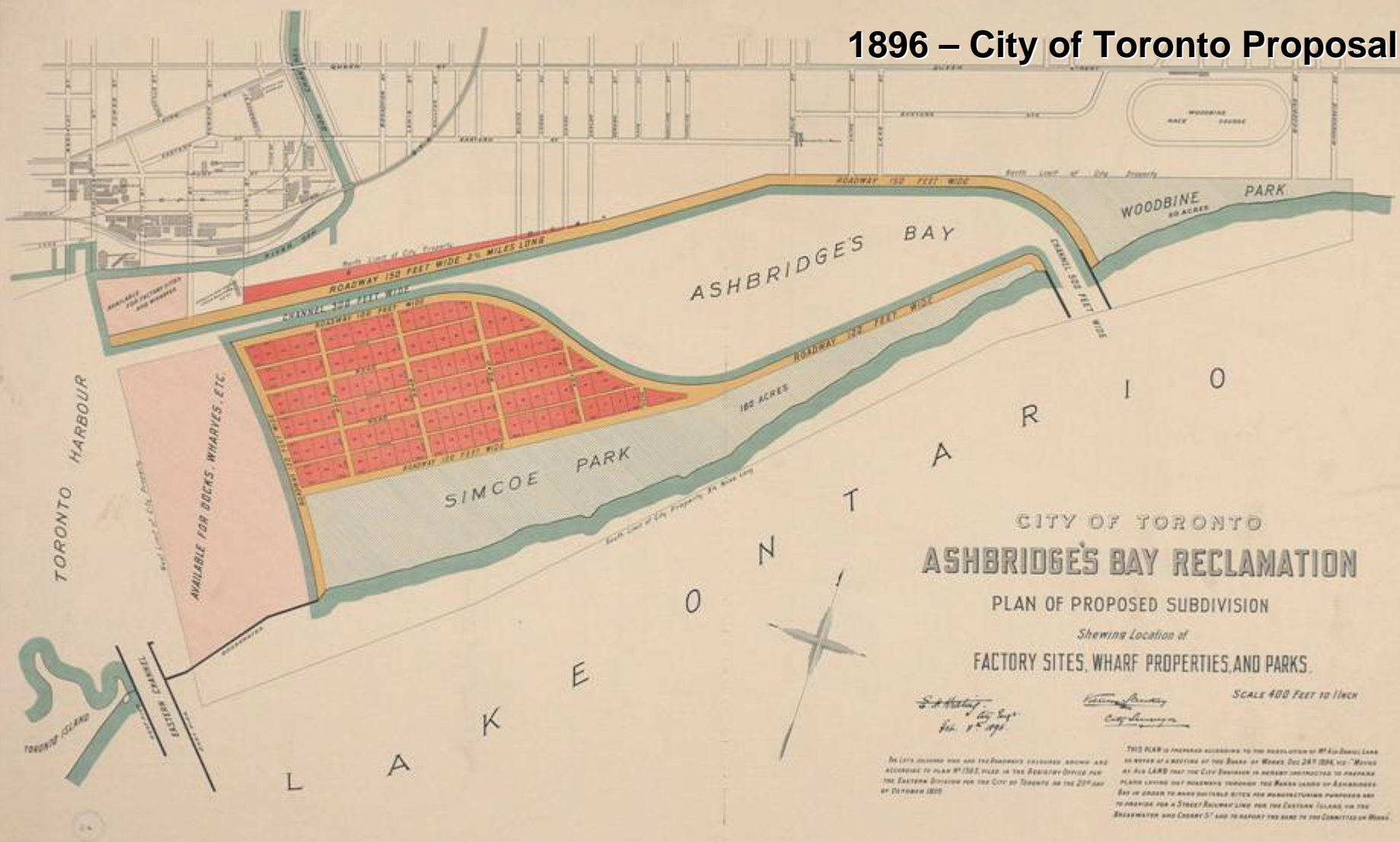
1889 – Beavis and Browne Proposal



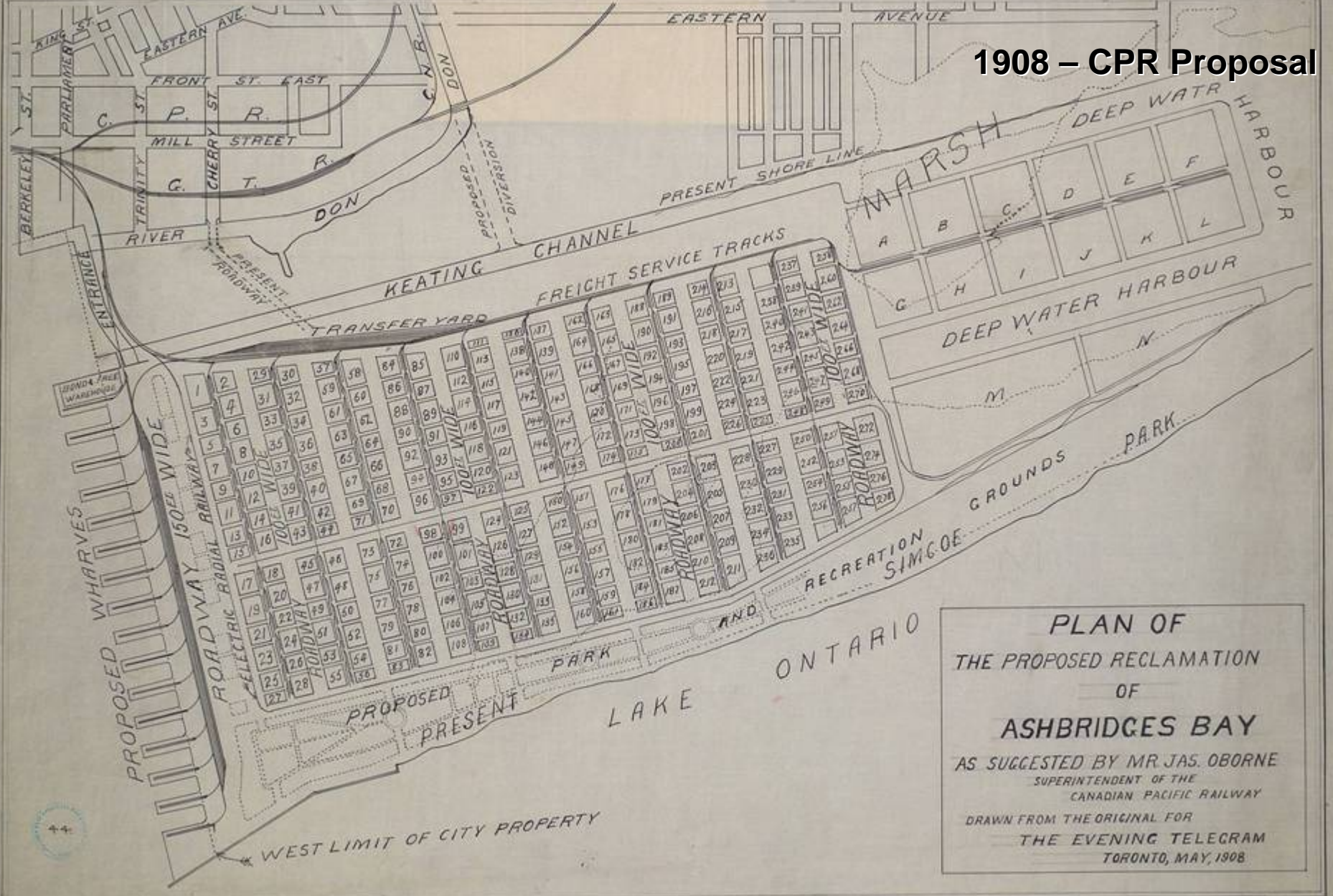
PLAN
 of that portion of
THE MARSH
 AND WATER FRONTAGE,
 situate southward of
 Lots No 5 to 15 inclusive in the broken front Con.
 IN THE TOWNSHIP OF YORK
 showing the development of the property in accordance with the application of
BEAVIS AND BROWNE
 to the
 MUNICIPAL COUNCIL
 of the
CITY OF TORONTO.
 25th SEPT. 1889.

REVISED BY BEAVIS & BROWNE LTD. TORONTO.

1896 – City of Toronto Proposal



1908 - CPR Proposal

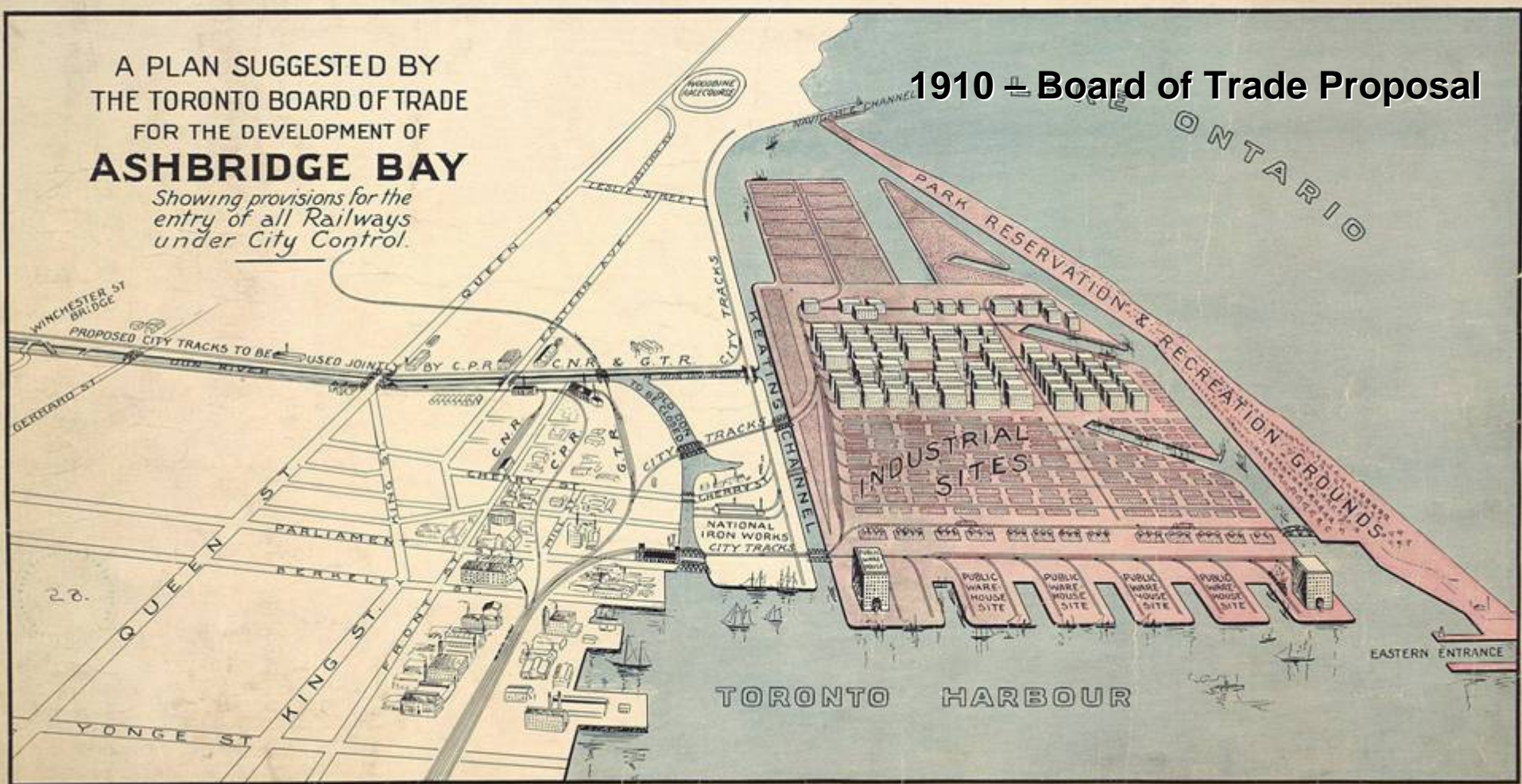


PLAN OF
 THE PROPOSED RECLAMATION
 OF
ASHBRIDGES BAY
 AS SUGGESTED BY MR. JAS. OBOURNE
 SUPERINTENDENT OF THE
 CANADIAN PACIFIC RAILWAY
 DRAWN FROM THE ORIGINAL FOR
 THE EVENING TELEGRAM
 TORONTO, MAY, 1908

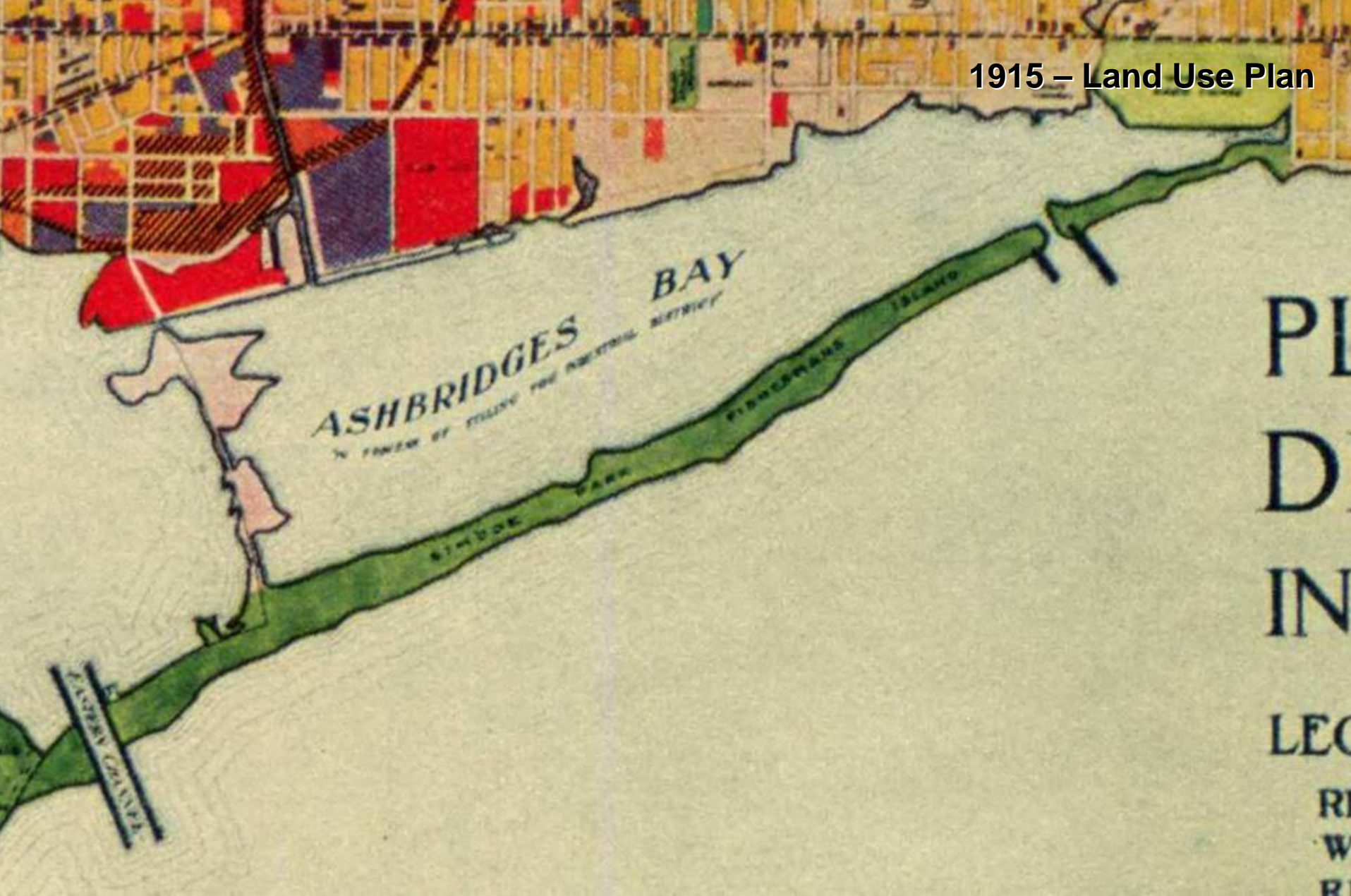
A PLAN SUGGESTED BY
THE TORONTO BOARD OF TRADE
FOR THE DEVELOPMENT OF
ASHBRIDGE BAY

*Showing provisions for the
entry of all Railways
under City Control.*

1910 = Board of Trade Proposal



1915 – Land Use Plan



Port Lands Scale

The Port Lands Implementation Strategy – Study Area



850 Acres – 340 Hectares

St. Lawrence Neighbourhood

12.5 x



East Bayfront Plan

9.5 x

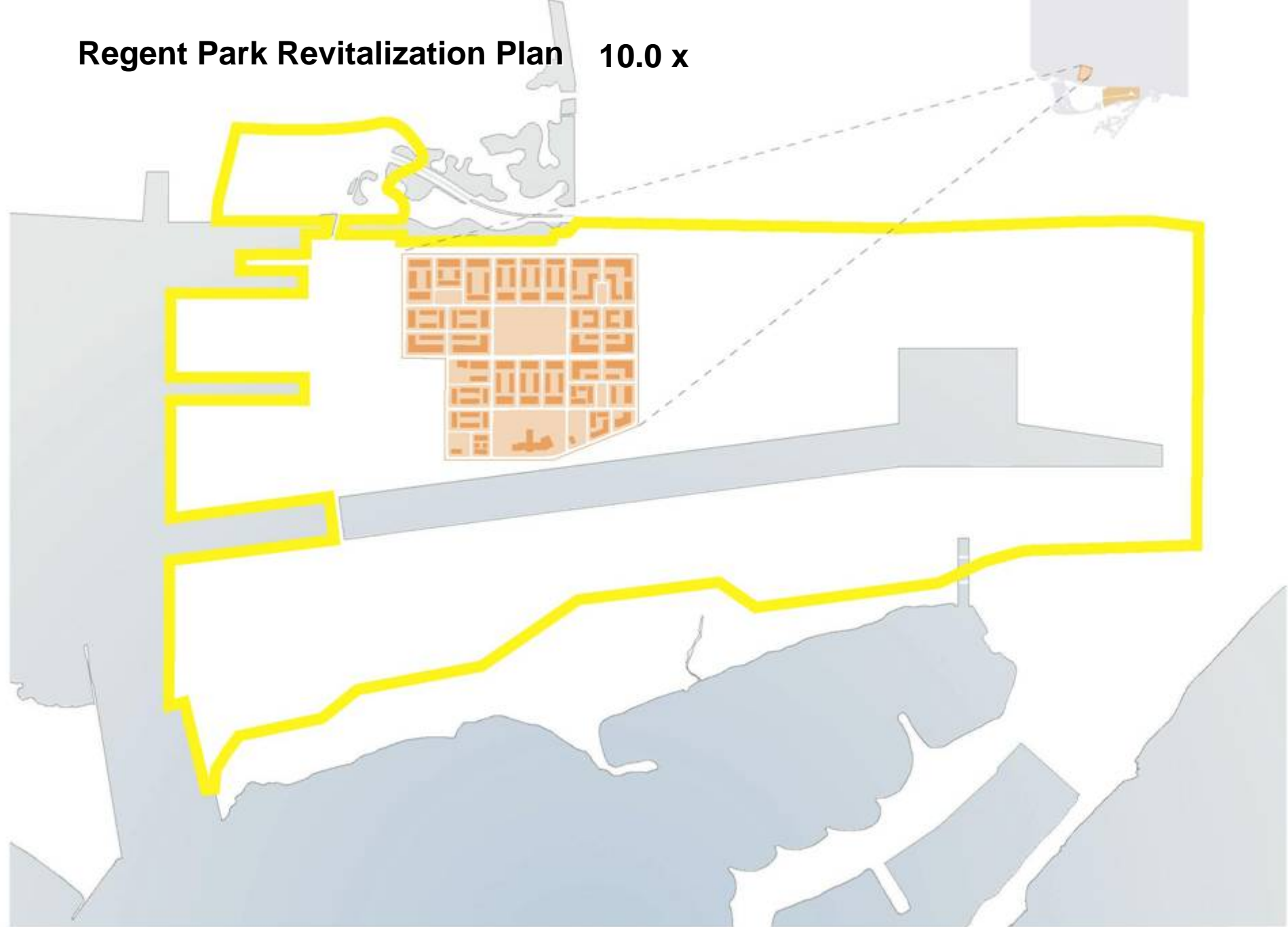


West Donlands Plan

8.7 x

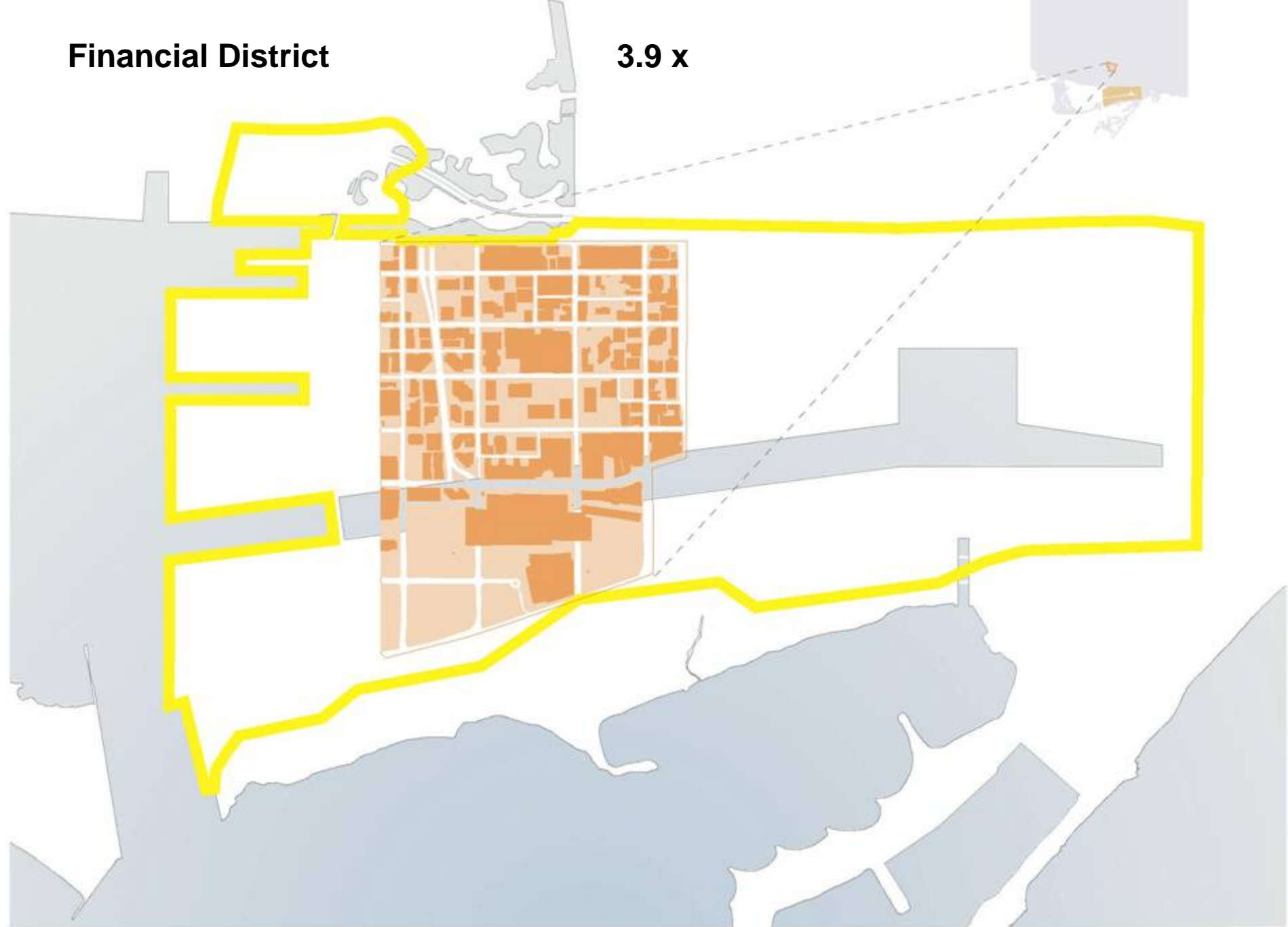


Regent Park Revitalization Plan 10.0 x



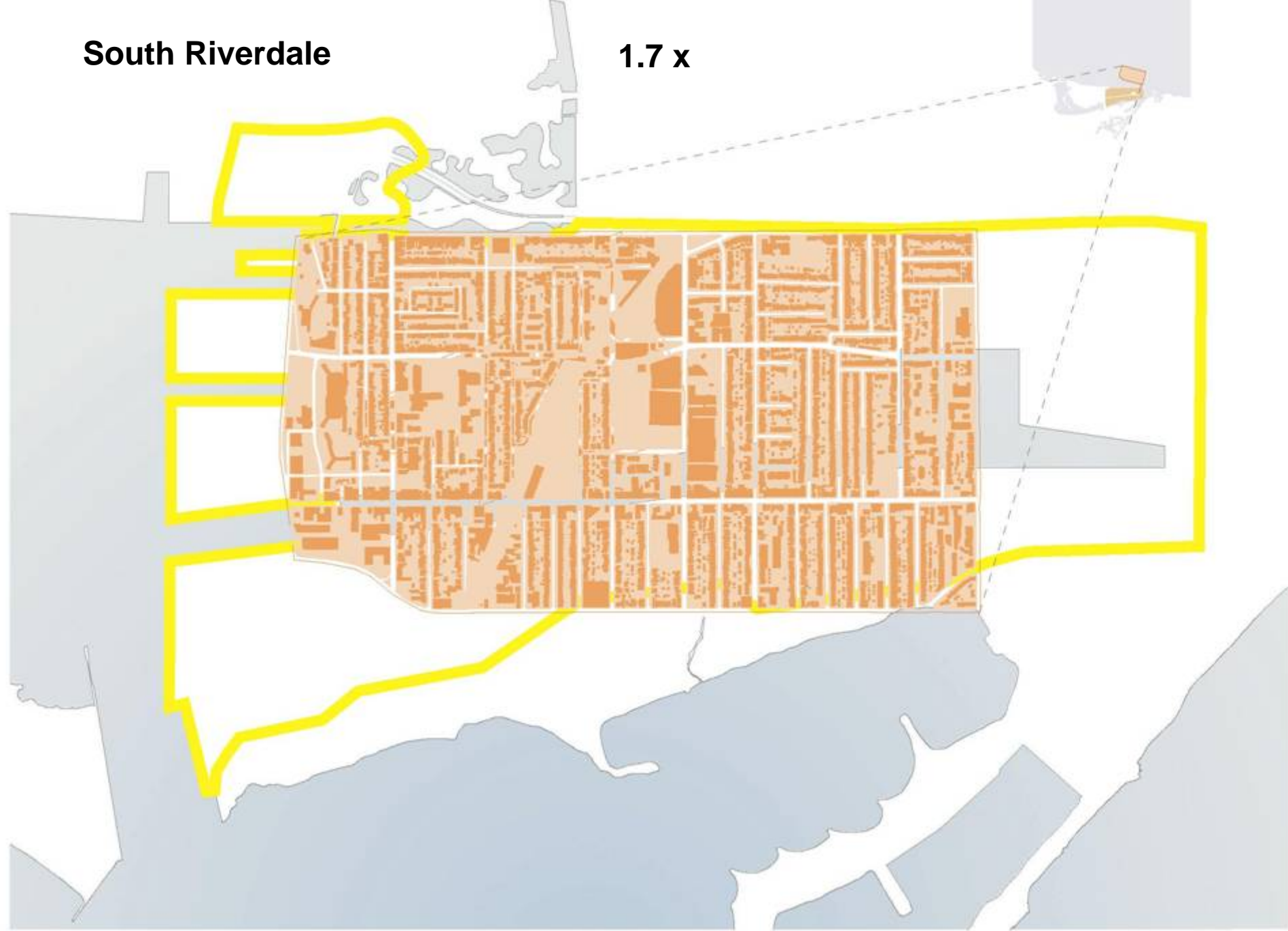
Financial District

3.9 x



South Riverdale

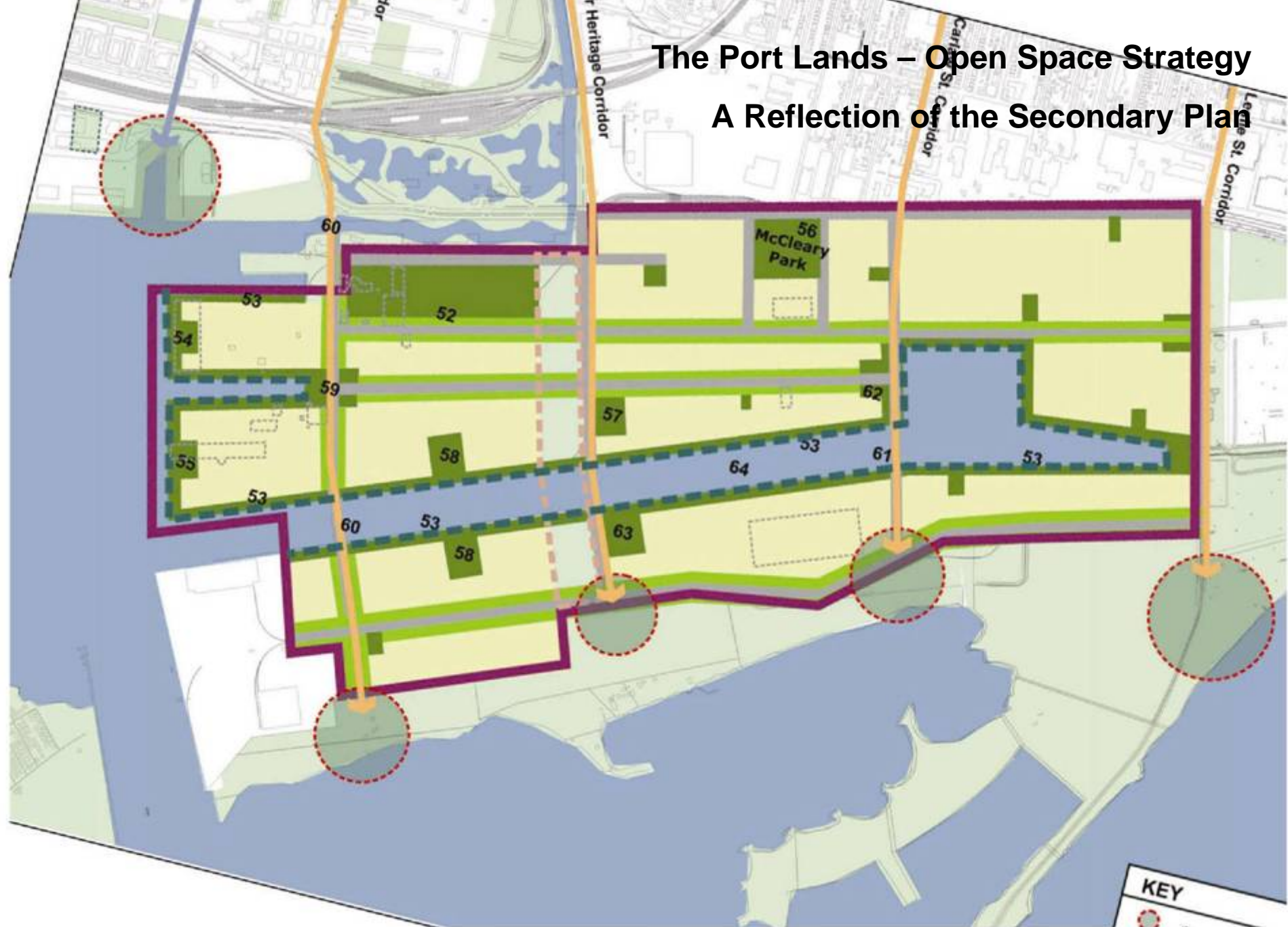
1.7 x



The Port Lands Implementation Strategy – Study Area



The Port Lands – Open Space Strategy A Reflection of the Secondary Plan



The Context for the First Generation of Port Lands Revitalization

Context



Heritage



Shore Lines



1965 – Orthophoto

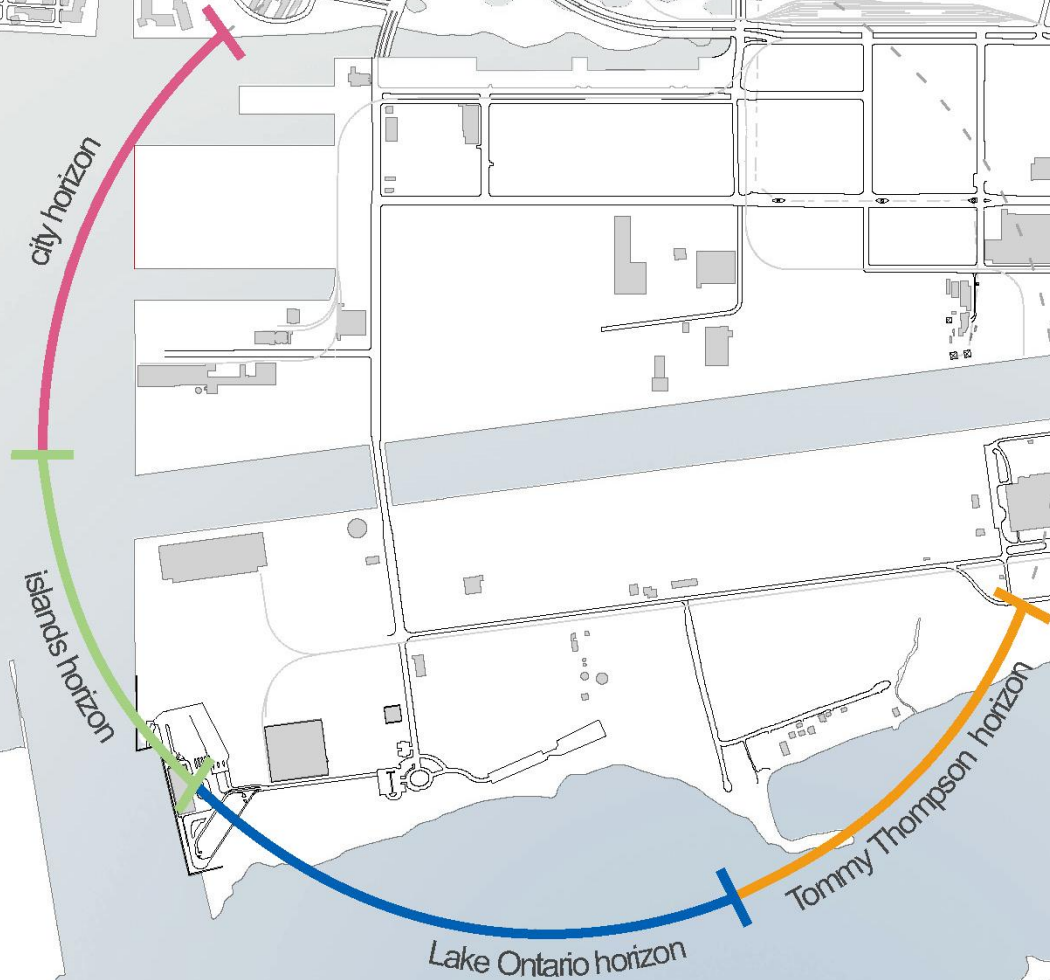


2 1/2 miles



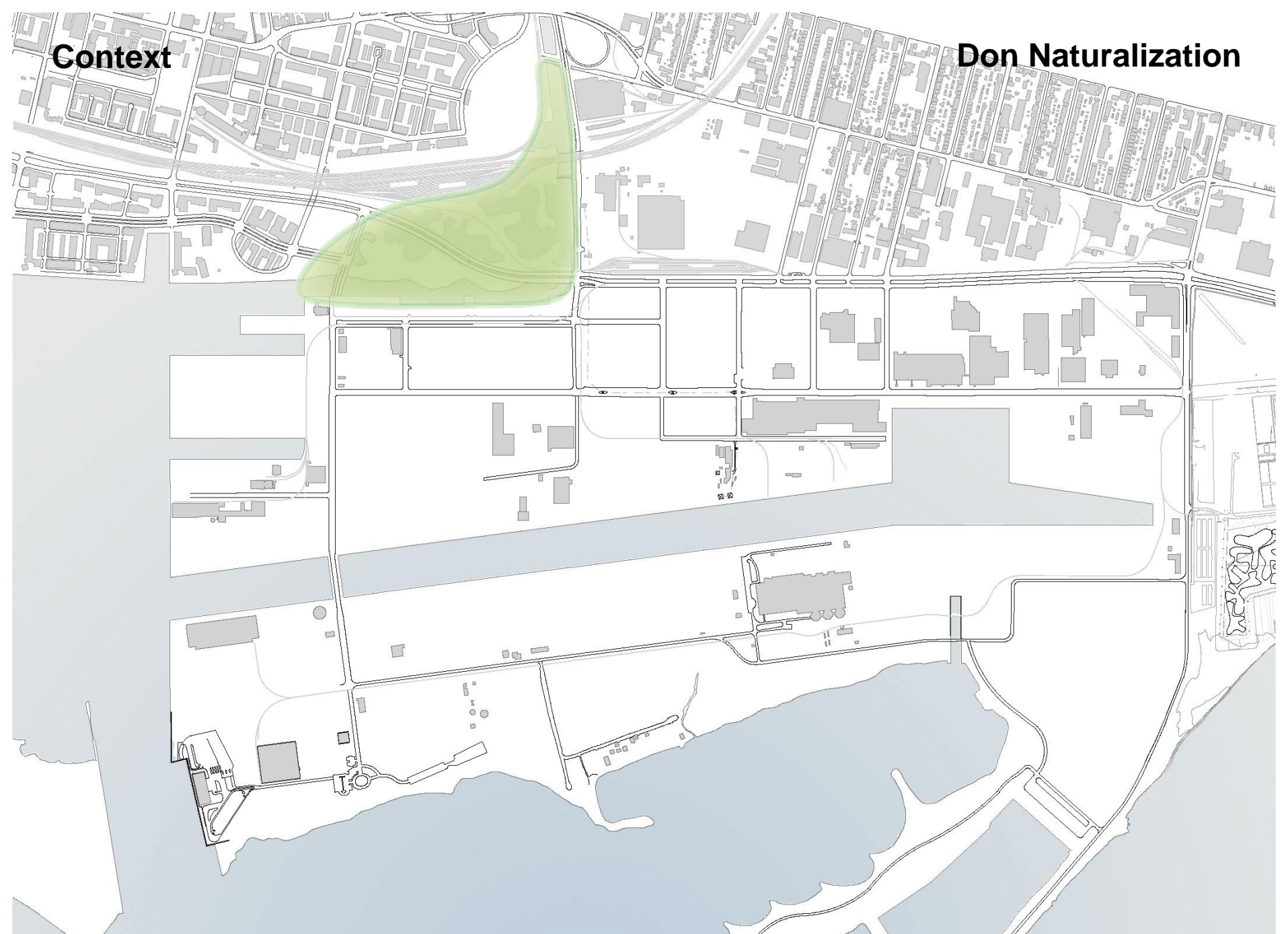
Context

Water Vistas



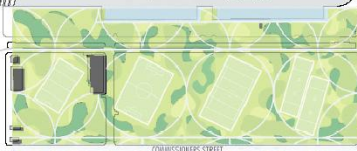
Context

Don Naturalization



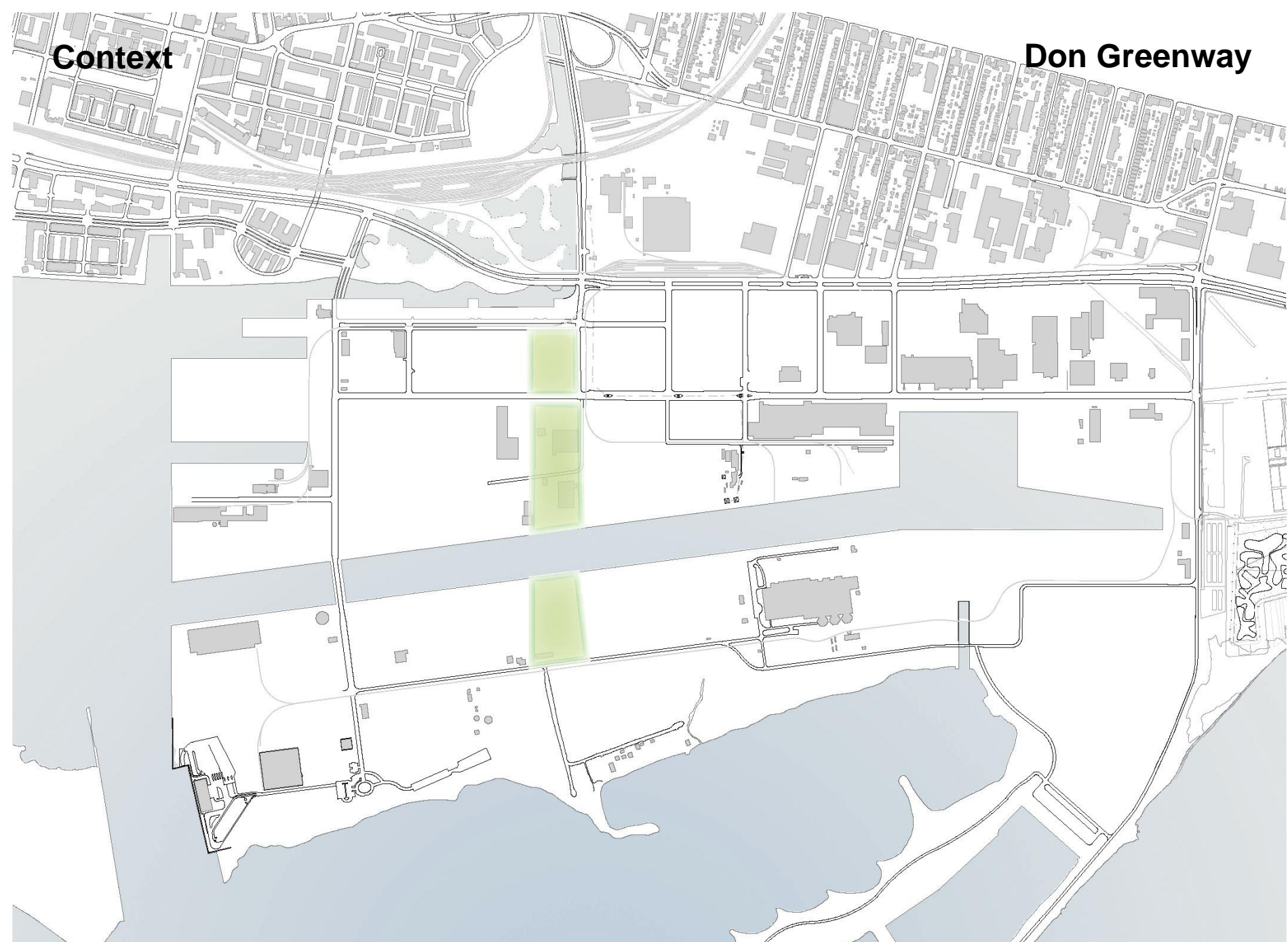
Context

Commissioners Park



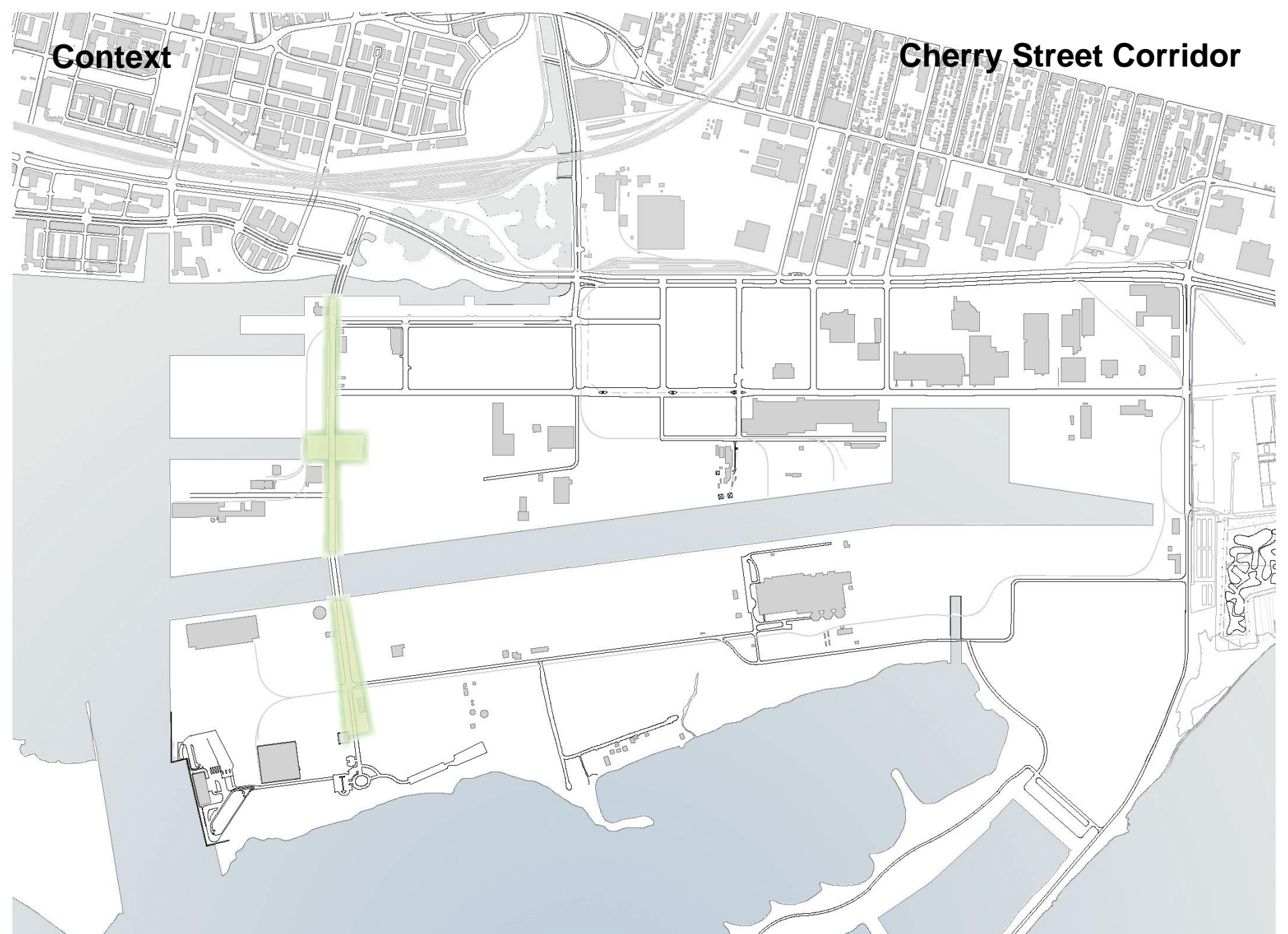
Context

Don Greenway



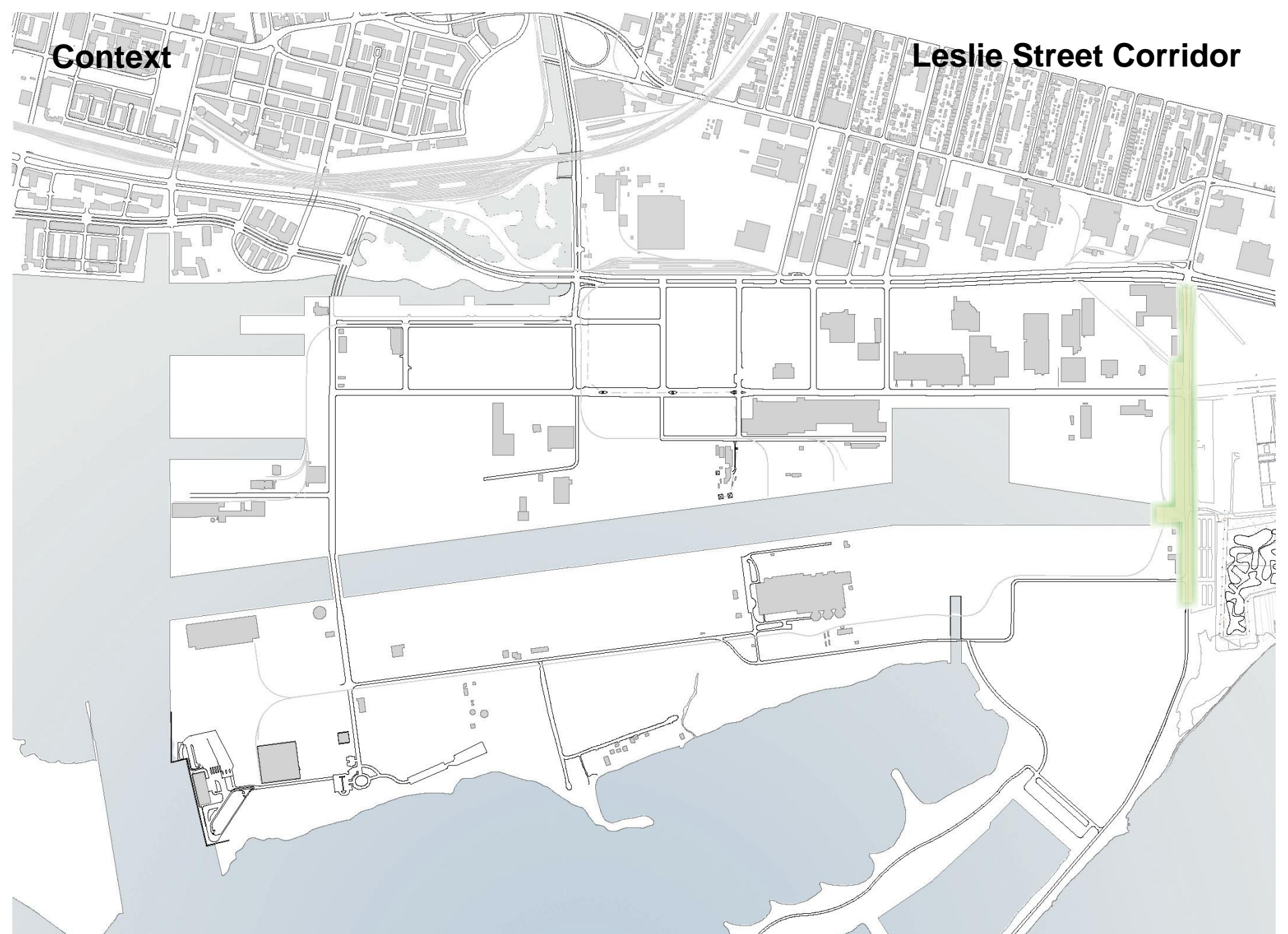
Context

Cherry Street Corridor



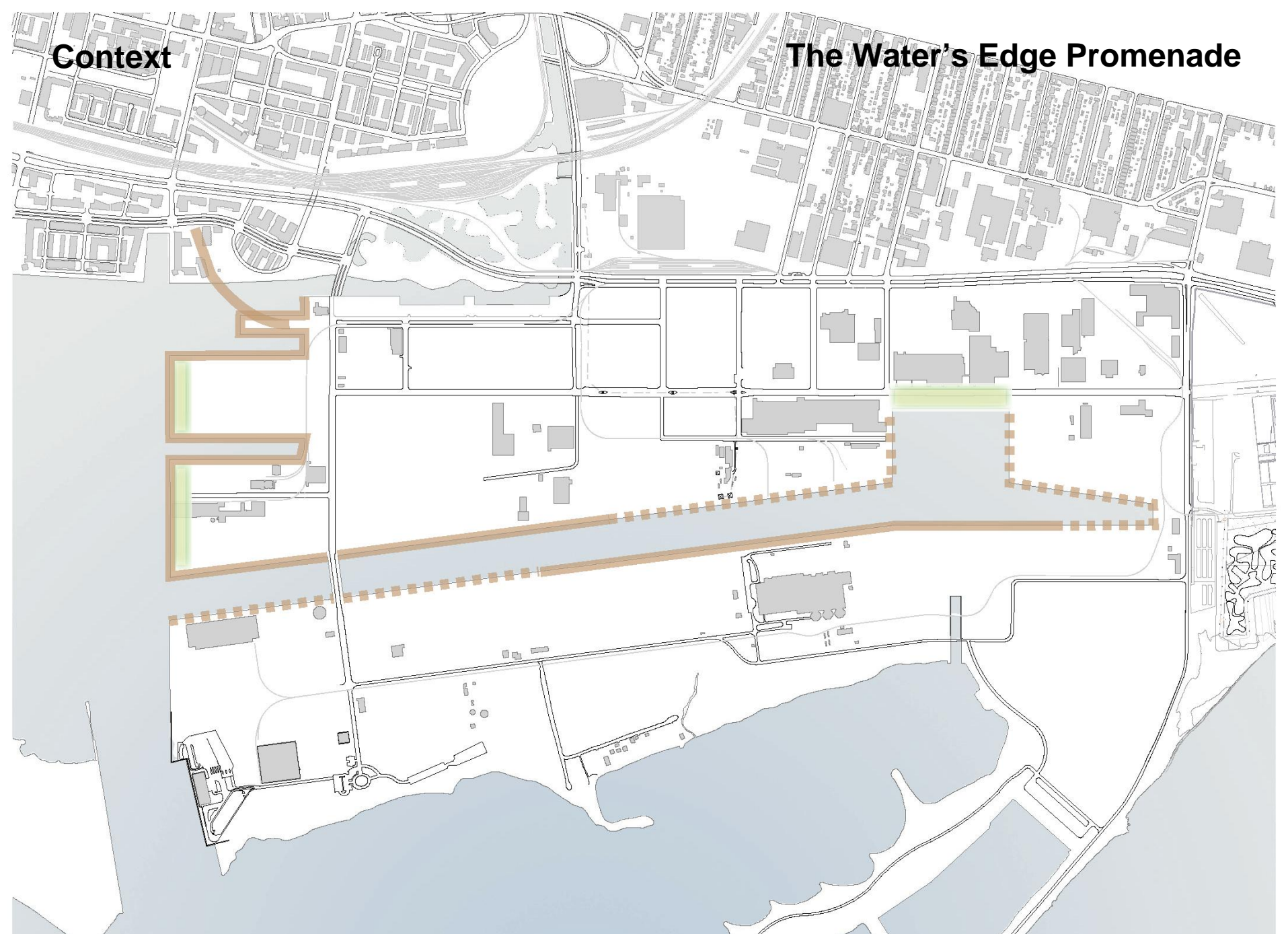
Context

Leslie Street Corridor



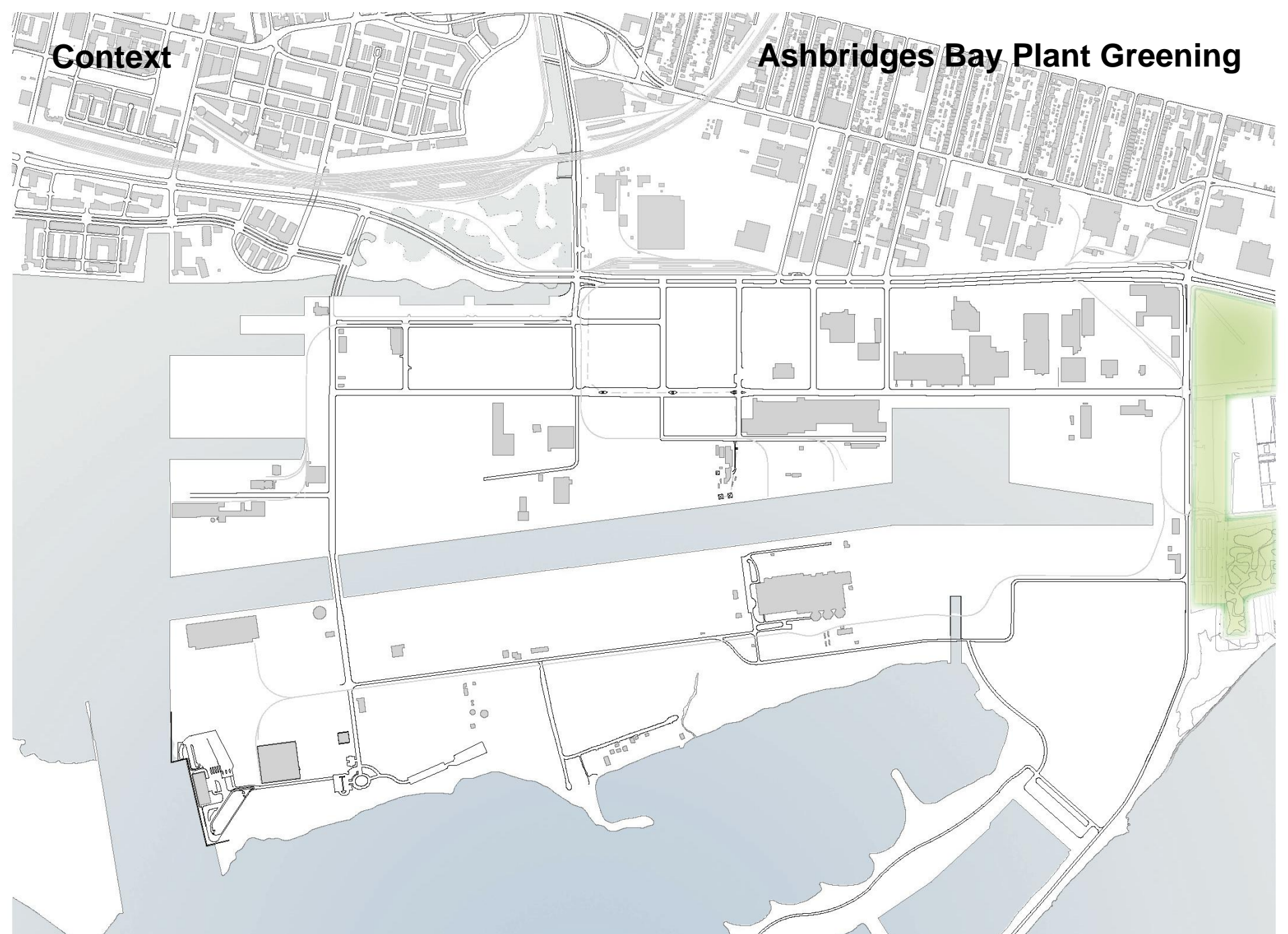
Context

The Water's Edge Promenade



Context

Ashbridges Bay Plant Greening



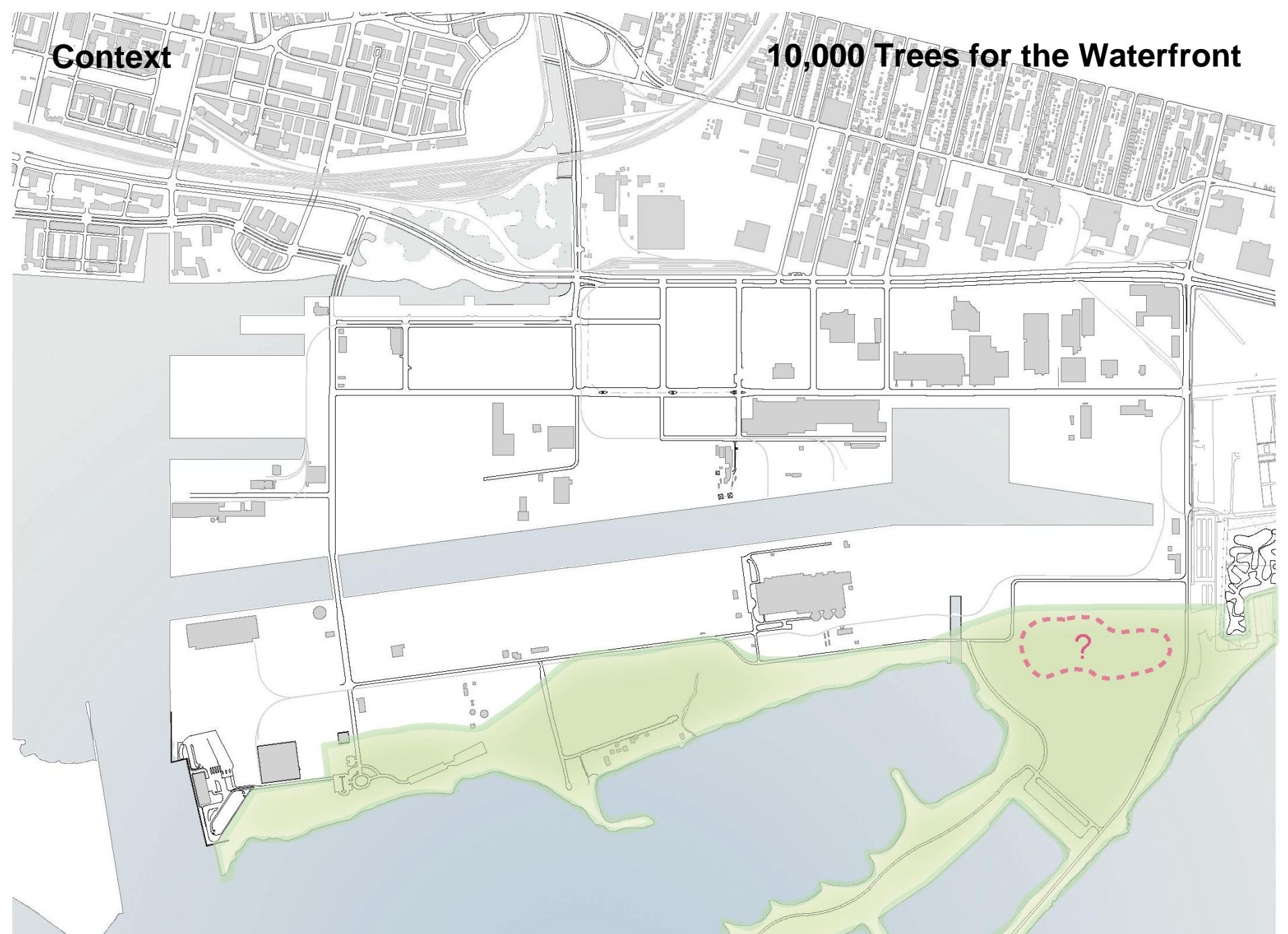
Context

Lake Ontario Park



Context

10,000 Trees for the Waterfront



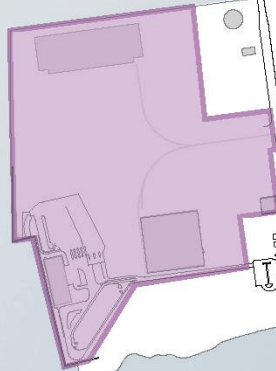
Context

Park's Canada Discovery Centre



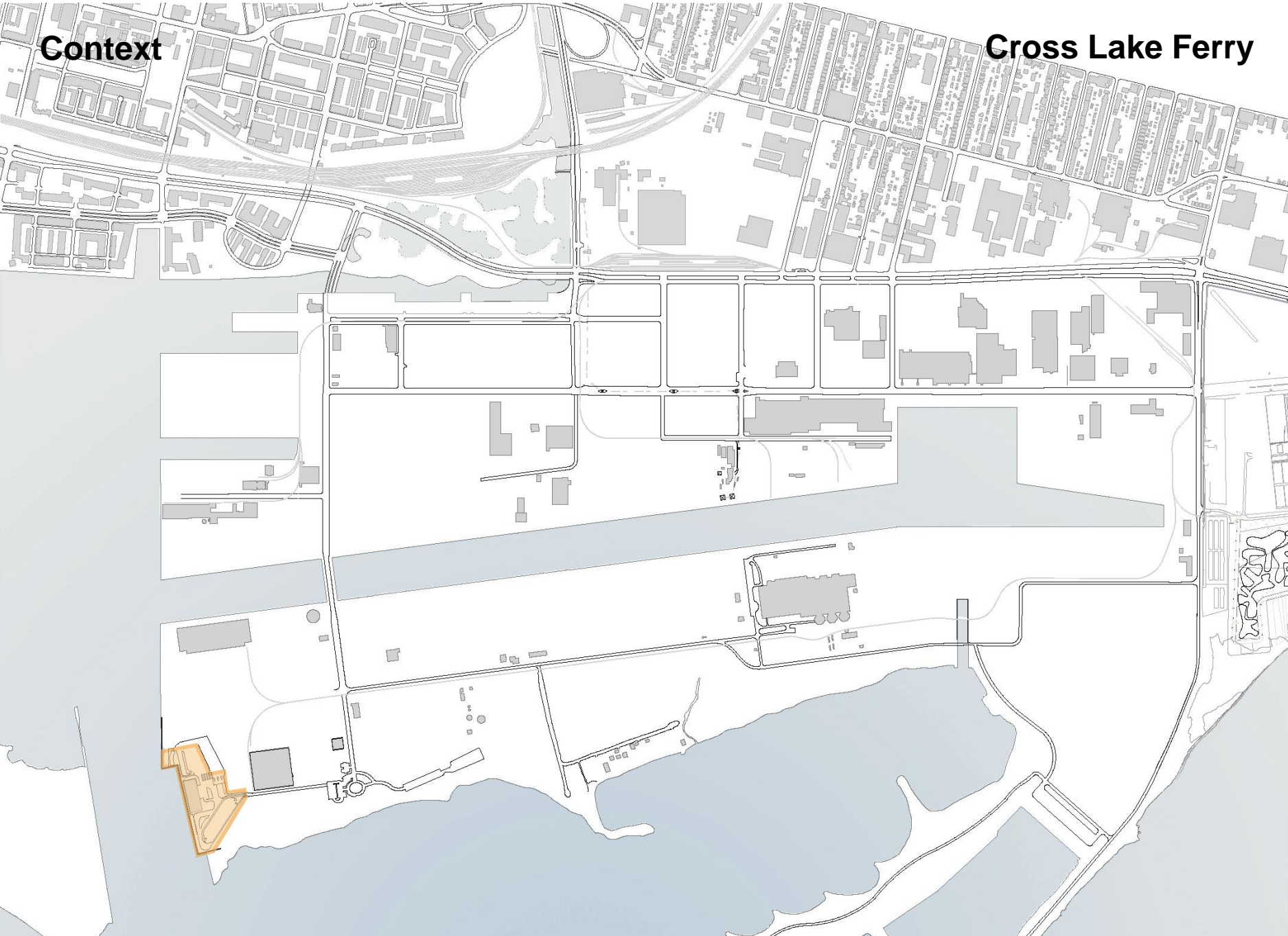
Context

Toronto Port Authority Facilities



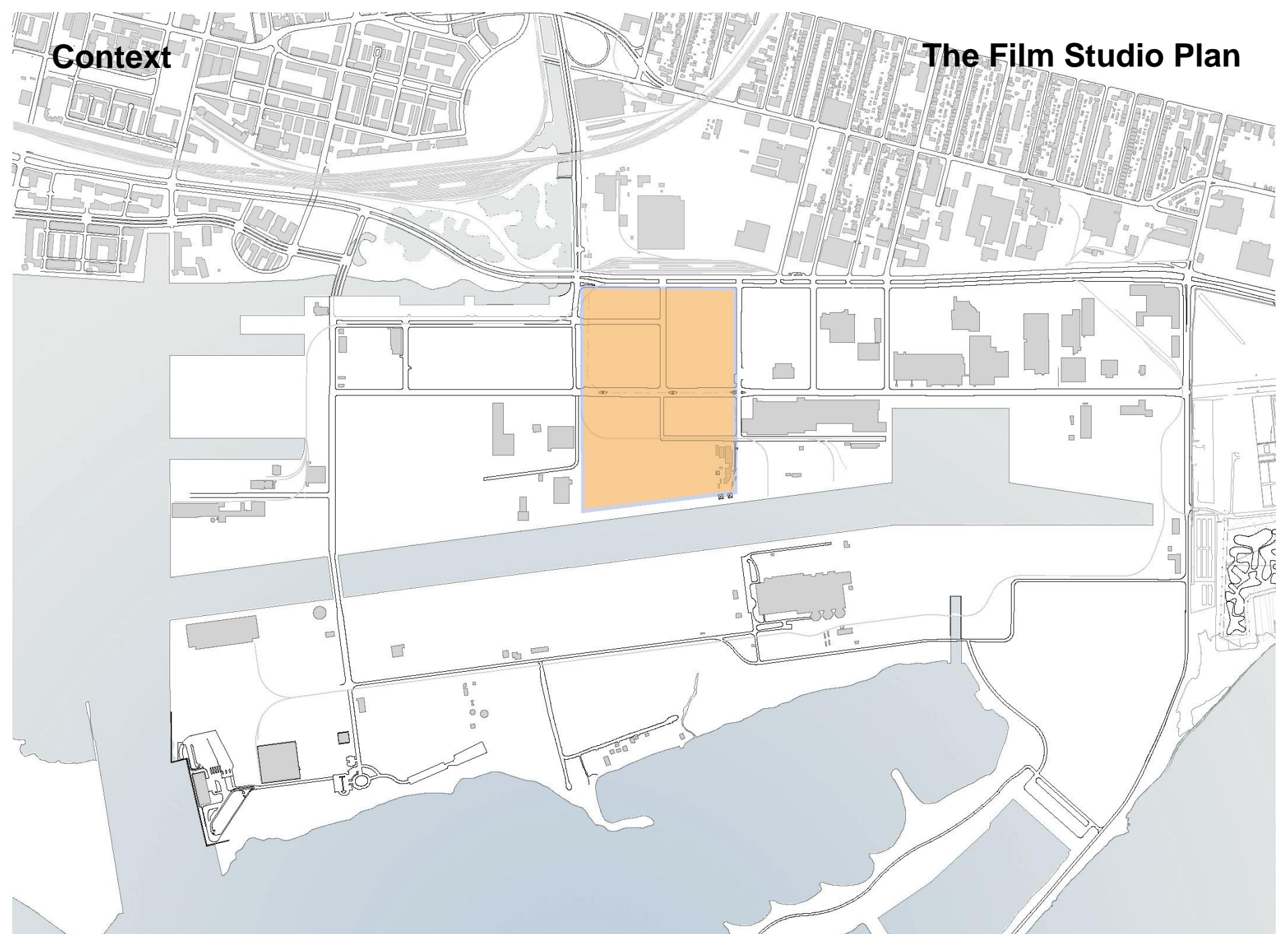
Context

Cross Lake Ferry



Context

The Film Studio Plan



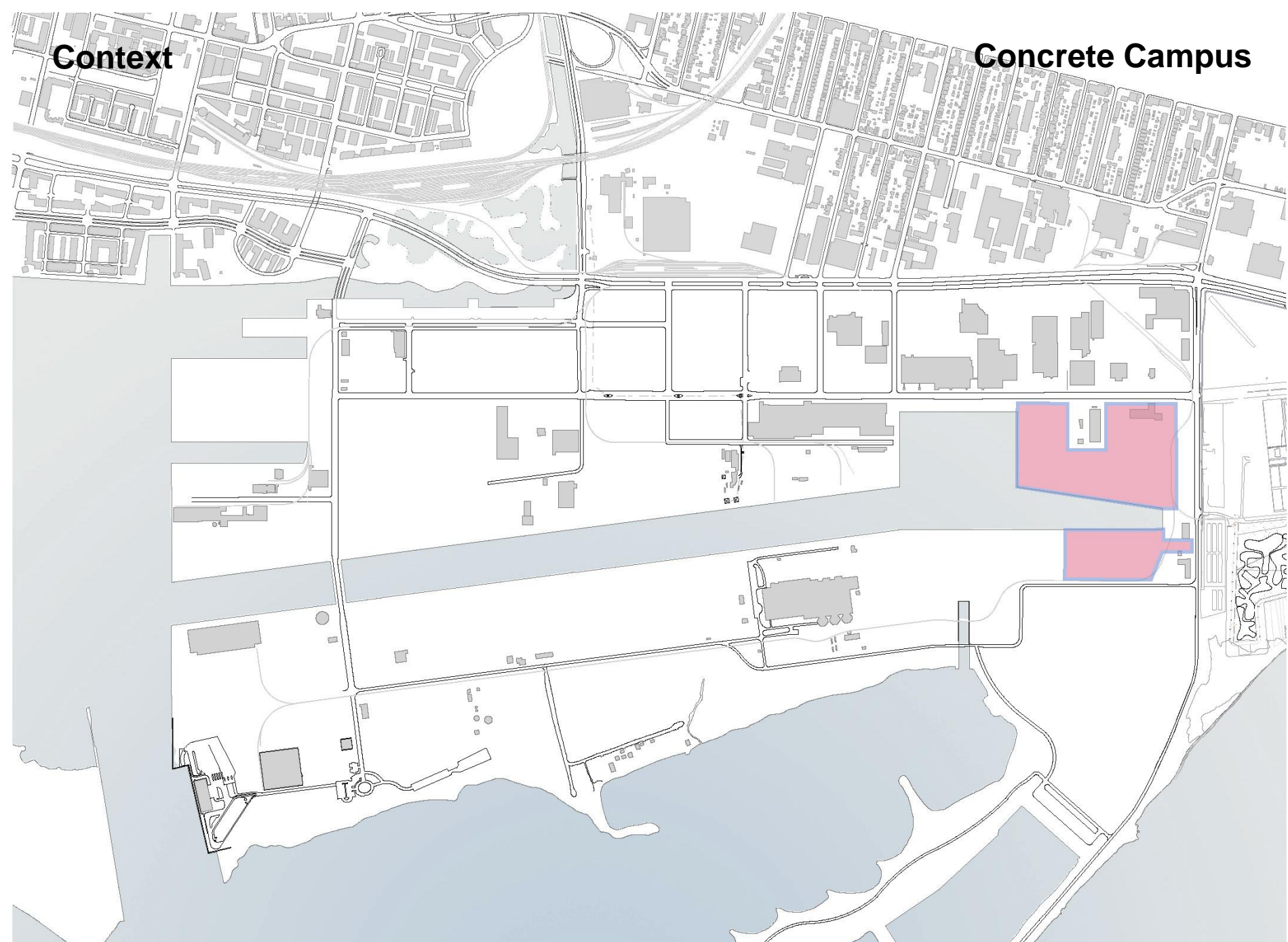
Context

Eastern Avenue Study Area



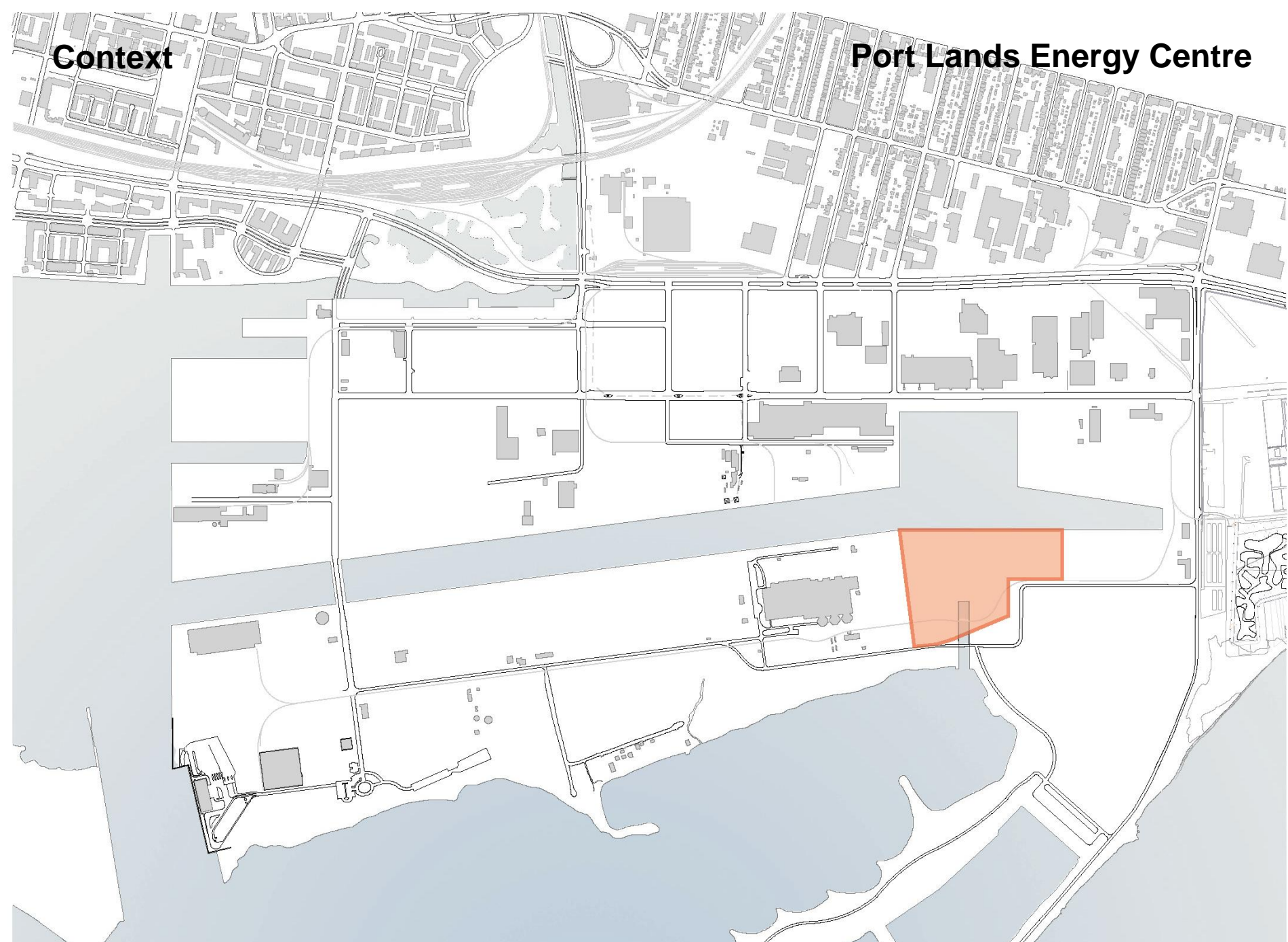
Context

Concrete Campus



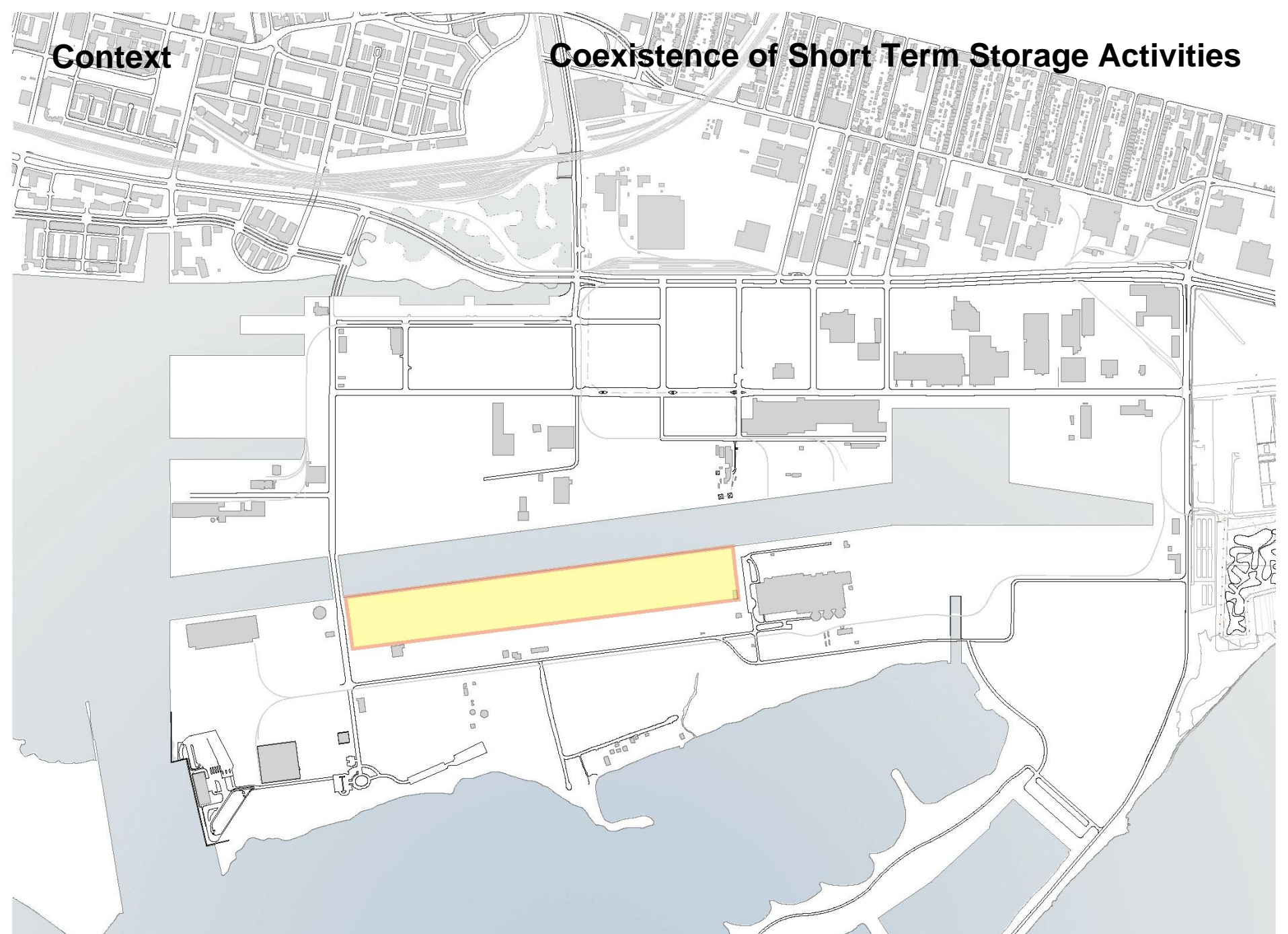
Context

Port Lands Energy Centre



Context

Coexistence of Short Term Storage Activities

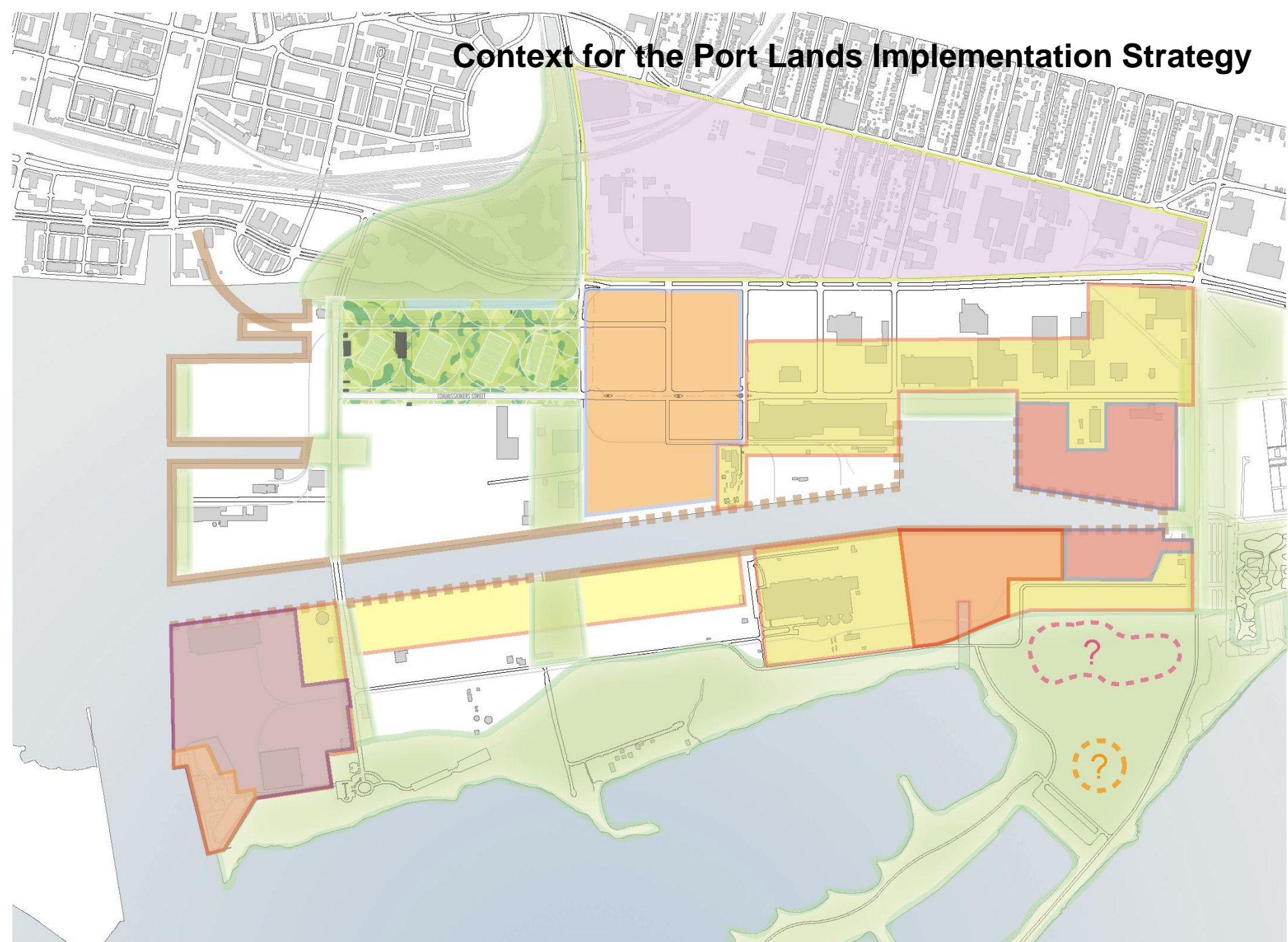


Context

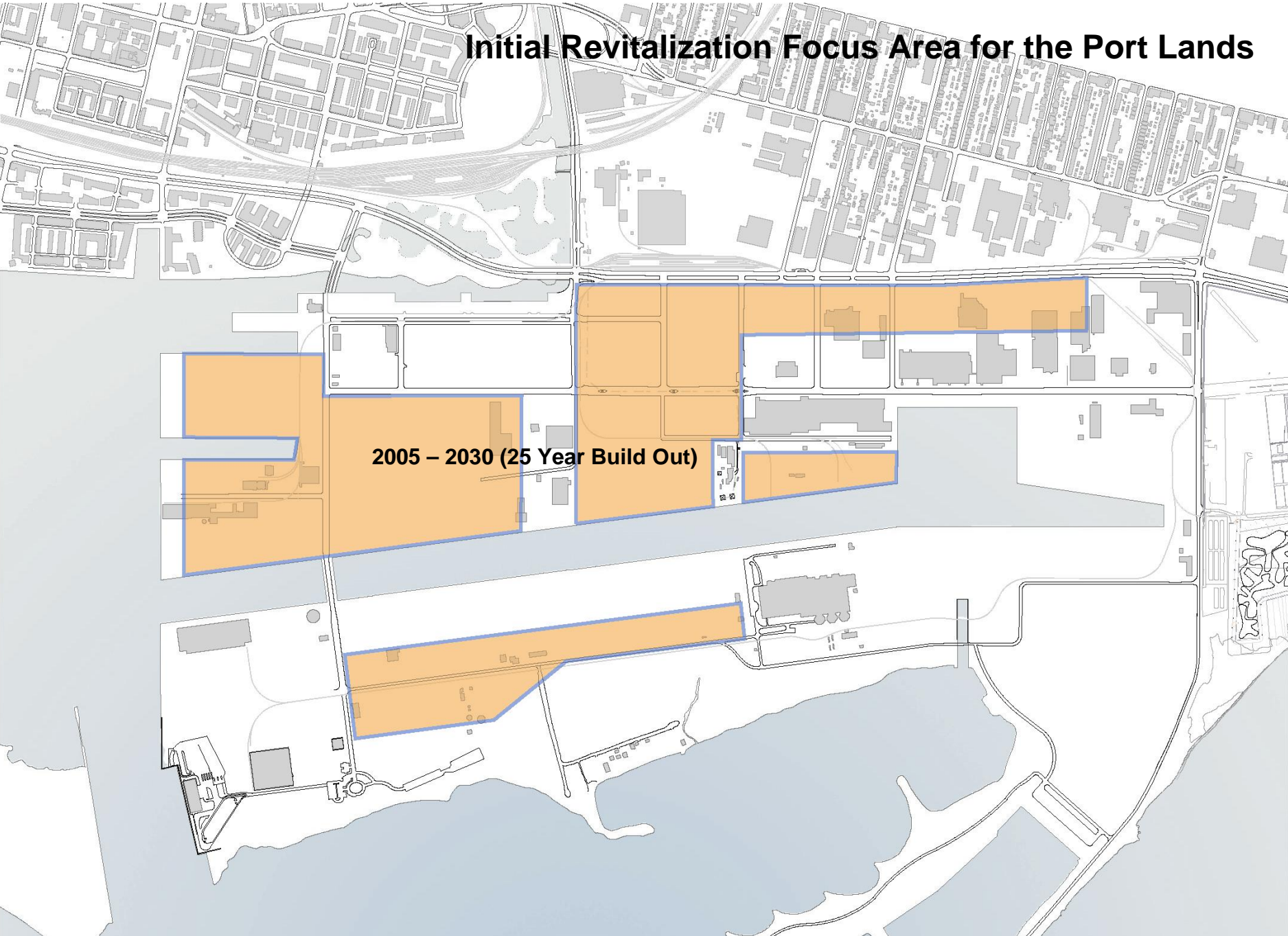
Coexistence with Long Term Employment Activities



Context for the Port Lands Implementation Strategy

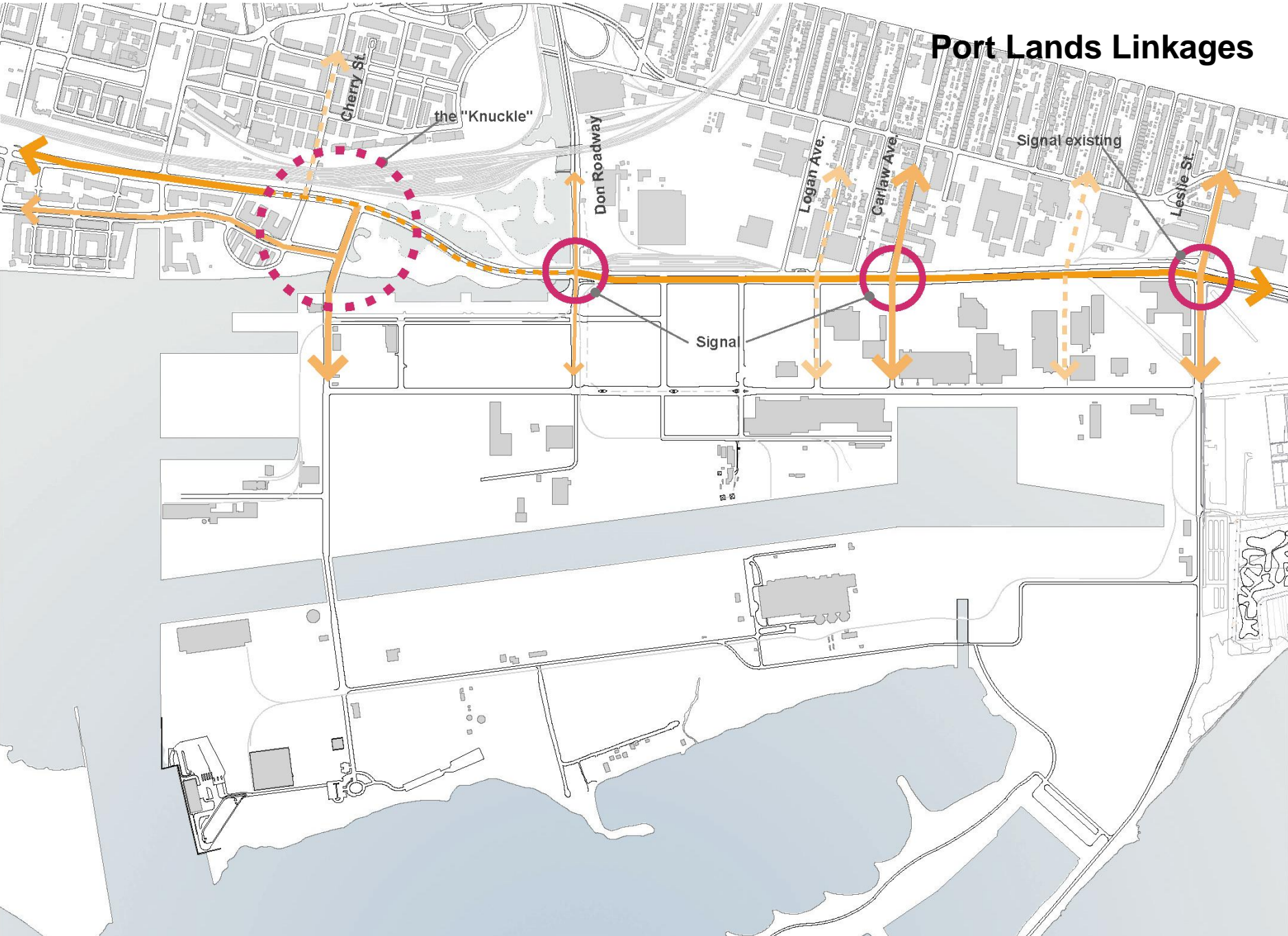


Initial Revitalization Focus Area for the Port Lands

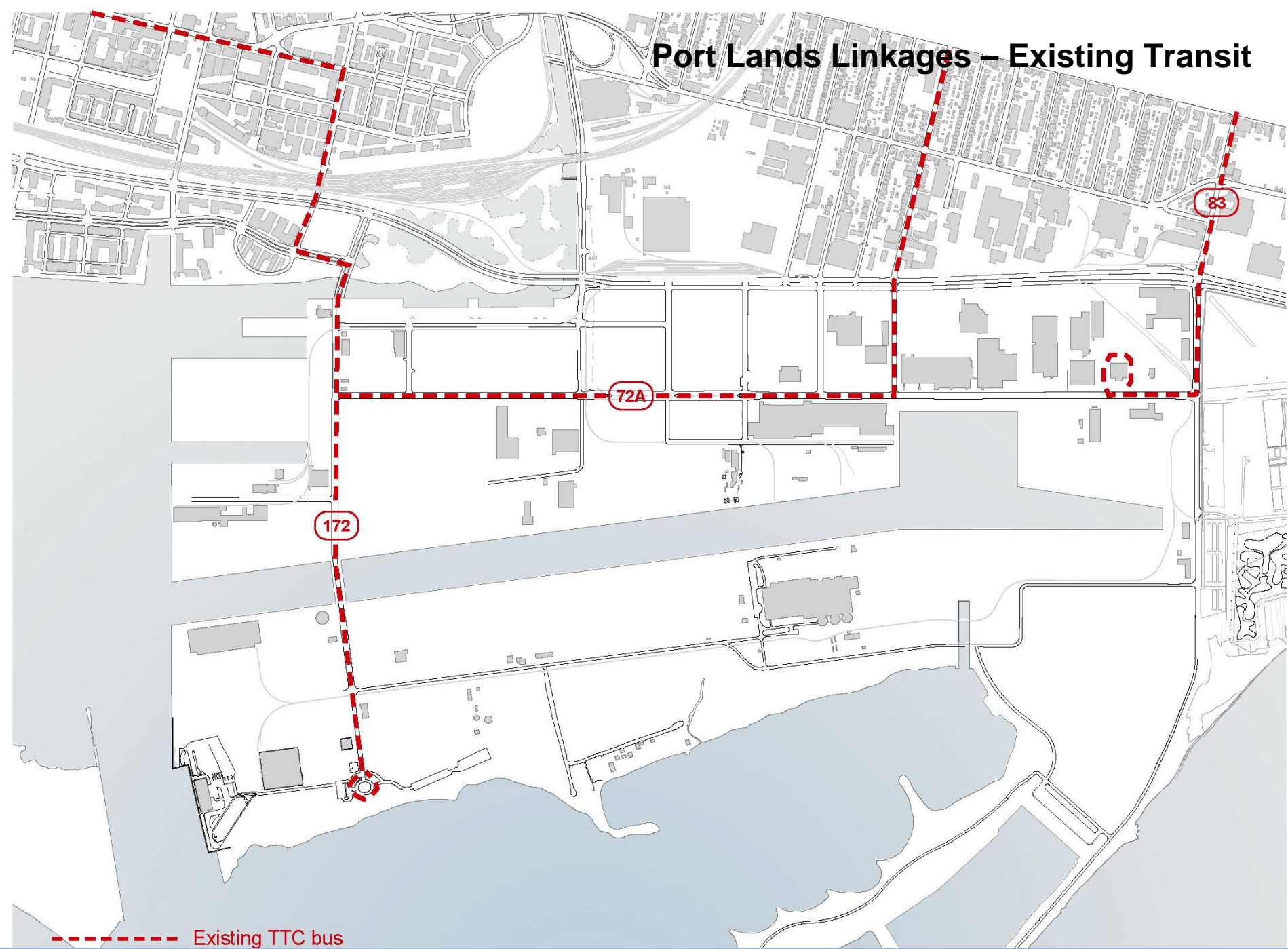


2005 - 2030 (25 Year Build Out)

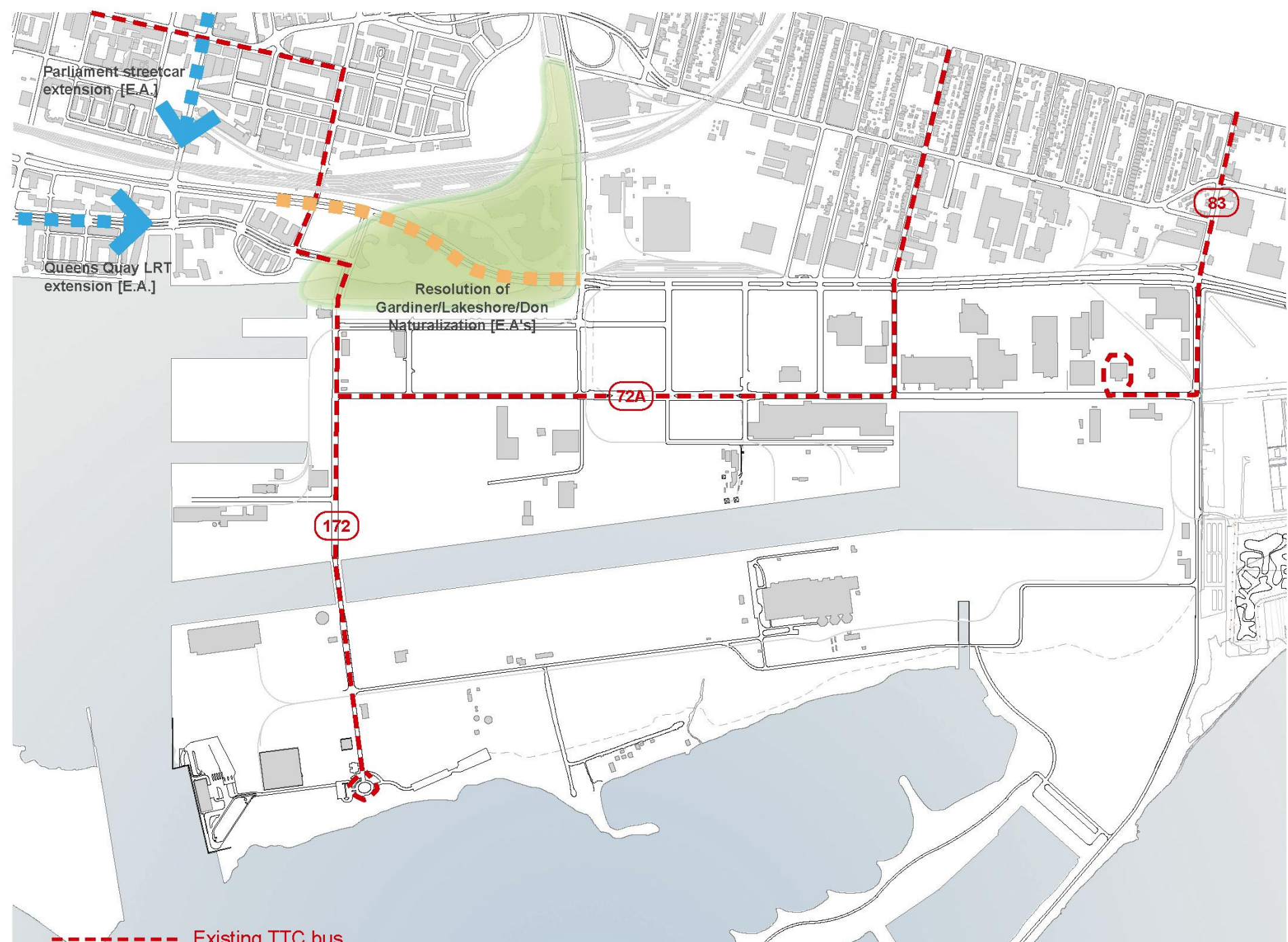
Port Lands Linkages



Port Lands Linkages – Existing Transit



--- Existing TTC bus



--- Existing TTC bus

Port Lands Linkages – Future Transit Options

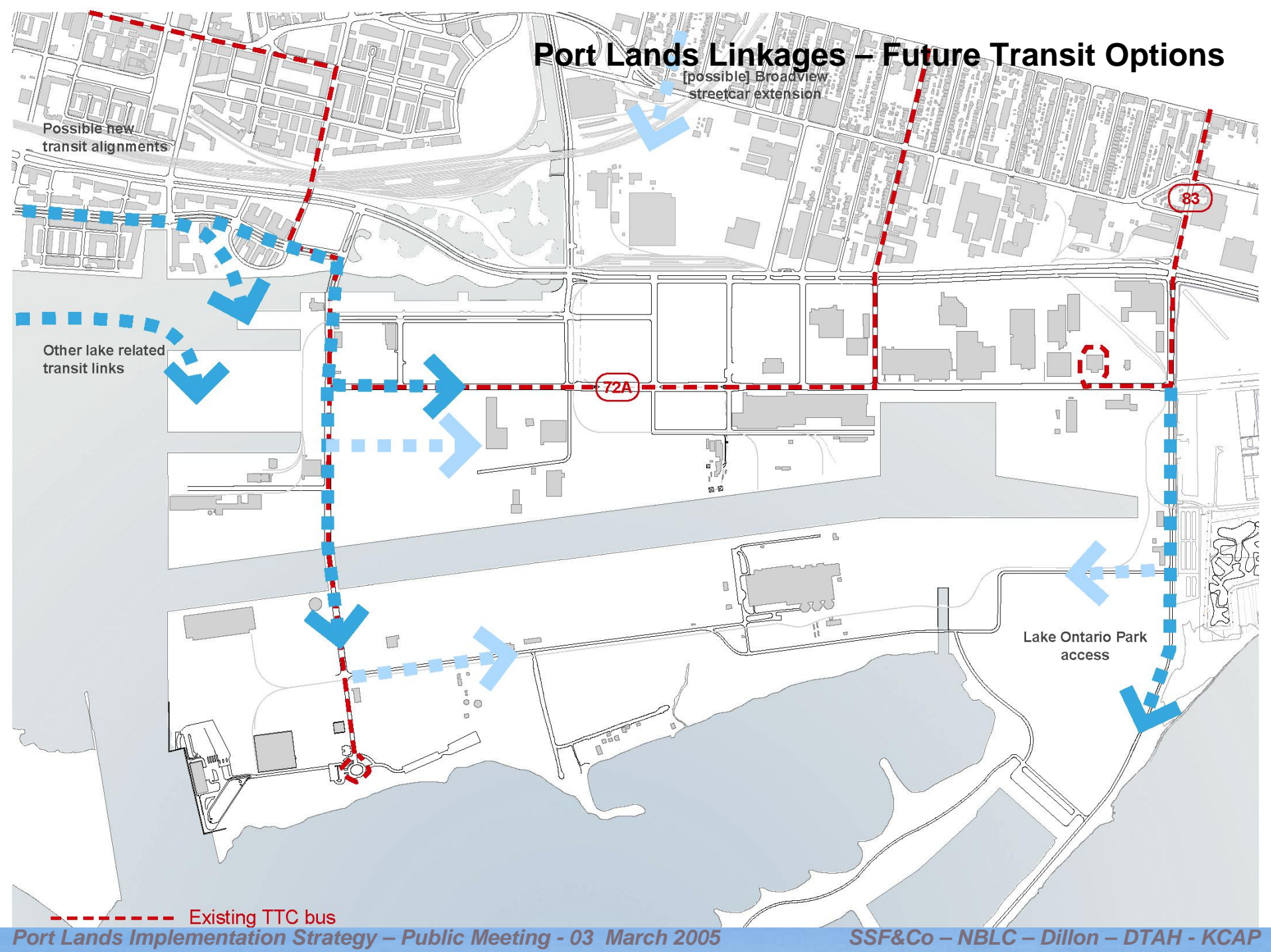
[possible] Broadview streetcar extension

Possible new transit alignments

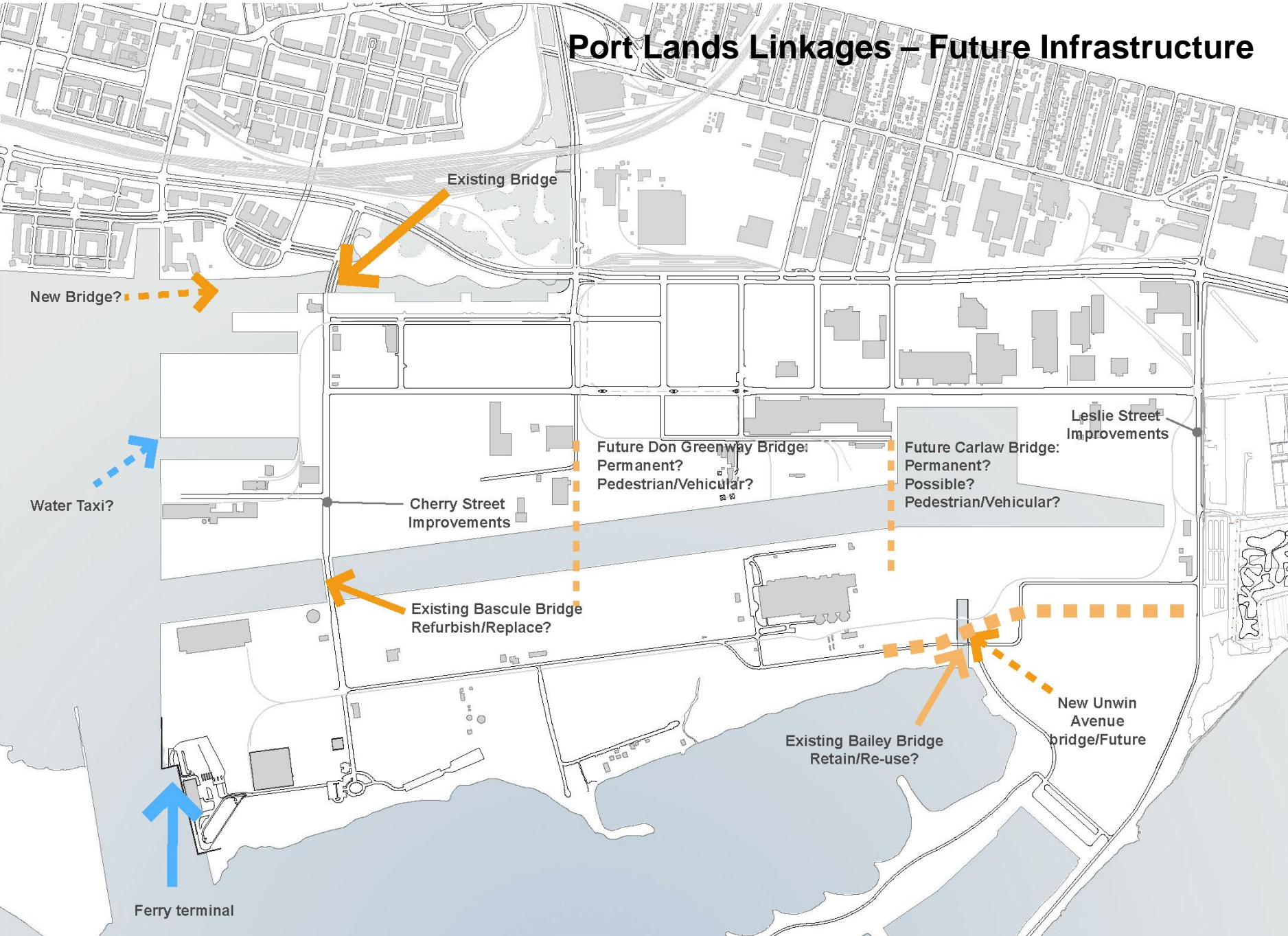
Other lake related transit links

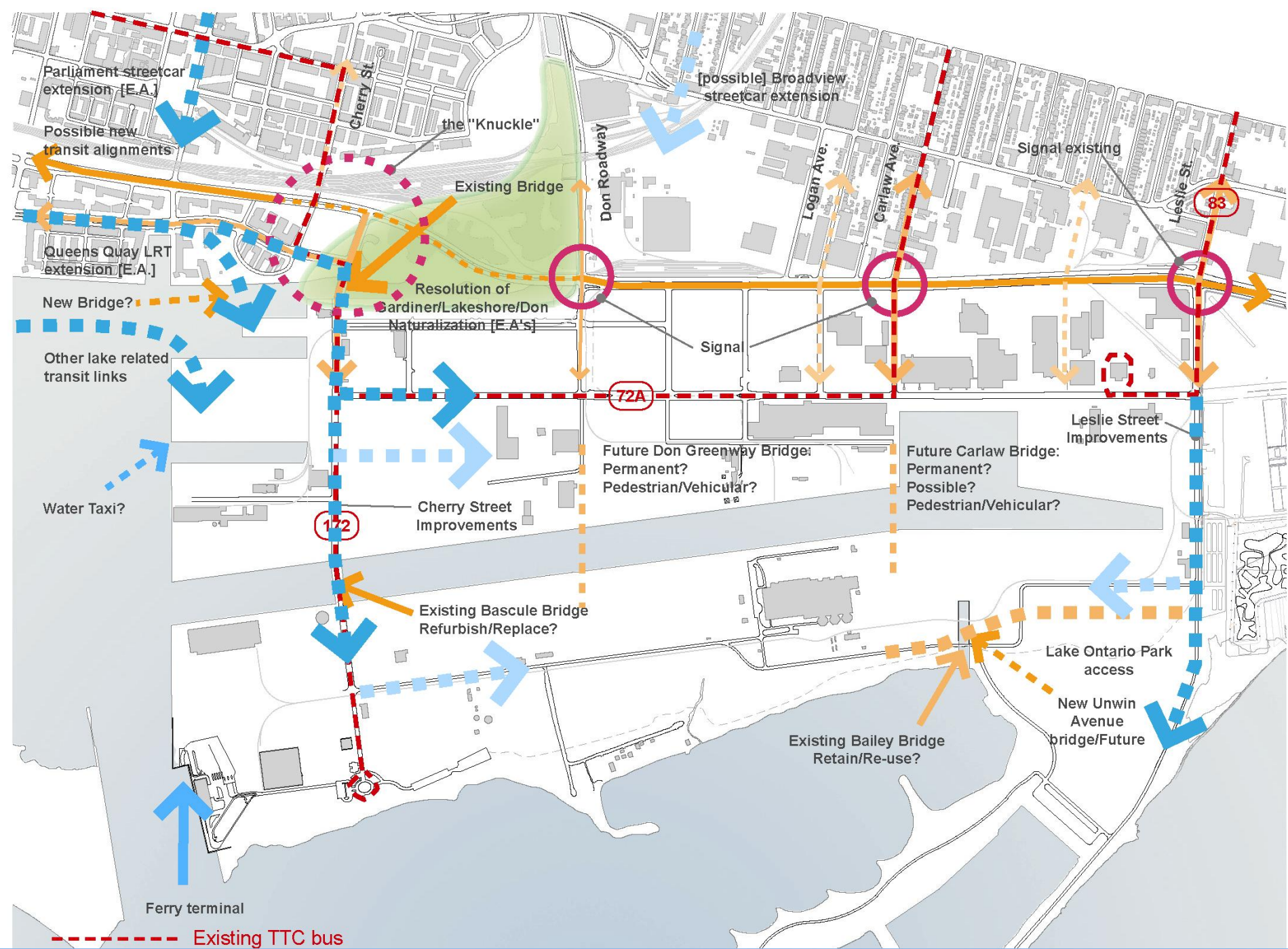
Lake Ontario Park access

Existing TTC bus



Port Lands Linkages – Future Infrastructure





--- Existing TTC bus

A Focus Area for the First Generation of Port Lands Revitalization



Challenges to Address in the Next Phase

Examining the range of ideas about community form that will be compatible with the existing and future context of the Port Lands

Making the best use of the land that is actually available for revitalization

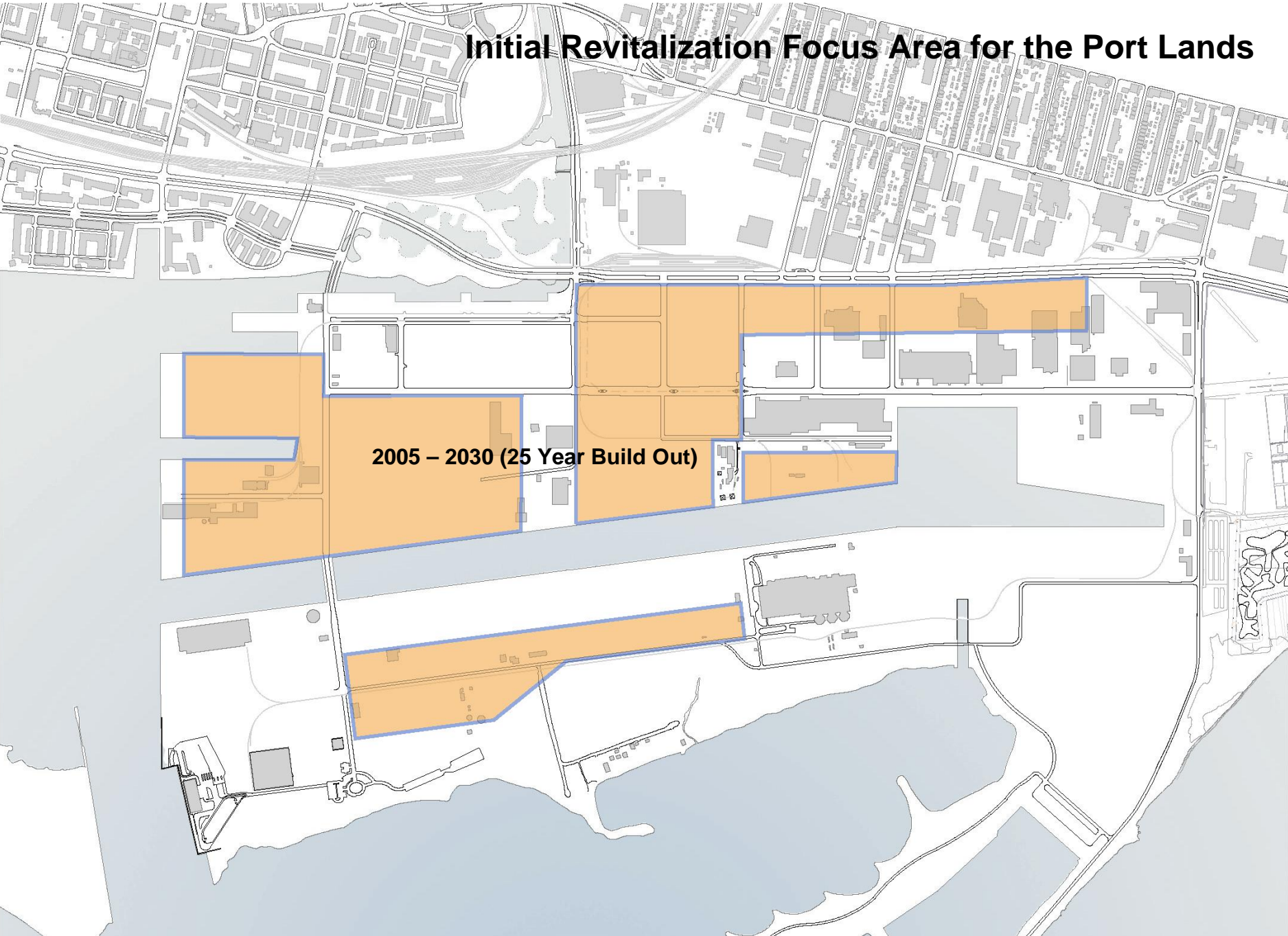
Responding to demand for recreational facilities both locally and city wide

Ensuring that Lake Shore Blvd. will be a community supportive street

Realistic assessment of potential market and timing for development opportunities

Providing a context and a consistent approach to the evaluation of early redevelopment opportunities

Initial Revitalization Focus Area for the Port Lands



2005 - 2030 (25 Year Build Out)

Initial Revitalization Focus - Development Types

Mixed Use
(approximately 9000 dwelling units)

**Employment
Based
Mixed Use**

Lake Shore Mixed Use

**Recreational
Mixed Use**

Leslie Street Frontage

Next Steps - Port Lands Implementation Strategy

Develop a broad range of approaches to community form at the large plan scale

Focus on early opportunities to create green infrastructure that will support a first generation of mixed use development

Consider appropriate implementation tools and servicing, land use, design, environment and real estate issues;

Bring forward a short list of alternative approaches that develop through this process to the Community Advisory Committee in for feed back and refinement

Public consultation meetings to discuss the refined options.



Timing

The Next Public Consultation Meeting will be in mid April

The Implementation Strategy will be complete in early May



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