

Port Lands Implementation Strategy

Community Meeting

July 28, 2005

Toronto Waterfront Revitalization Corporation



TORONTO WATERFRONT
REVITALIZATION CORPORATION



Port Lands Implementation Strategy Purpose

1. Develop a comprehensive, Port Land's wide implementation strategy
2. Transform Central Waterfront Secondary Plan & studies into a "roadmap" for revitalization
3. Provide guidance on key decision points



Project Structure and Consultation

Three Phases:

- **Phase One** - analysis of all current initiatives in the Port Lands
- **Phase Two** - consideration of options for phasing, timing, future vision
- **Phase Three** – recommended directions and work plan for how to get there

Community Input

Community Advisory Committee meetings:

February 16, March 31, June 28

Public Meetings:

November 25, March 3, July 28

Implementation Strategy Components

The Implementation Strategy will make specific recommendations at the Port Lands site basis on the timing, sequencing and implementation of:

- Parks, recreation facilities and public spaces
- Precincts for revitalization
- New services, road infrastructure and transit
- Interim and transitional land uses
- Relocation of existing uses and businesses

Current Port Lands Initiatives

Ongoing:

- Lake Ontario Park
- Tommy Thompson Park
- Marine Strategy
- Commissioners Park

2005/2006 Projects

- Corridor Greening & Clean-
- Trail improvements
- Site Decommissioning
- Don Greenway
- Port Lands Arboretum
- Recreational Opportunities

Port Lands Beautification

- 1 Leslie Corridor Greening
- 2 Cherry Beach Play Structure
- 3 Cherry Street Greening
- 4 Trail Improvements to TTP
- 5 Community Tree Planting



Current Portlands Initiatives

Tonight's Agenda

1. Welcome
2. Project Overview
3. Port Lands Implementation Strategy Presentation
4. Facilitated Discussion
5. Questions and Answers
6. Next Steps
7. Facilitated Discussion:

What do you think about transforming the Port Lands into a mixed-use community (residential, employment and industrial) over time?

What do you think about leading with parks and public spaces, recreational facilities and precinct planning as first key steps in Port Lands Implementation?

Is there anything missing from the Early and Intermediate work plans?



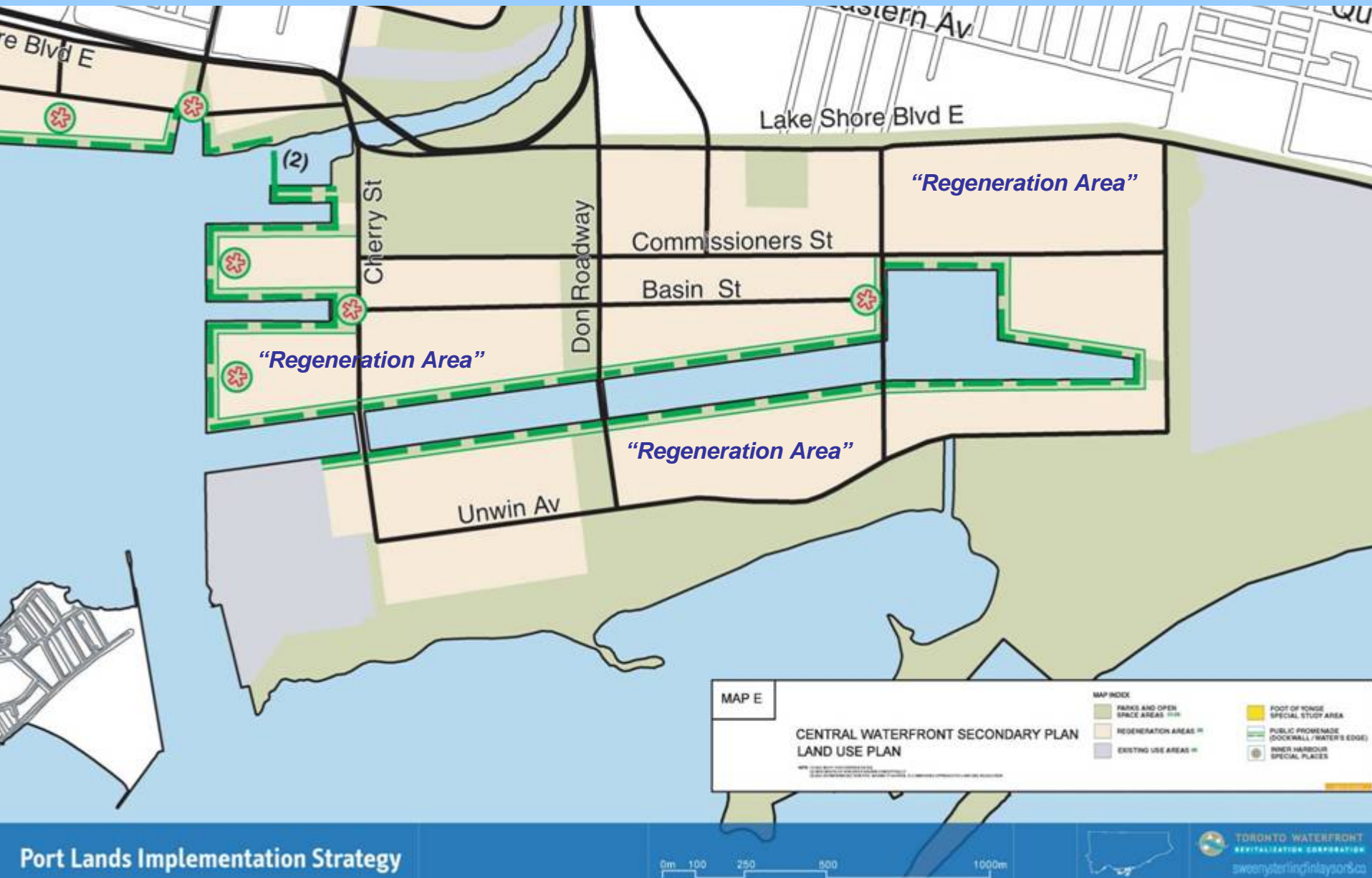
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BLUE GREEN PORT LANDS

Secondary Plan - Land Use

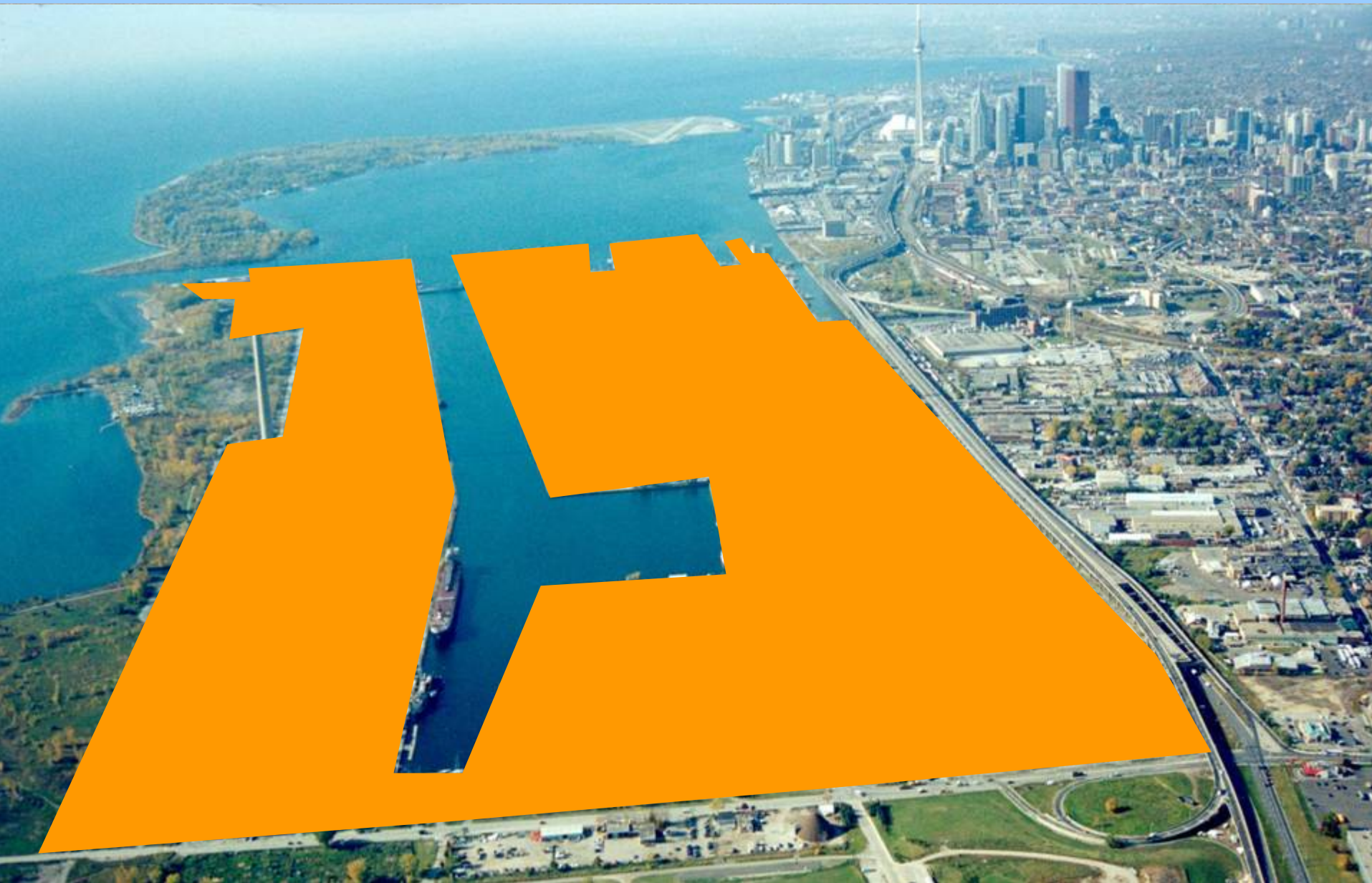


Secondary Plan – Land Use

Regeneration Areas are blocks of land that may be subdivided into smaller areas for a wide variety of mixed-use development ranging from industries to housing to community services and parks; from offices to stores to hotels and restaurants.

Regeneration Areas will generally be subject to Precinct Implementation Strategies.

Strategy Study Area In Context



Strategy Study Area In Context

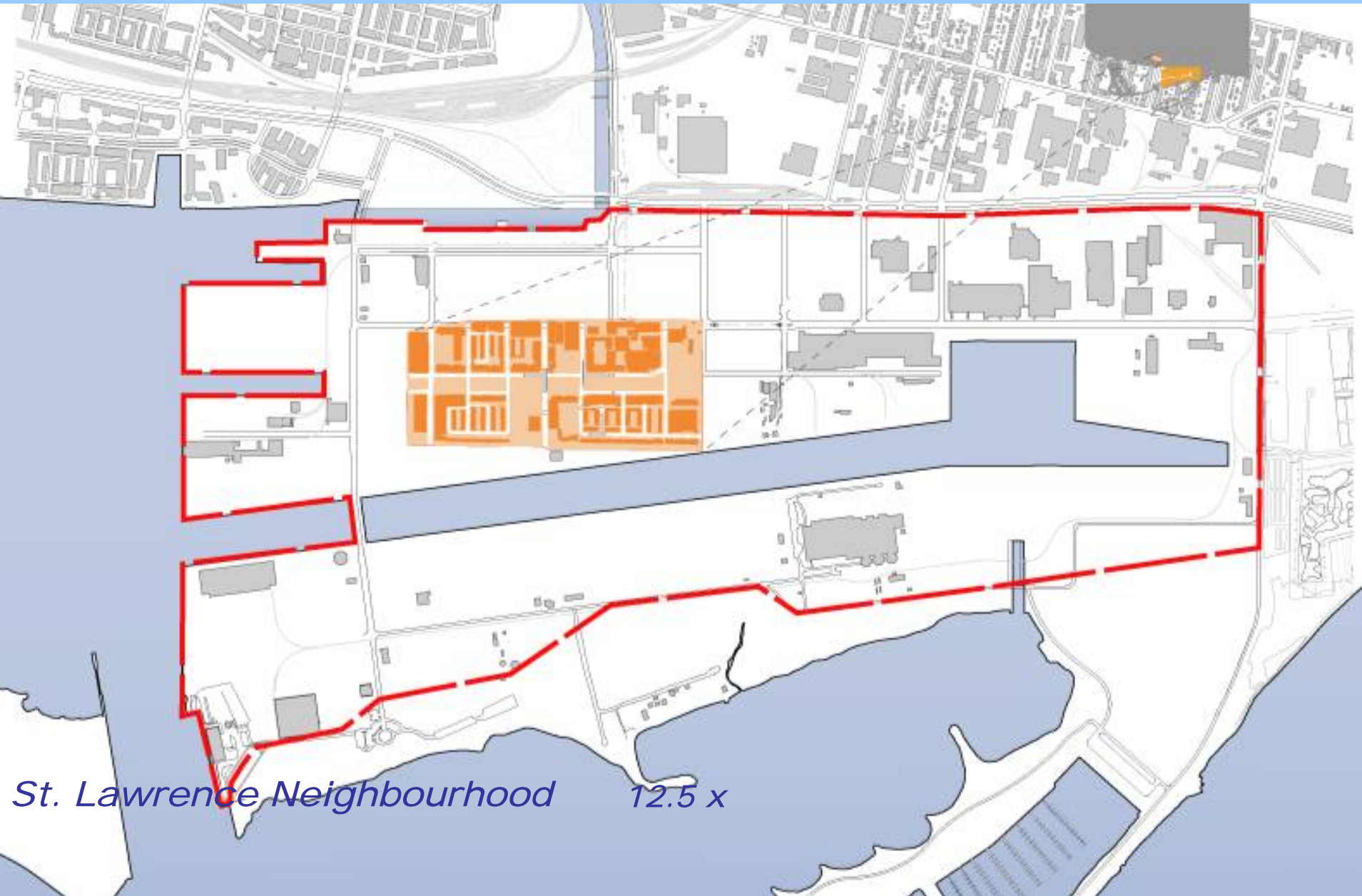


Implementation Strategy Area



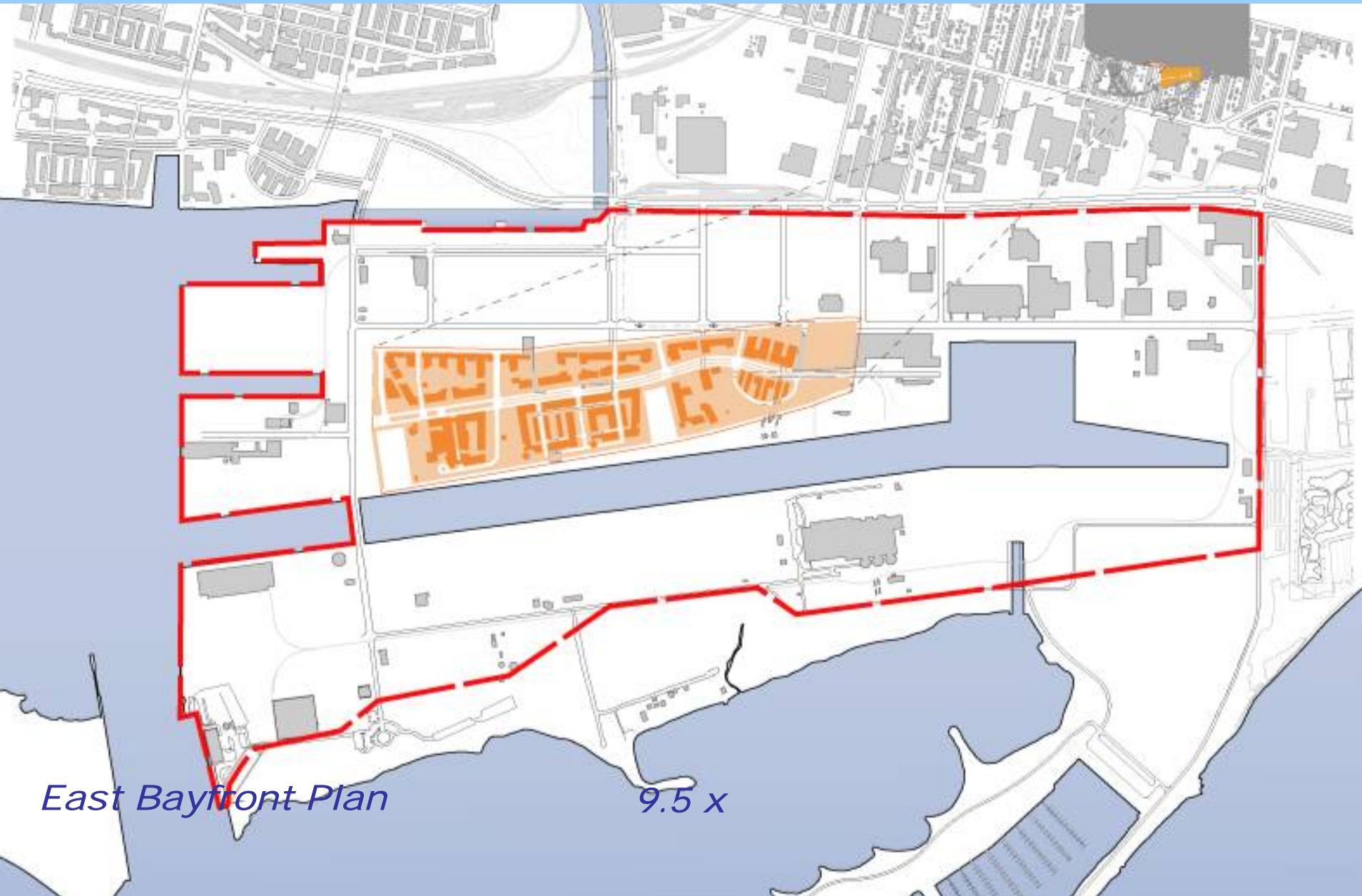
850 Acres - 340 Hectares

Implementation Strategy Scale



St. Lawrence Neighbourhood 12.5 x

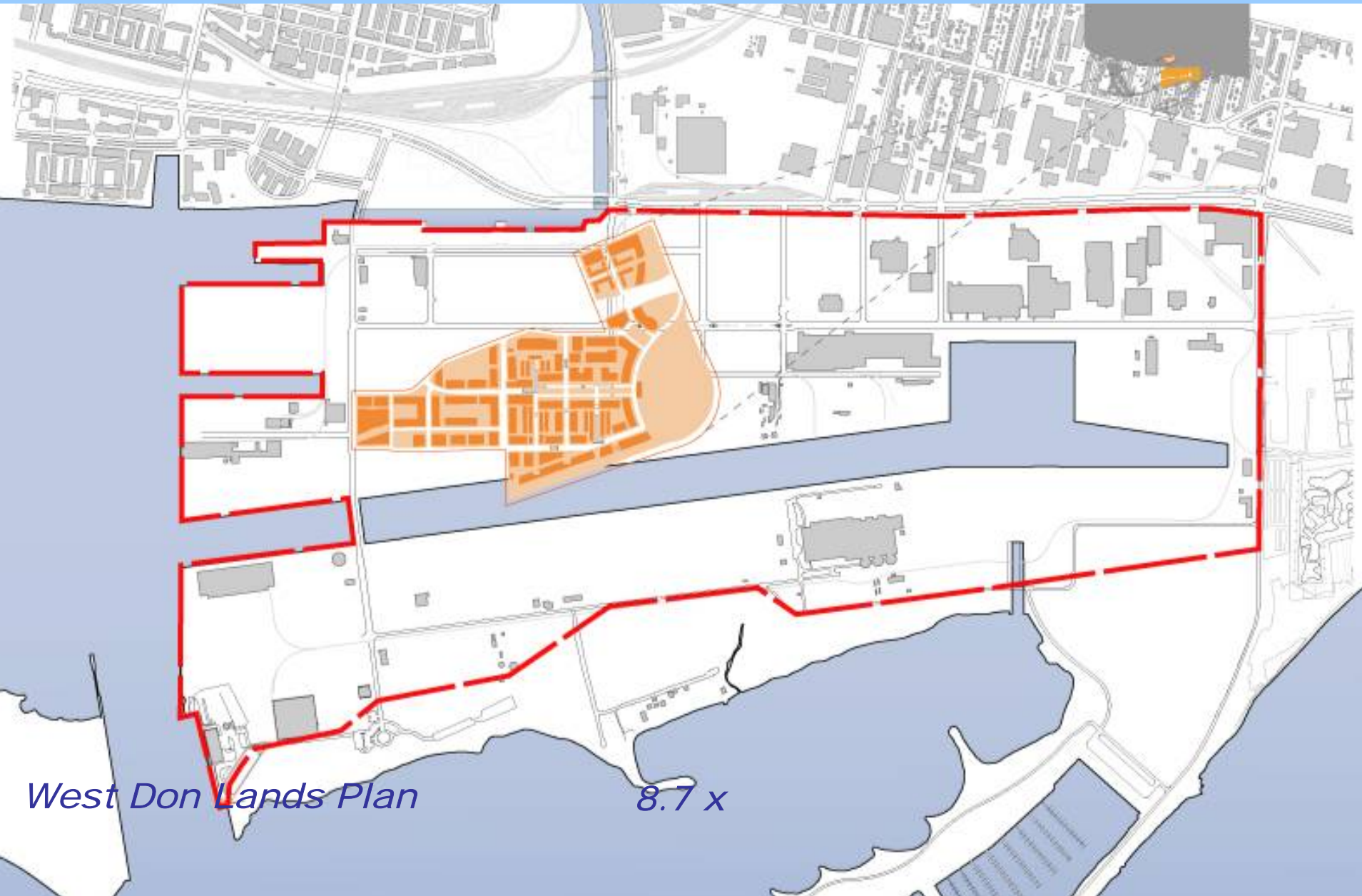
Implementation Strategy Scale



East Bayfront Plan

9.5 x

Implementation Strategy Scale



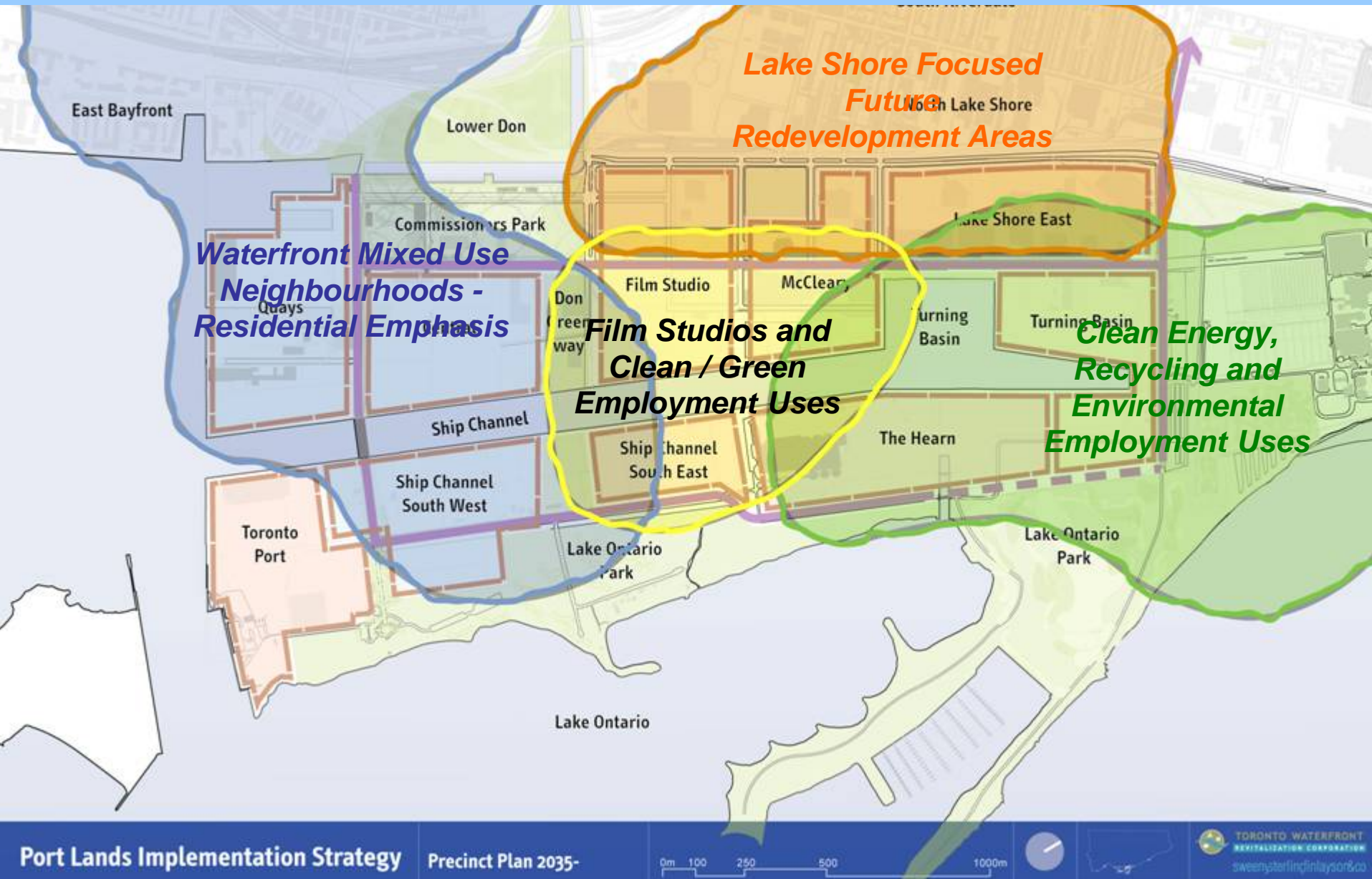
West Don Lands Plan

8.7 x

Precincts and Phasing



Context and Connections



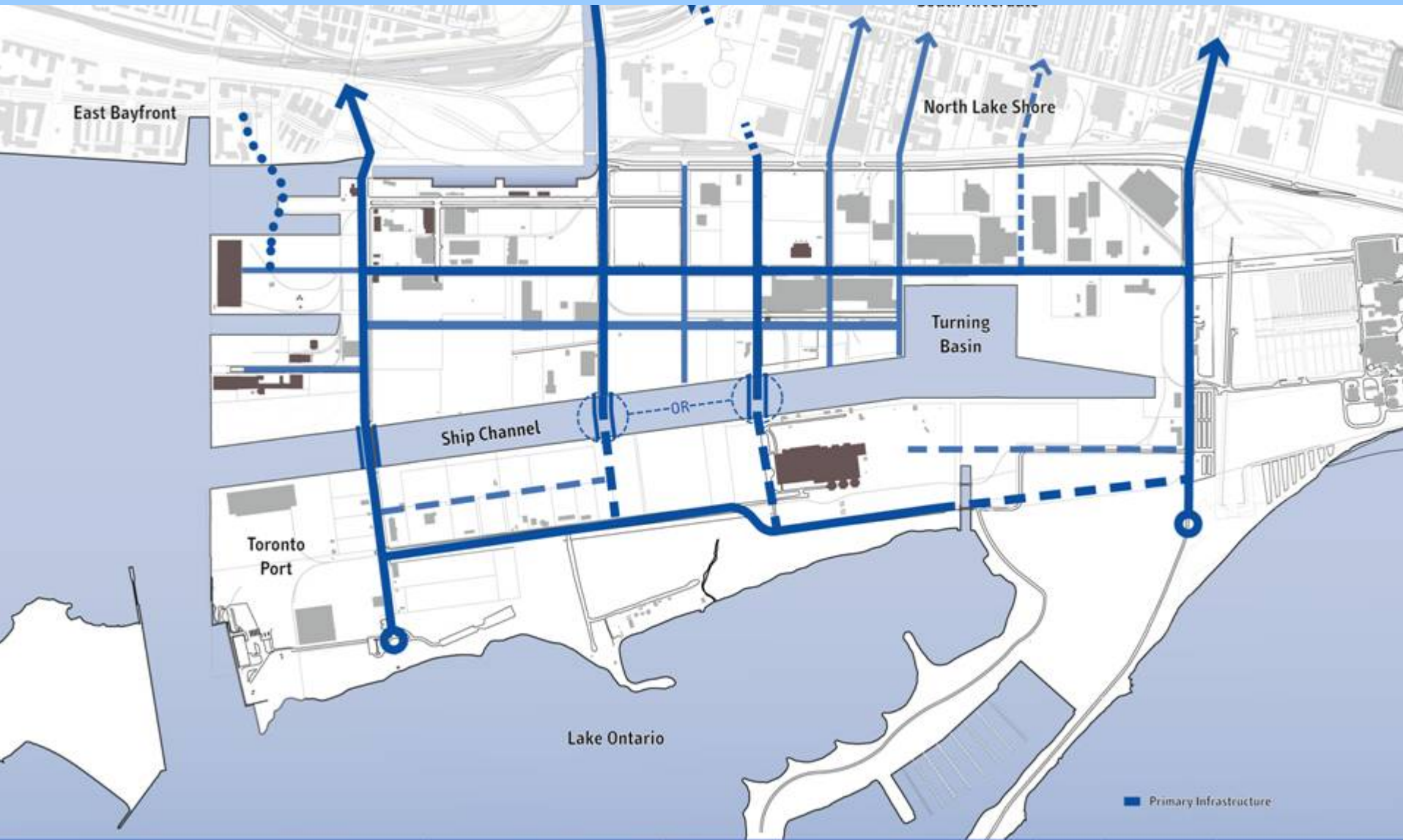
Urban Structure



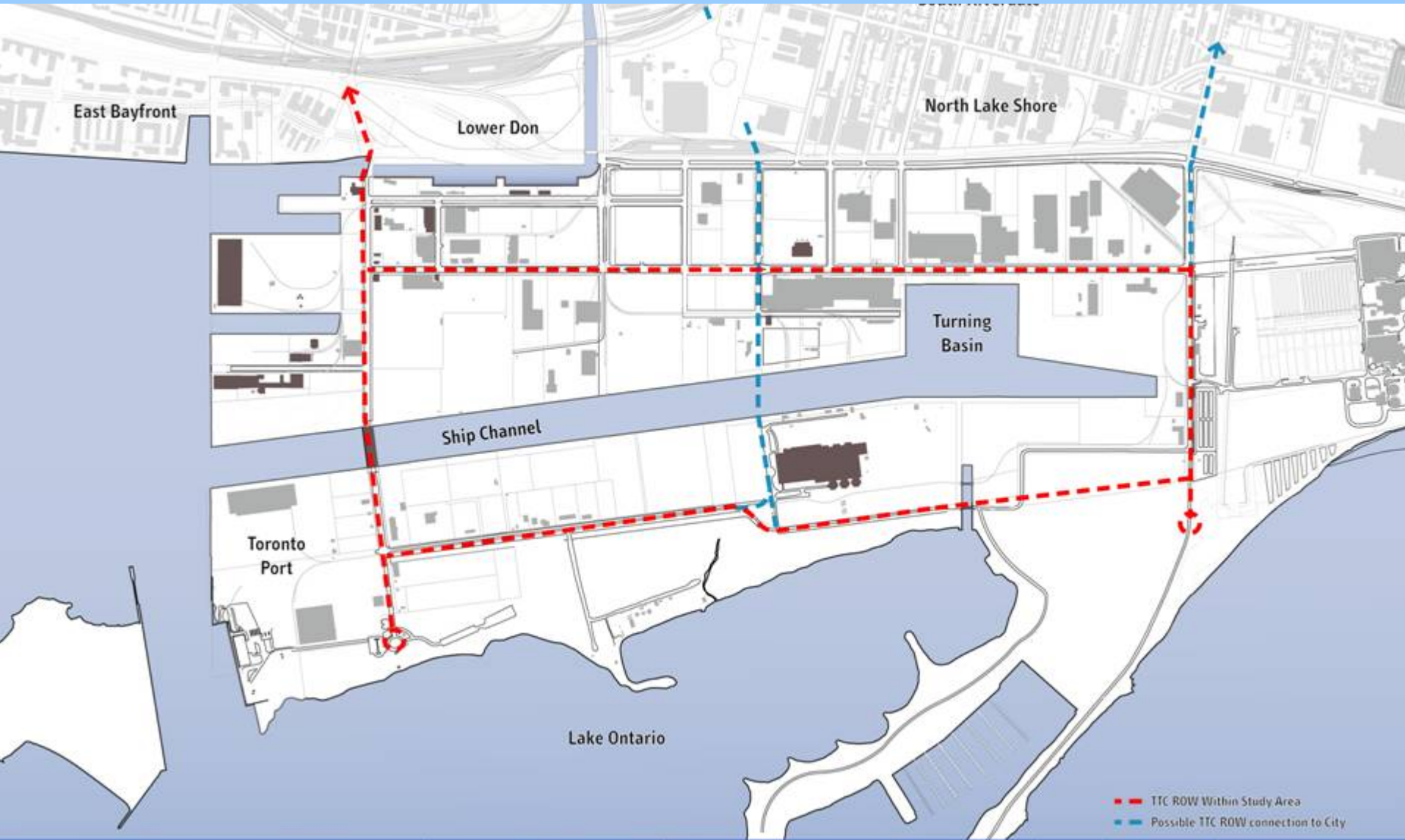
Open Space



Roads and Bridges



Transit



Projected Development Yields

East Bayfront

Precinct	Units	NRGFA
Quays	5,575	55,700m ²
Central	3,311	74,500m ²
Film Studio	707	148,400m ²
McCleary	0	119,200m ²
Lake Shore East	0	328,400m ²
Ship Channel SW	3,696	36,900m ²
Ship Channel SE	1,345	121,000m ²
Sustainability Centre	0	79,300m ²
Turning Basin	0	100,400m ²
Port	0	119,000m ²
Totals	14,634	1,182,800m²



Core Infrastructure Corridor

East Bayfront

North Lake Shore

Establishing a Core Infrastructure Corridor will provide sewer and water service to ALL future Port Lands Precincts.

Engineering studies and an Environmental Assessment are necessary to:

- Assess the condition of existing services in Cherry St., Commissioners St. and Leslie St.***
- Establish the alignment of Unwin Avenue east of the Hearn;***
- Provide new storm and sanitary sewers in the Core Infrastructure Corridor where required and;***
- Create a new bridge at the Recirculation Channel.***

Lake Ontario

Upgrades to Unwin Avenue west of the Hearn can be carried out independently from the creation of new servicing in this area.

Water's Edge Strategies

East Bayf

Knuckle

The Port Lands Implementation Strategy is has regard for emerging goals for waterfront marine uses including:

- **Opening up public access to as much of the Water's Edge as possible, as soon as possible;**
- **Public Access to the marine activities as well as to the Water's Edge;**
- **Coordination between marine activities and land based public uses to minimize conflicts;**
- **Matching marine uses with appropriate locations and facilities in the Port Lands;**
- **Improved water quality and environmental conditions;**
- **The potential for Water based transit activities.**

Lake Ontario



Sustainability Strategies

The majority of activities that support the TWRC Sustainability Framework will be implemented through Precinct Planning.

Activities that should be undertaken at a higher level, taking advantage of synergies with neighbouring precincts and other Waterfront developments currently underway include:

- *Opportunities to implement District Energy in Port Lands Precincts;*
- *A vacuum system for solid waste as recommended by the Swedish Study;*

Other Port Lands policies that will support sustainability include:

- *Energy Use;*
- *Storm Water;*
- *Solid Waste and;*
- *Pedestrian and Bicycle linkages.*



Relocation Strategy



Catalyst Projects



Early Work Program

- *Complete Implementation Strategy;*
- *Conduct a preliminary engineering study and initiate an EA for the "Core Infrastructure Corridor".*
- *Start Quays and Central Port Lands Precinct Plans*
- *Coordinate with TEDCO on detailed planning for the entire Film Studio Precinct as a mixed use area;*
- *Move forward on Open Space initiatives: LOP; Commissioners Park and Streetscape program;*
- *Regional Sports Facility and Temporary Fields planning (South Ship Channel, Hearn and Commissioners Park alternatives);*
- *Initiate Don Greenway Concept Design Process;*
- *Concept Design for Port Lands Arboretum;*
- *Coordinate with EAs for Don Mouth, Queen's Quay and Cherry Street transit;*
- *Coordinate with Lake Ontario Park and Discovery Centre planning;*
- *Continue work on business relocation strategy and respond to opportunities as leases become available*



Intermediate Work Plan

Projects for Which Are Funded in the Current 10 Year Plan:

- *Continue Leslie and Cherry Street Greening;*
- *Martin Goodman Trail Improvements;*
- *Construct Commissioners Park;*
- *Construct Transitional Sports Fields;*
- *Construct Regional Sports Facility;*
- *Initiate Port Lands Arboretum / Nursery;*
- *Initial Unwin Avenue Improvements;*

Projects for Which There is No Funding in the Current 10 Year Plan:

- *Establish Port Lands Soil Remediation Facility;*
- *Ship Channel Bascule Bridge Repairs;*
- *Potential for Early Development Starts Quays and Central precincts;*
- *Early Water's Edge Dockwall Improvements;*
- *Initiate Public Access to Don Greenway*
- *Cousens Quay Urban Catalyst Project;*





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