

A stylized map of the Port Lands and South of Eastern waterfront area in Toronto. The map features a grid of streets and a prominent blue line representing a waterway or canal. The area is shaded in light blue and white, with a darker blue area representing the water.

Port Lands and South of Eastern

November 28, 2013 Public Meeting

Agenda

- 7:00** Welcome and Introductory Remarks
- 7:10** Overview of Initiatives
- 7:20** Port Lands Planning Framework and Precinct Planning
- 7:40** South of Eastern Strategic Direction
- 7:50** Port Lands and South of Eastern Transportation and Servicing Master Plan EA
- 8:00** Q&A
- 8:15** Opportunity to Complete Workbooks at Open House Stations
- 9:00** Adjourn

Purpose of Meeting

- To introduce the five initiatives and provide background information
- To seek your feedback on:
 - Your vision for areas/sites within the Port Lands for the **Port Lands Planning Framework**
 - The draft objectives developed to inform and guide the development of the **Port Lands Planning Framework** and **Precinct Planning**
 - Important considerations for the **South of Eastern Strategic Direction**
 - Problems and opportunities related to transportation and servicing for the **Port Lands + South of Eastern Transportation + Servicing Master Plan**



Overview of Initiatives

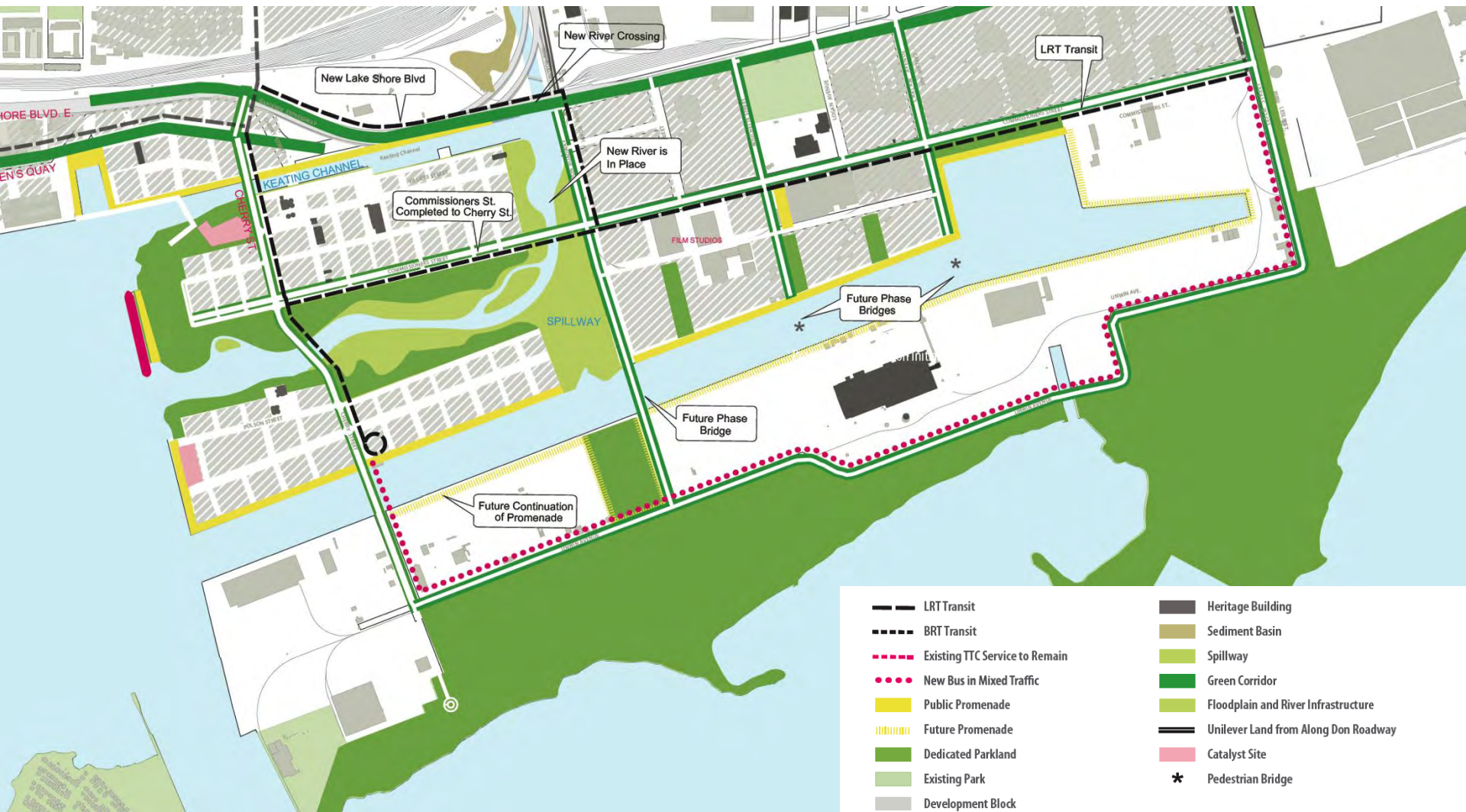


Port Lands + South of Eastern

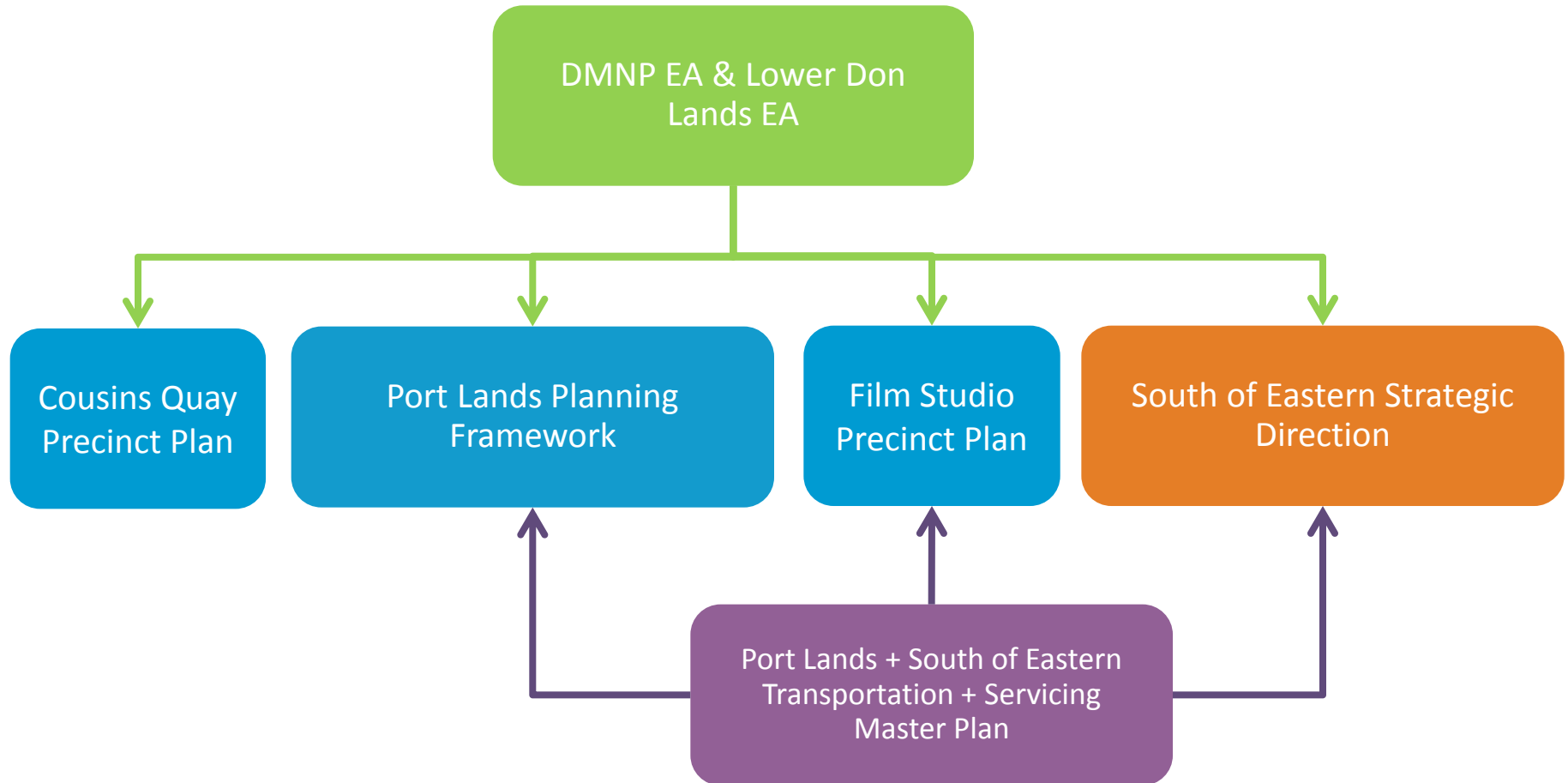


Distinctive + Connected

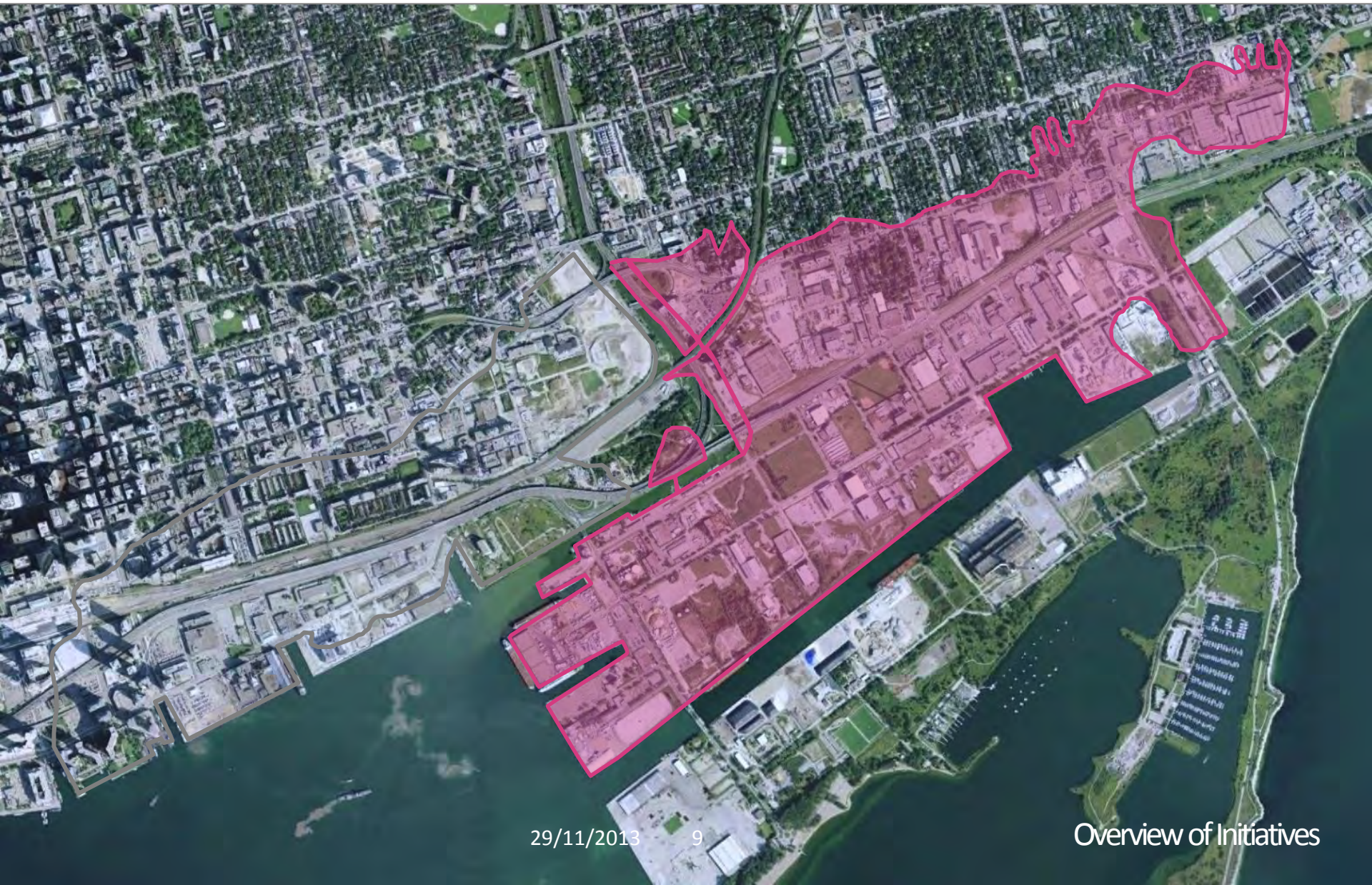
Port Lands Acceleration Initiative (2012)



Linkages Between the Initiatives

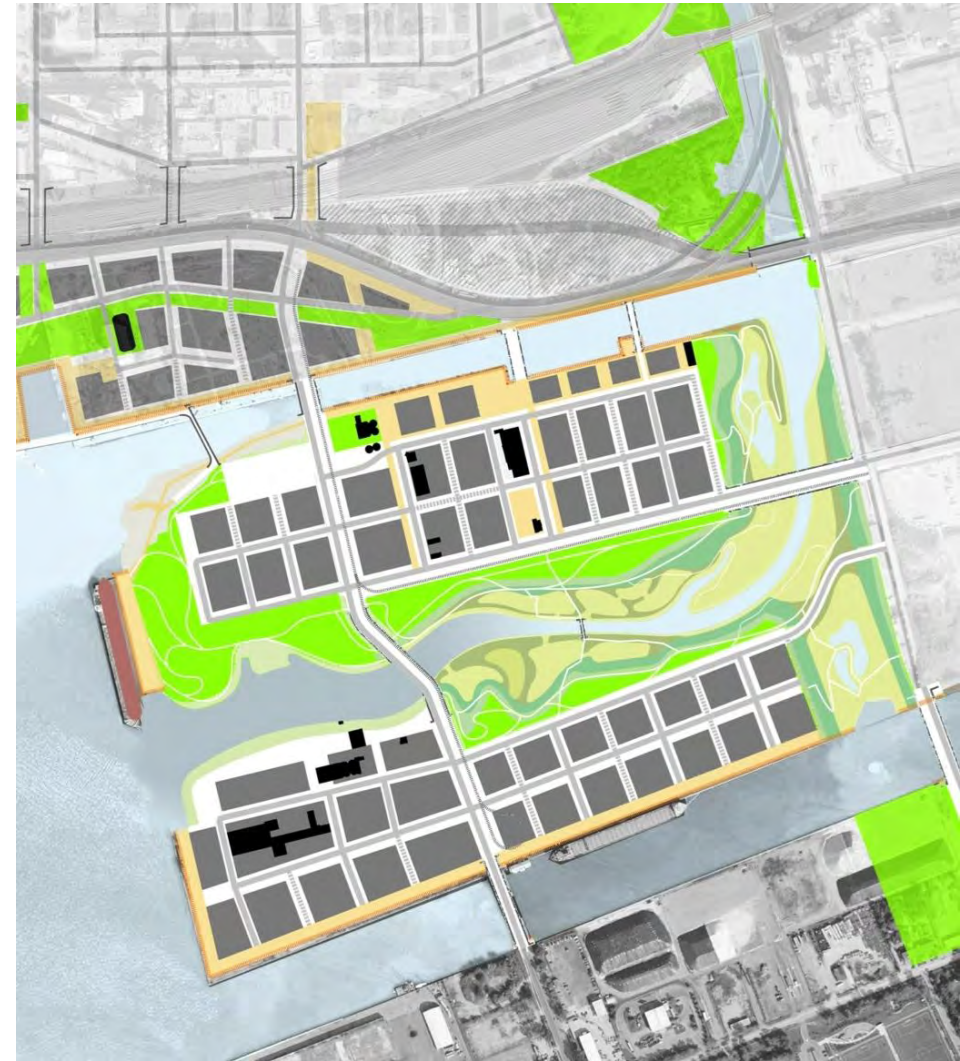


Flood Protection



DMNP EA and Lower Don Lands EA

- DMNP EA establishes:
 - Keating Channel, new river flood plain, and Greenway for flood conveyance
 - Naturalization and city building
 - Adaptive management strategy
 - Proposed phasing strategy for flood protection enabling redevelopment
 - Flood protection requirements
- The LDL EA establishes:
 - Servicing infrastructure necessary to support revitalization and refines it to coincide with the optimized river valley



Phasing of Development

- **Phase 1:**
 - Development can proceed in the Quays
- **Phase 2:**
 - Development can proceed east of the Don Roadway / Don River and to the north and east of Cousins Quay
- **Phase 3:**
 - Development in the River Valley Precincts can proceed
- **Phase 4:**
 - Naturalization of the south Polson Slip dockwall occurs



Study Areas

Port Lands Planning Framework



Port Lands Precinct Planning

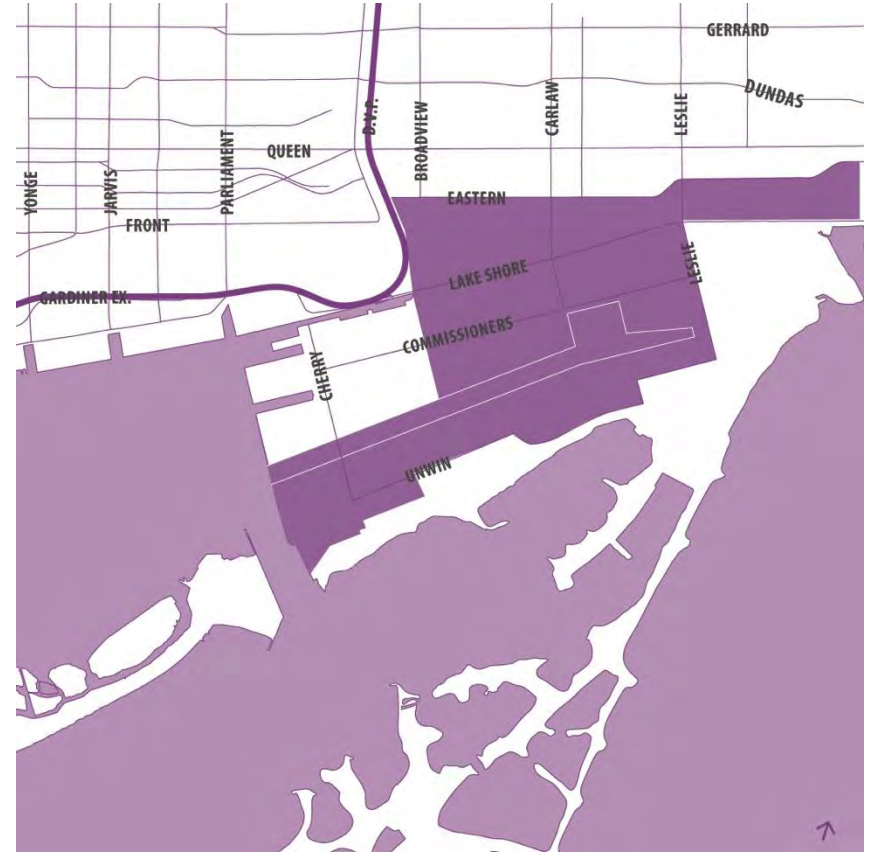


Study Areas

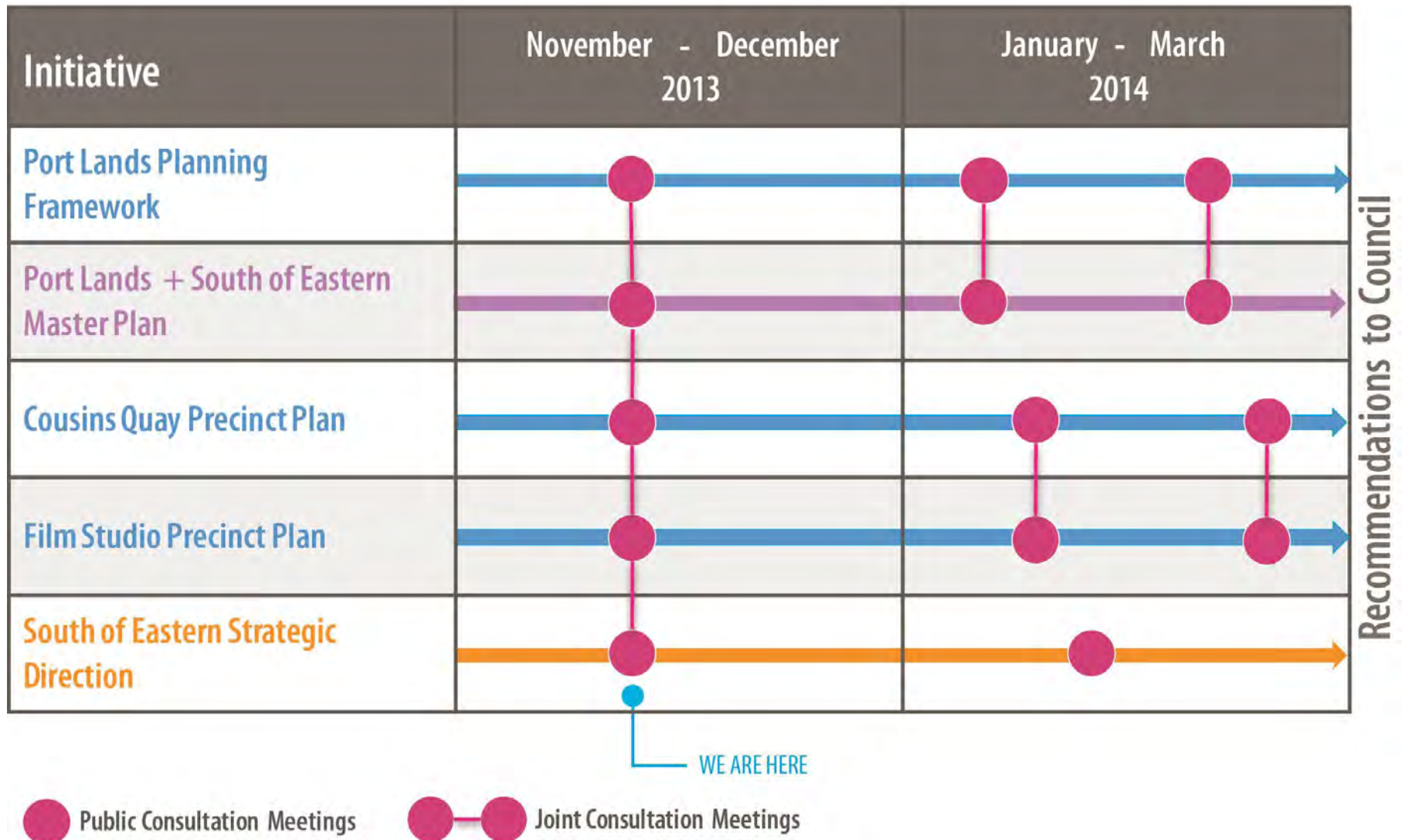
South of Eastern Strategic Direction



Port Lands + South of Eastern Master Plan



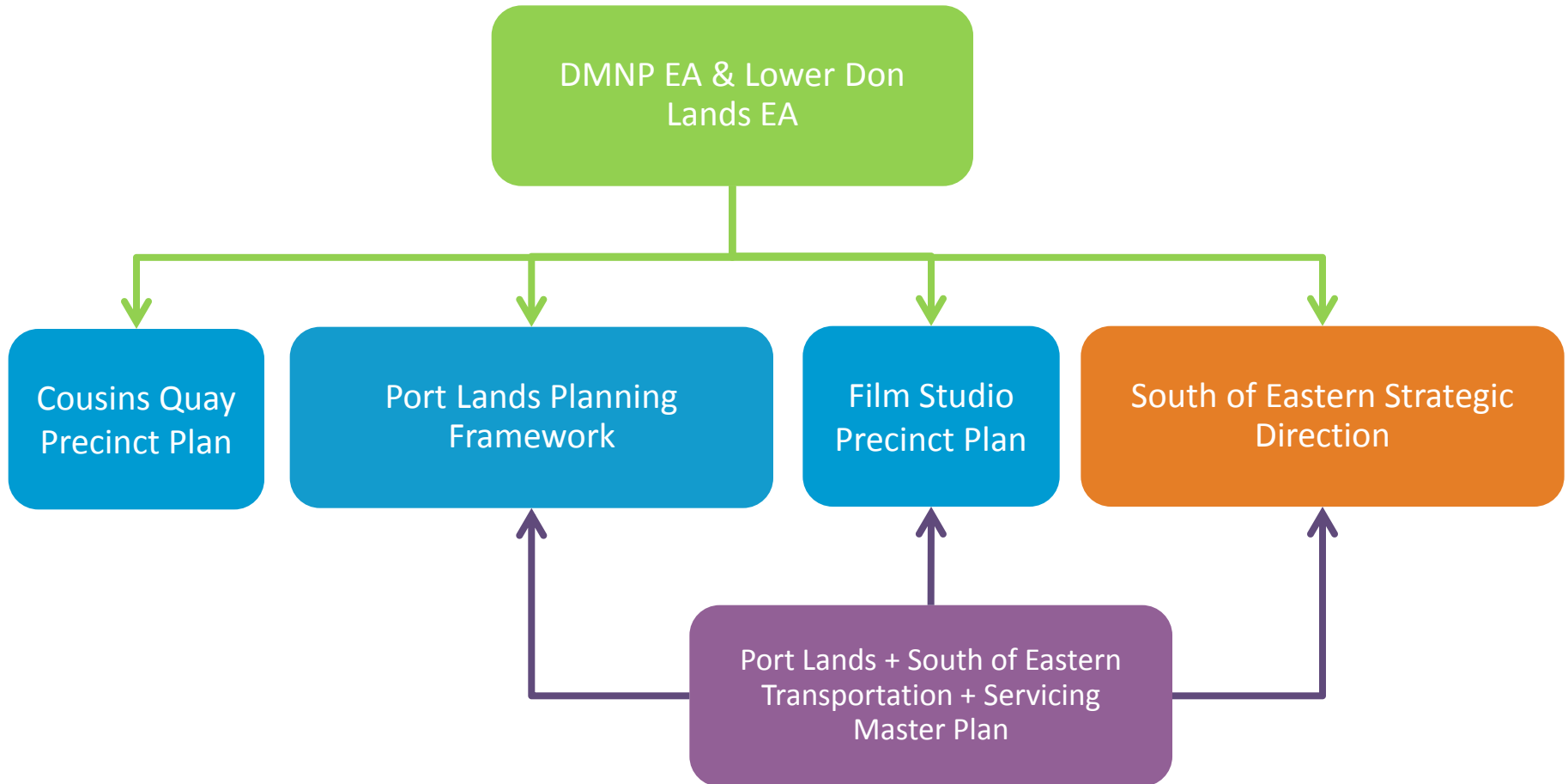
Timing and Consultation





Port Lands Planning Framework

Linkages Between the Initiatives



Port Lands Acceleration Initiative (2012)

Key Precinct Opportunities



Open Space Network



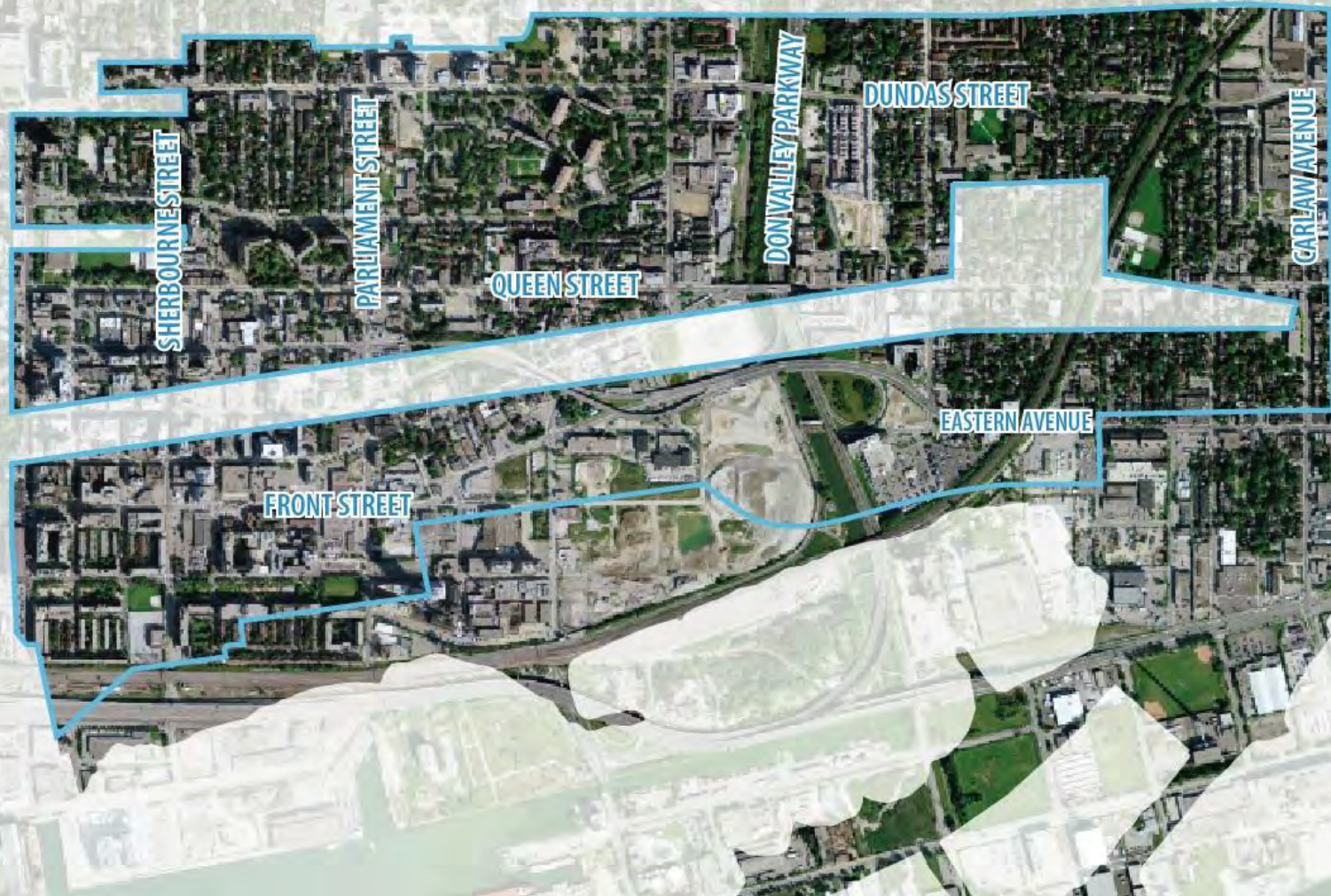
Green Corridors



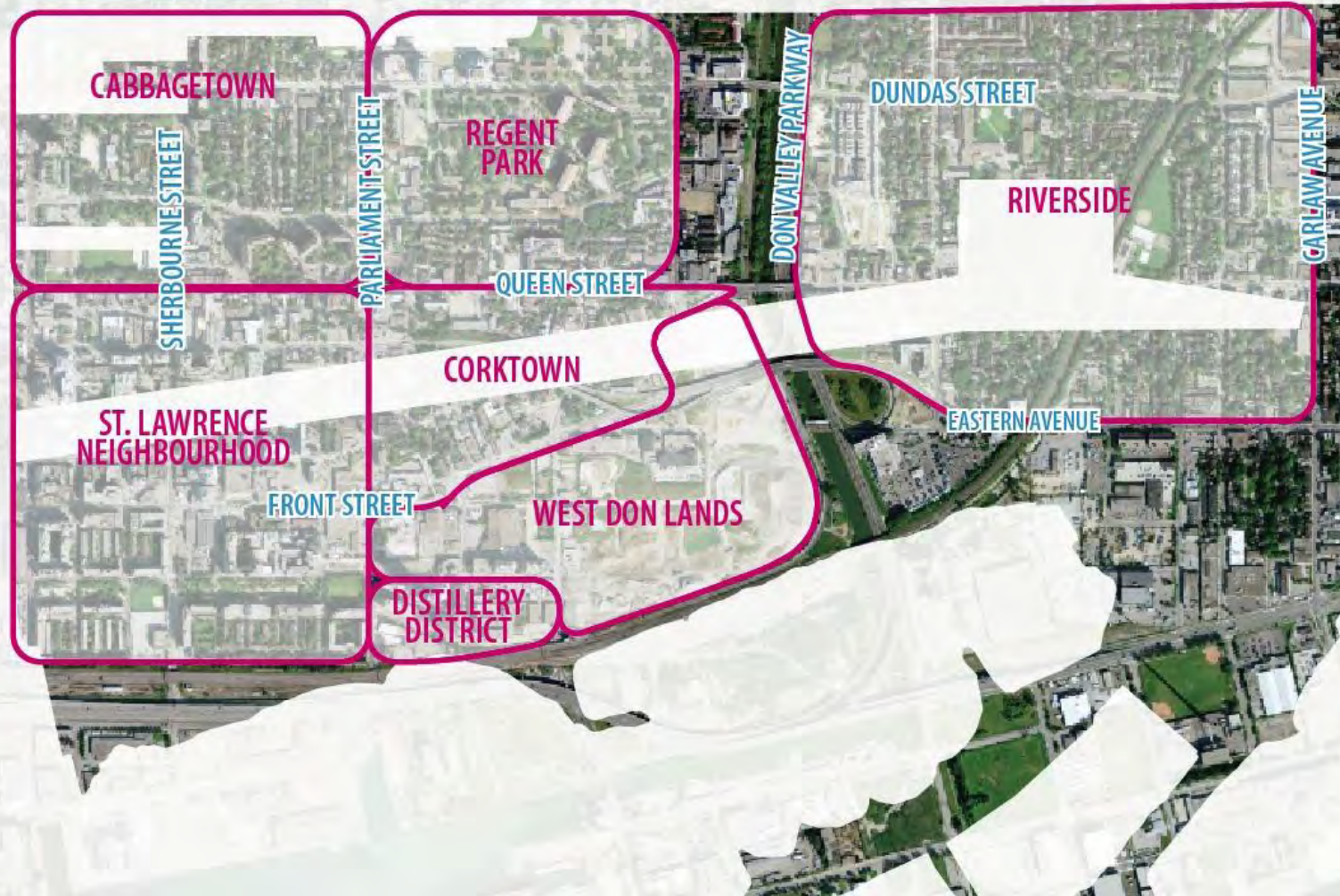
Major Roads



Port Lands Scale



Port Lands Scale



Purpose of the Planning Framework

- Integrate the other planning initiatives currently underway
- Update and refresh the vision for the Port Lands
- Provide a comprehensive picture of how the area should redevelop over the long-term and reconcile competing interests
- Provide a flexible/adaptable planning regime
- Ensure sustainable community building
- Ensure that public and private investments contribute to the long-term vision and have lasting value
- Provide the basis for Official Plan amendments
- Resolve Ontario Municipal Board appeals of the Central Waterfront Secondary Plan



Elements of the Planning Framework

- An overall vision for the Port Lands
- Development objectives
- A connections plan
- Land use direction
- Identification of local identities/character for the different areas
- A parks and open space plan
- Direction for the conservation of heritage resources
- Urban design principles for new buildings and open spaces
- A community services and facilities strategy
- Implementation and phasing direction

What do you see as the two or three key issues and/or opportunities that need to be addressed in the Port Lands Planning Framework?

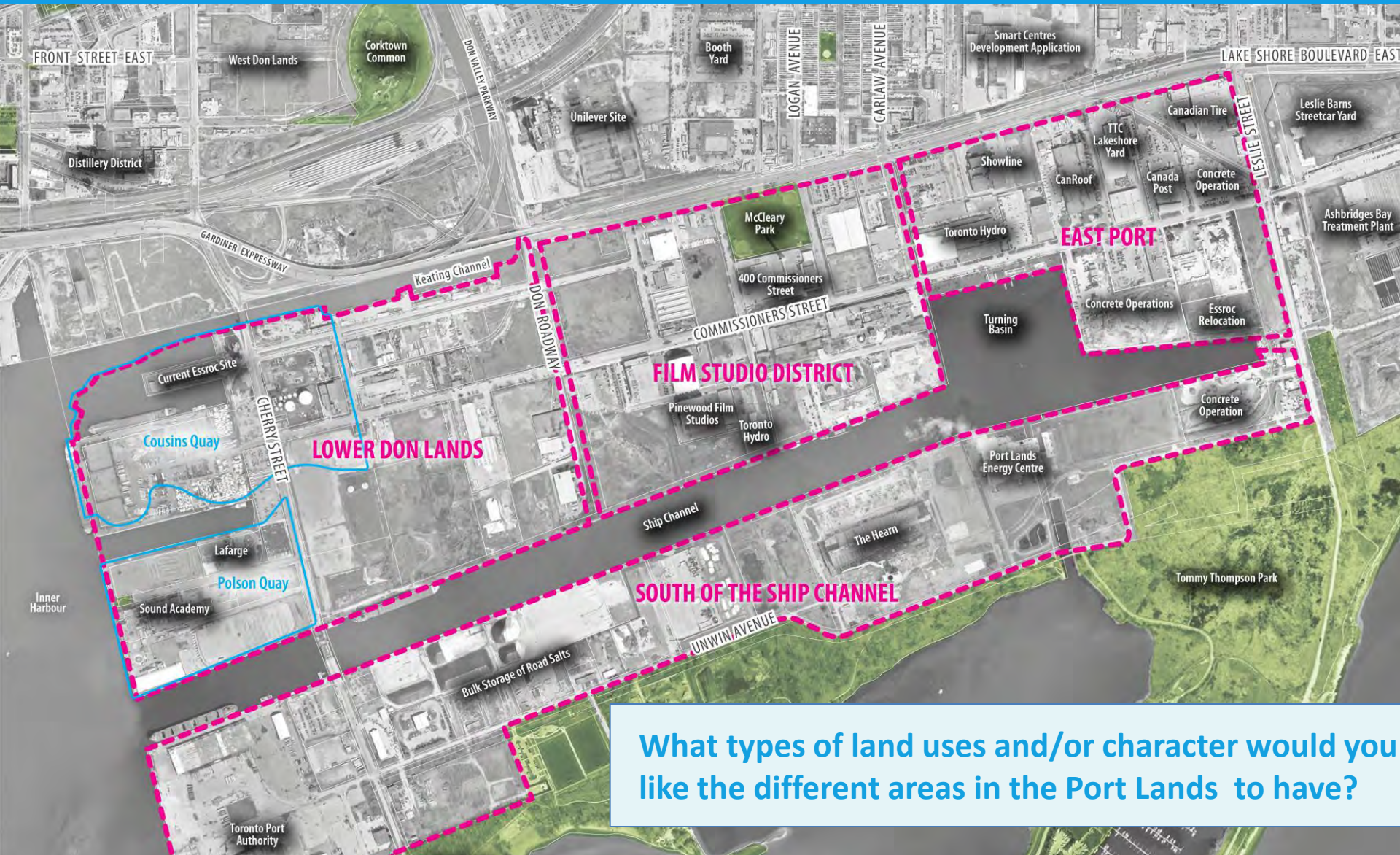
Process



Port Lands Profile Document

www.portlandsconsultation.ca

Sub Areas



What types of land uses and/or character would you like the different areas in the Port Lands to have?

Draft Development Objectives

- **Creating an interesting and dynamic urban mix**
- **Connecting the Port Lands to the city**
- **Leveraging the Port Lands' Assets**
- **Developing a high quality public realm**
- **Contributing to the sustainable future of the city**
- **Providing flexibility and certainty in the plan's implementation**

Do the draft Development Objectives reflect how you see the Port Lands developing?

Provide us with your ideas and suggestions on how to improve these objectives.

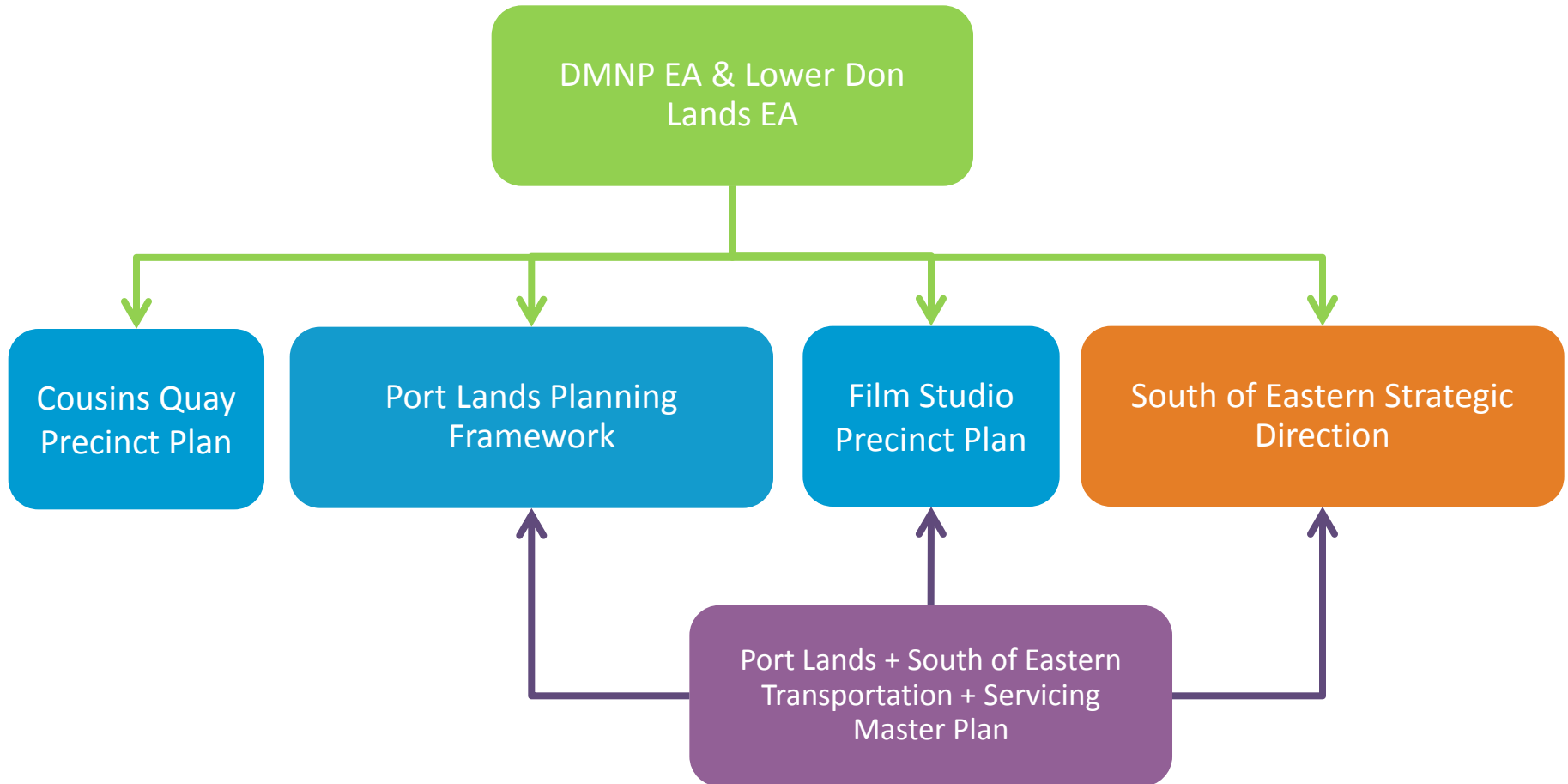


Port Lands Precinct Planning

29/11/2013

25

Linkages Between the Initiatives



Precinct Planning

- Precinct plans are prepared prior to enacting zoning by-laws in the Central Waterfront
- They establish the location, scale and character of:
 - Blocks and streets
 - Type and amount of development
 - Building heights
 - Parks and public spaces; and
 - Community facilities
- Detailed urban design guidelines for the look and feel of buildings/open spaces are developed
- Strategies for the provision of affordable housing are also developed



Cousins Quay Precinct Plan



- The Cousins Quay Precinct Plan will provide a vision for a ***new, vibrant neighbourhood*** characterized by ***leading edge sustainability features, good urban form, architectural excellence*** and ***public access to the waterfront***
- The Precinct Plan will be based on the work completed for the Lower Don Lands EA

Cousins Quay Precinct Plan



- The Precinct Plan will address the following site-specific urban design and planning issues:
 - A vision for a neighbourhood that takes advantage of three distinct water frontages;
 - An interface of the new neighbourhood with the planned Promontory Park;
 - A concept for a catalytic use at the Essroc Pier site and the reuse of the Essroc Silos;
 - The character of both Cherry and Commissioners Streets, including streetscape and building frontages;
 - Ground floor use guidelines to ensure animation and urban vibrancy; and
 - A conceptual grading plan that supports remediation requirements and a great public realm.

Film Studio Precinct Plan



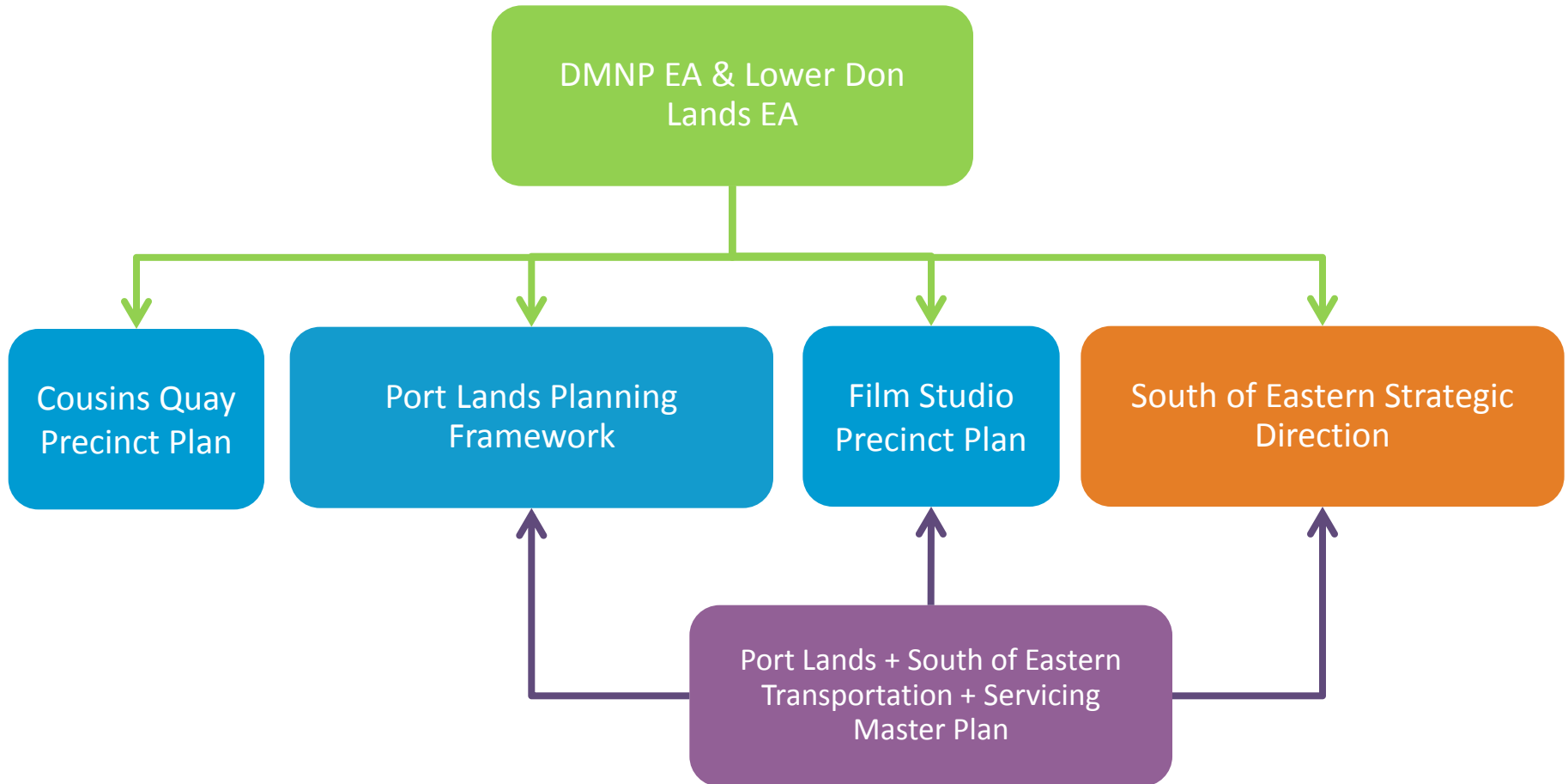
Film Studio Precinct Plan





South of Eastern Strategic Direction

Linkages Between the Initiatives



Purpose of the South of Eastern Strategic Direction

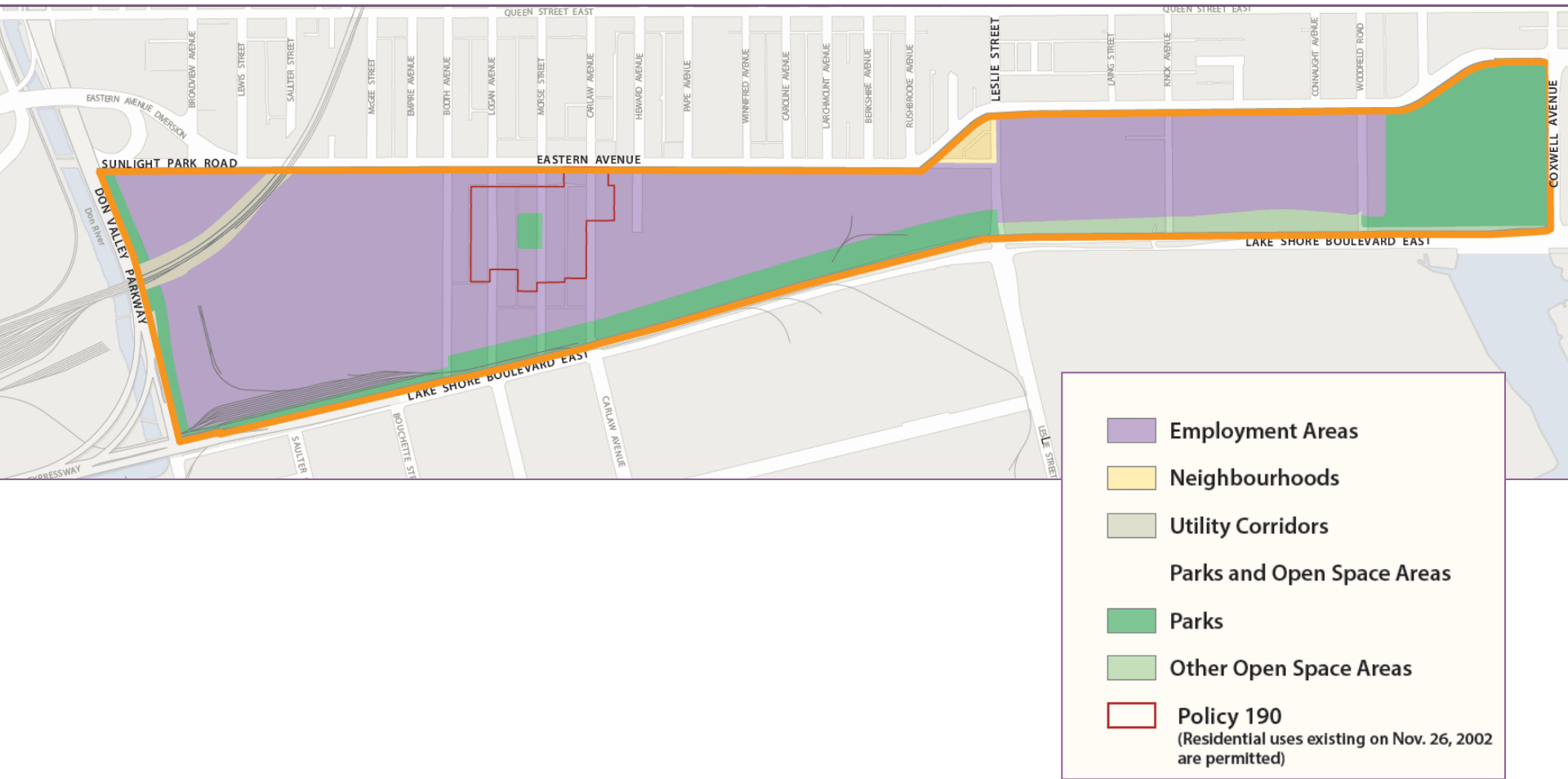
- To set a clear policy context for future investment and development;
- Address January 2012 direction from PGM to consider a planning framework for South of Eastern;
- Reinforce the direction of the Municipal Comprehensive Review; and
- Ensure consistent planning for site-specific proposals.



Community Feedback

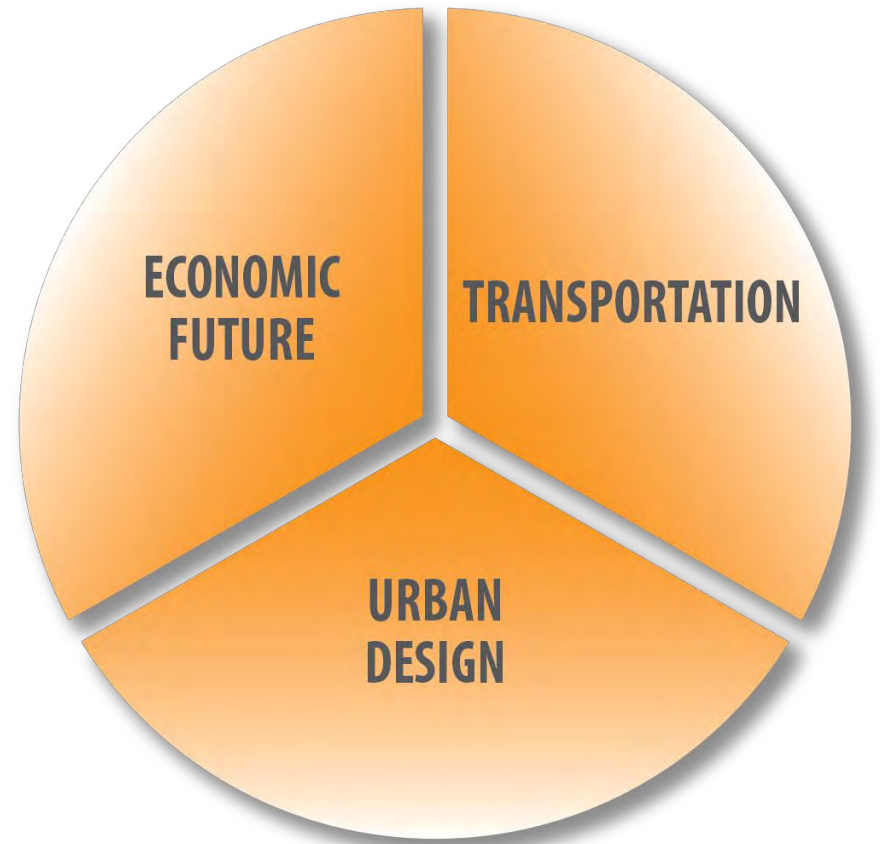
- There was significant community interest as a result of the Smart Centres original development proposal. Through consultation related to the development application and other area plans, we have heard from the community that there is:
 - Support for a wide range of employment uses
 - Support for the ongoing use and expansion of the film industry
 - A desire to create a vibrant employment district
 - A desire for the creation of well paying and stable employment
 - Concerns with traffic related issues on Eastern Avenue
 - The desire for the greening of the community
 - Very limited support for the introduction of residential uses

Policy Framework

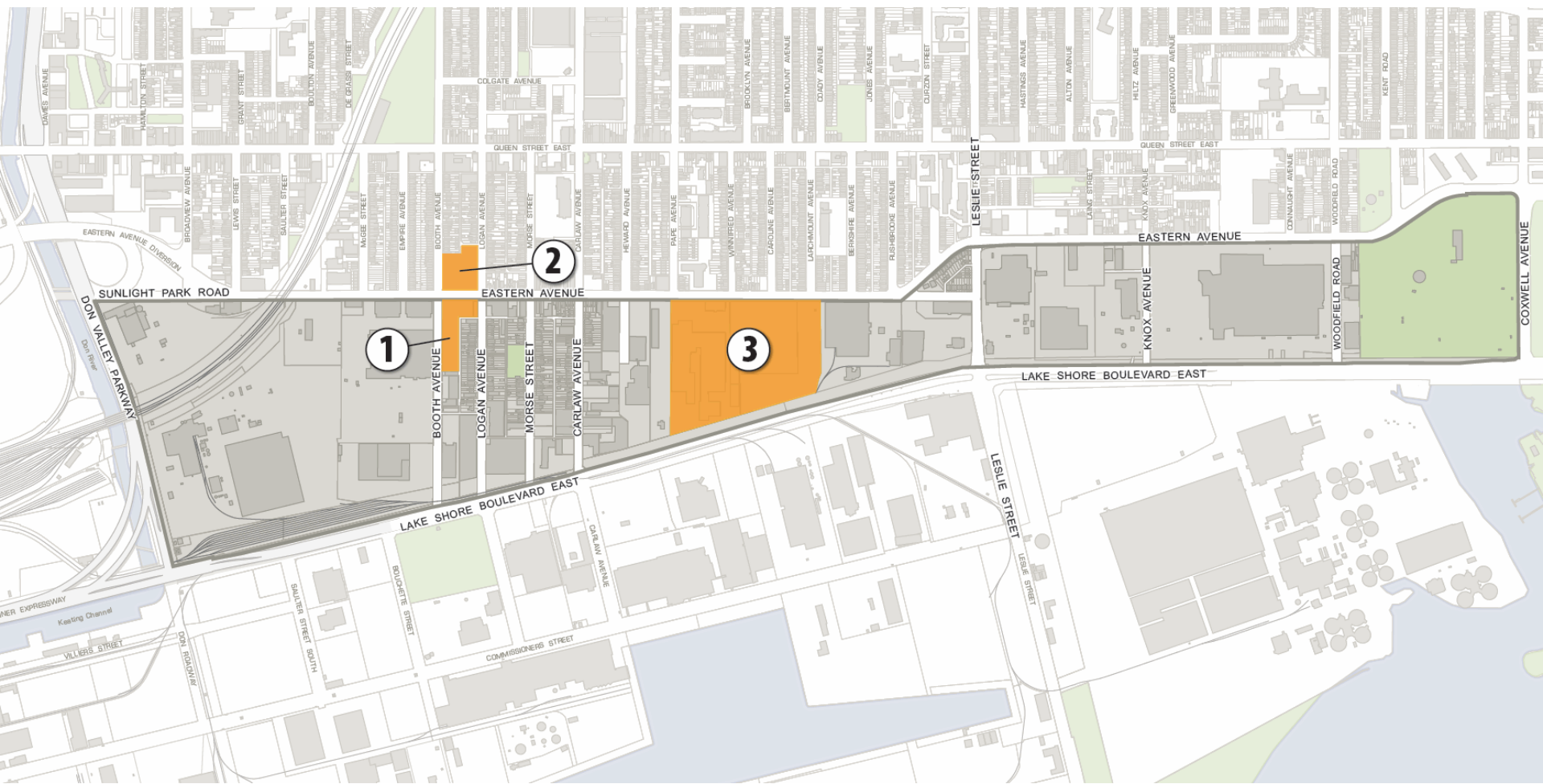


Purpose of the Study

- Facilitate economic development and employment uses;
- Articulate an urban design vision for an employment district; and
- Identify and resolve key transportation issues to connect employment uses to other parts of the City.



Active Development Applications



- 1. 459 Eastern Avenue
- 2. 462 Eastern Avenue
- 3. 629, 633 & 675 Eastern Avenue

Urban Design

The Urban Design study will result in:

- A public realm plan that includes a network of streets and open spaces
- Built form recommendations (height, massing, location of buildings on sites), and
- Recommendations regarding heritage resources including how new development should be organized in proximity to a heritage building.



Status

- The study is just getting started
- The City has hired consultants to do the background Economic and Urban Design study
- We are looking for volunteers for the local Working Group
- Community consultation – early 2014

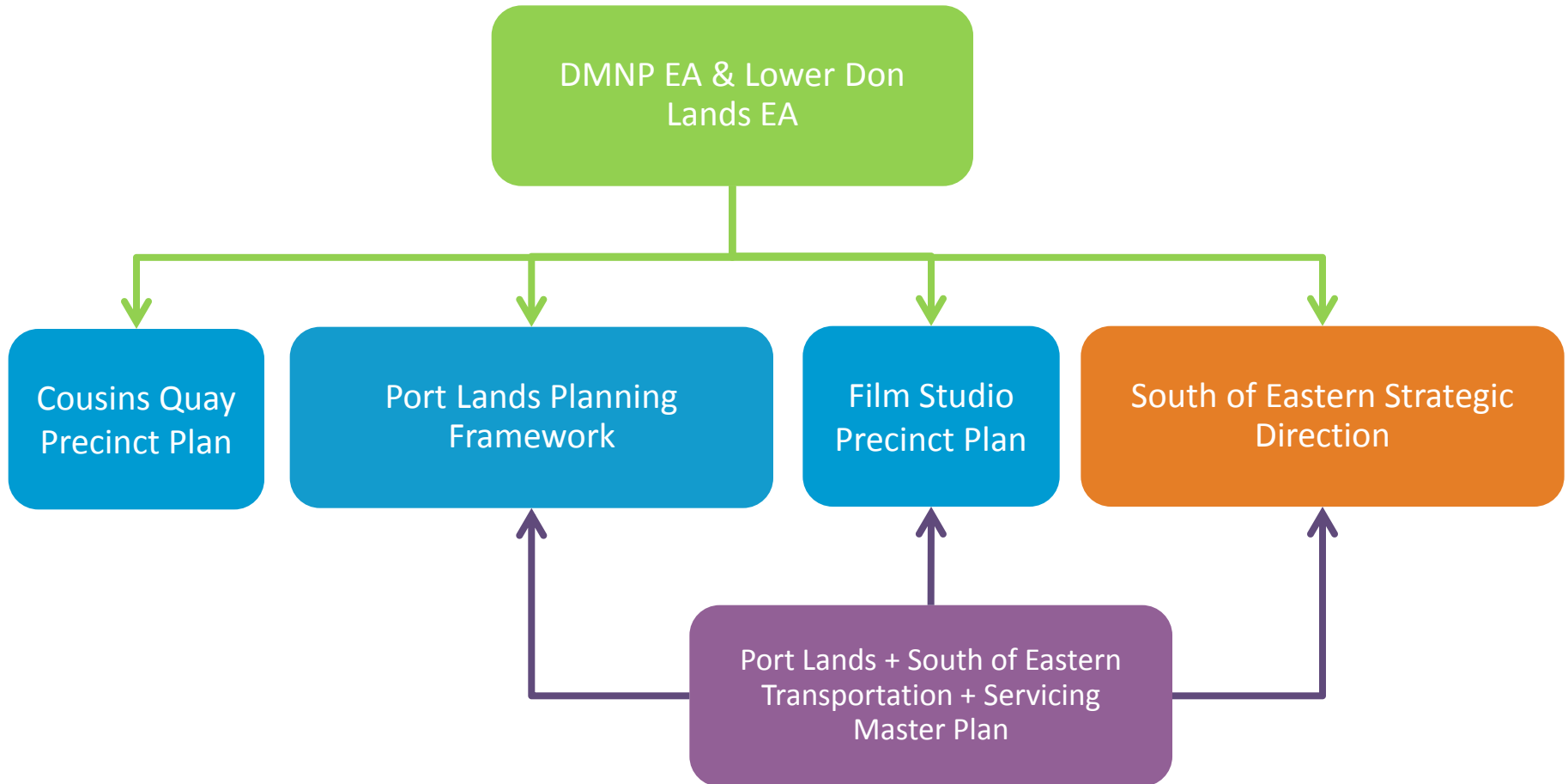
Are there specific improvements that you would like to see in the South of Eastern area? Are there areas that you think need special attention?

What types of businesses and economic activity would you like the City to promote in the South of Eastern area?



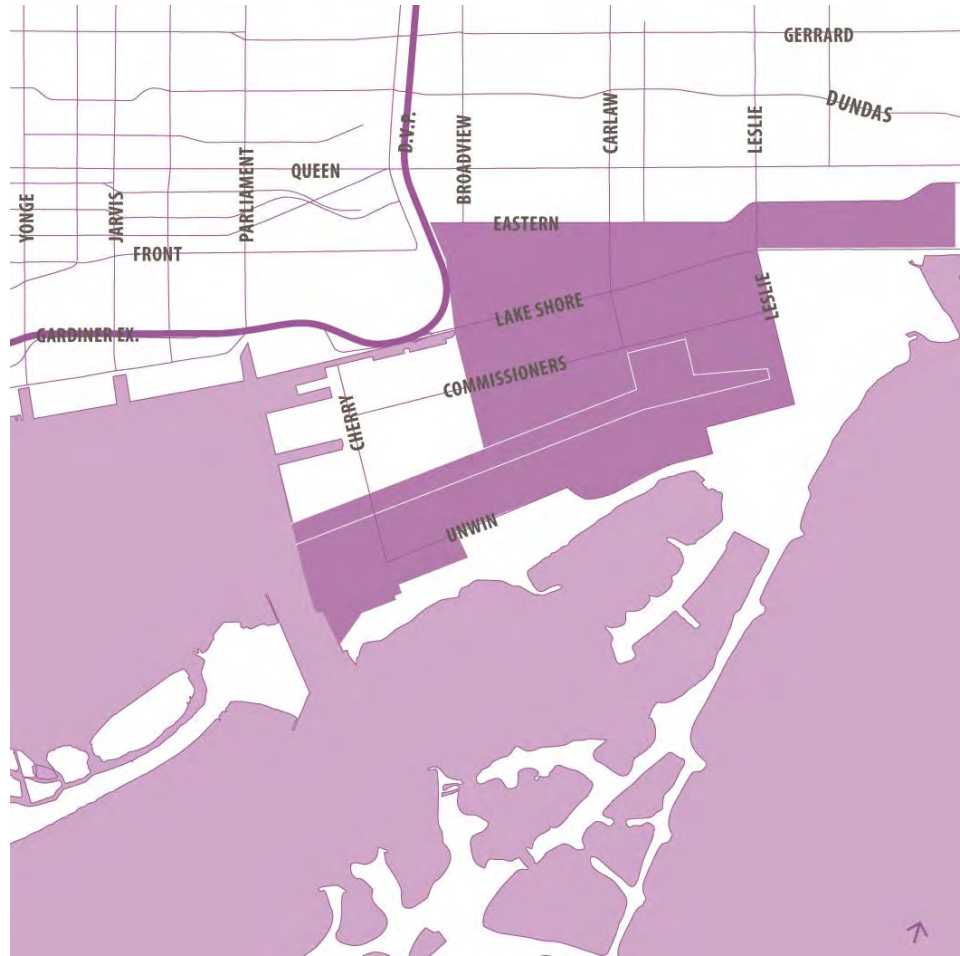
Port Lands Area Infrastructure Master Plan EA

Linkages Between the Initiatives



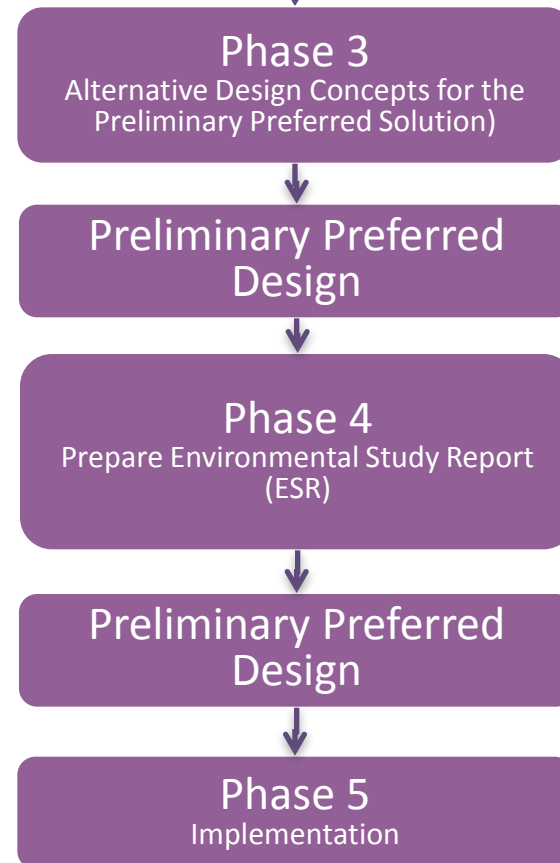
Purpose

- The Master Plan will tie together planning for South of Eastern and the Port Lands from a transportation and servicing perspective
- The Master Plan will identify the major street and transit networks, including:
 - Planned function and character of Lake Shore Boulevard
 - Broadview extension
 - Transit on Commissioners Street and resolving the hydro transmission towers
 - Potential connections across the Ship Channel
- The Master Plan will identify the servicing infrastructure to supplement previous EAs and support development
- Phasing considerations given long-term build-out of portions of the Port Lands



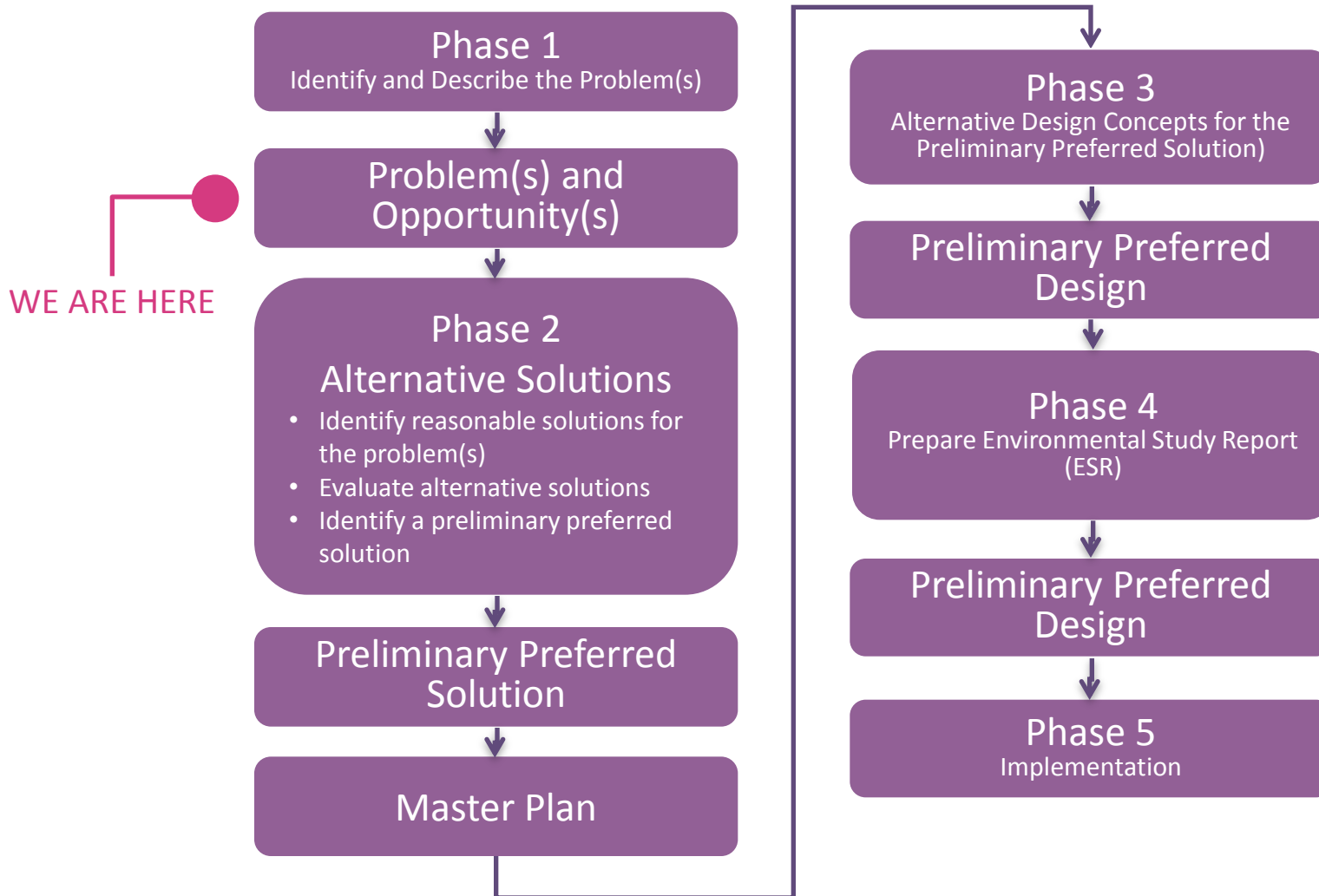
Municipal Class EA Process

Phases 1 & 2
for the
Port Lands
and South of
Eastern

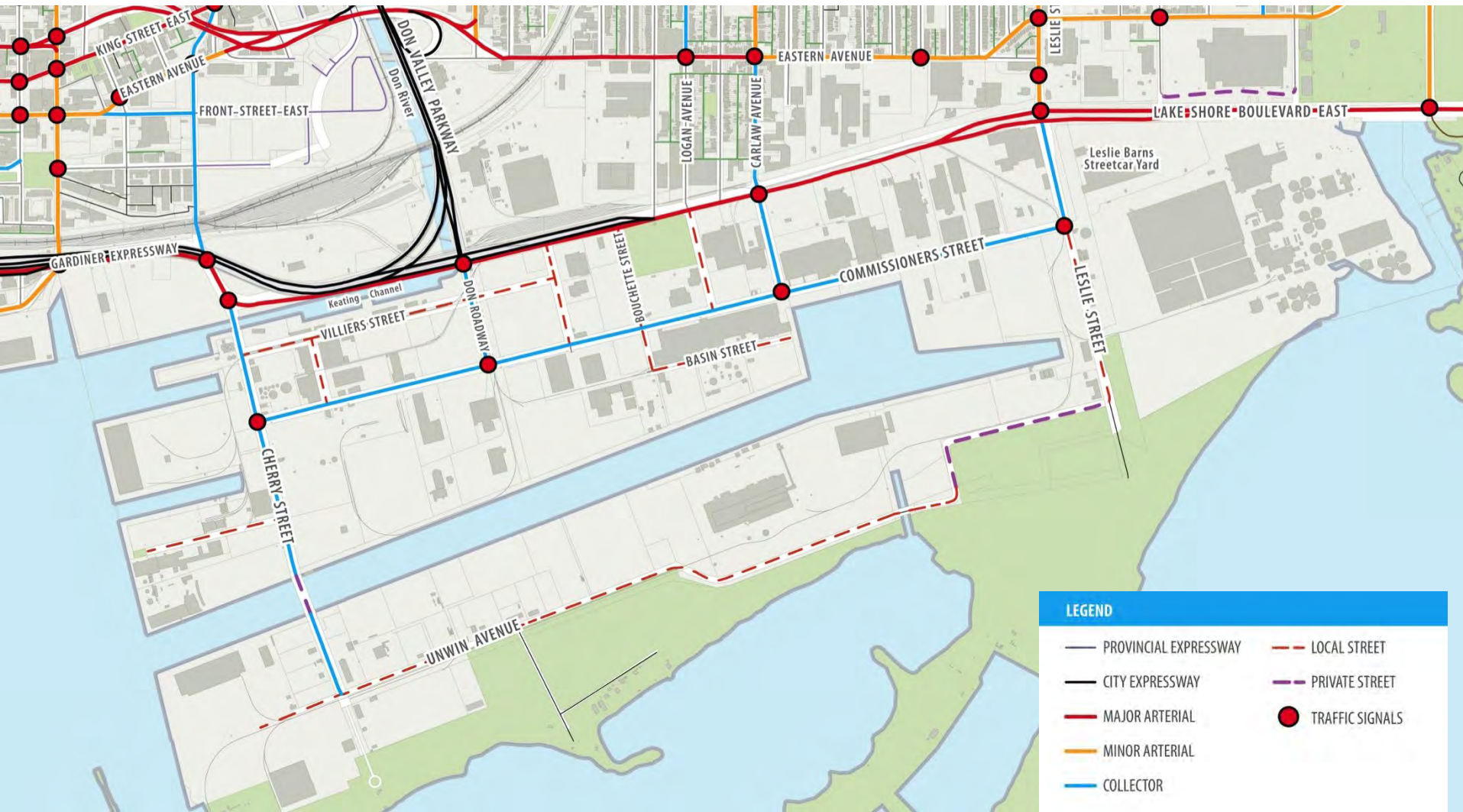


Phases 3 & 4
for the Film
Studio
District

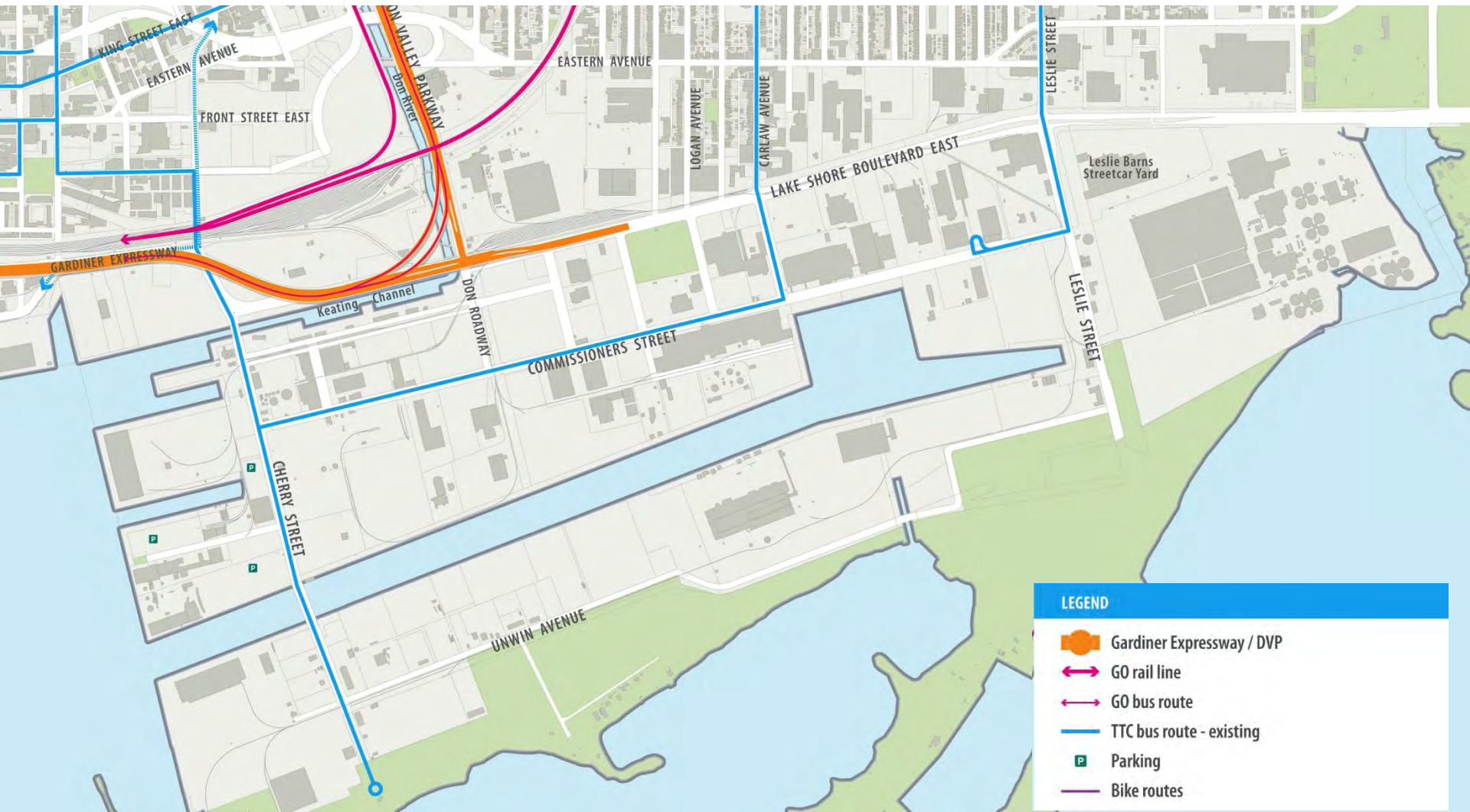
Municipal Class EA Process



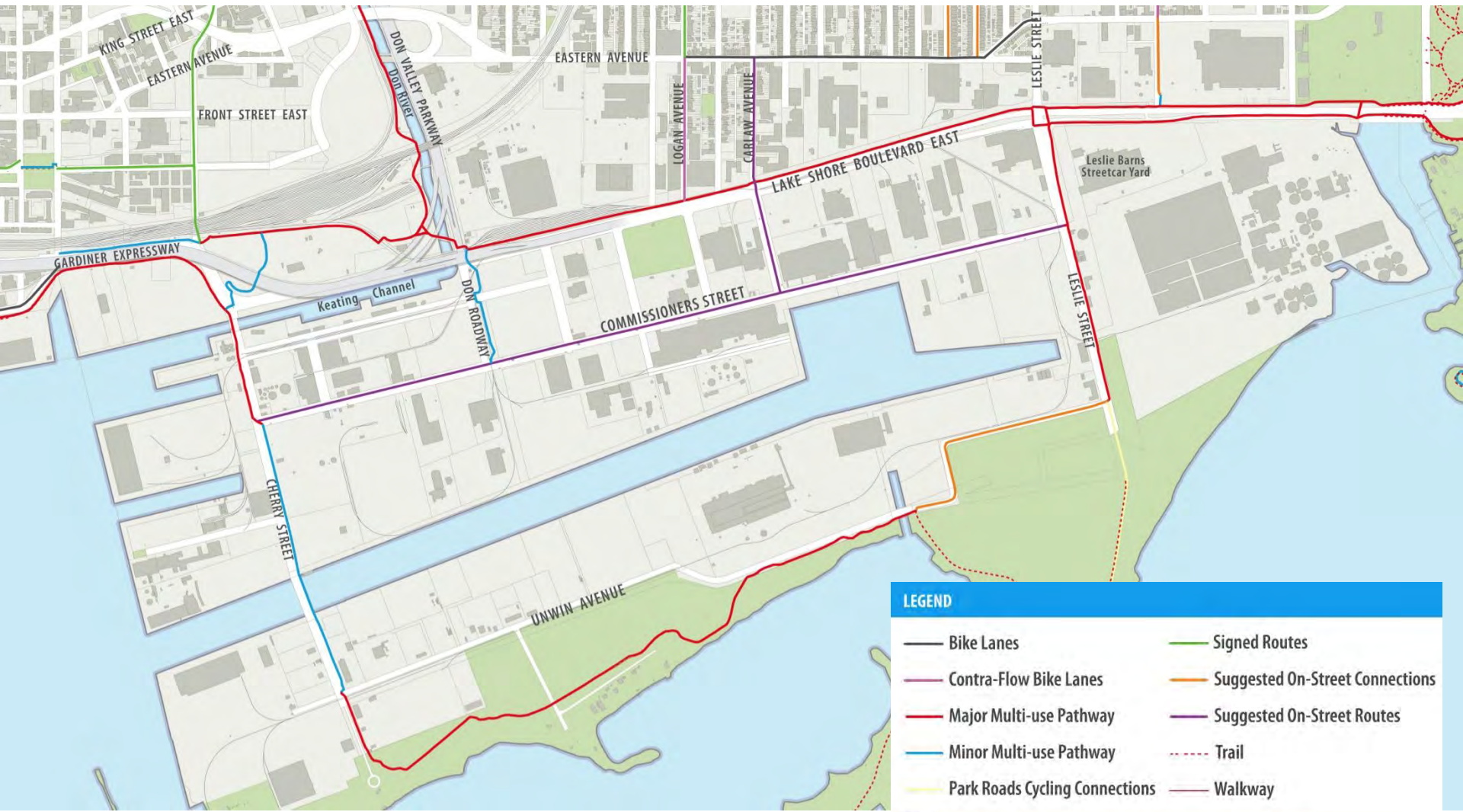
Existing Conditions - Streets



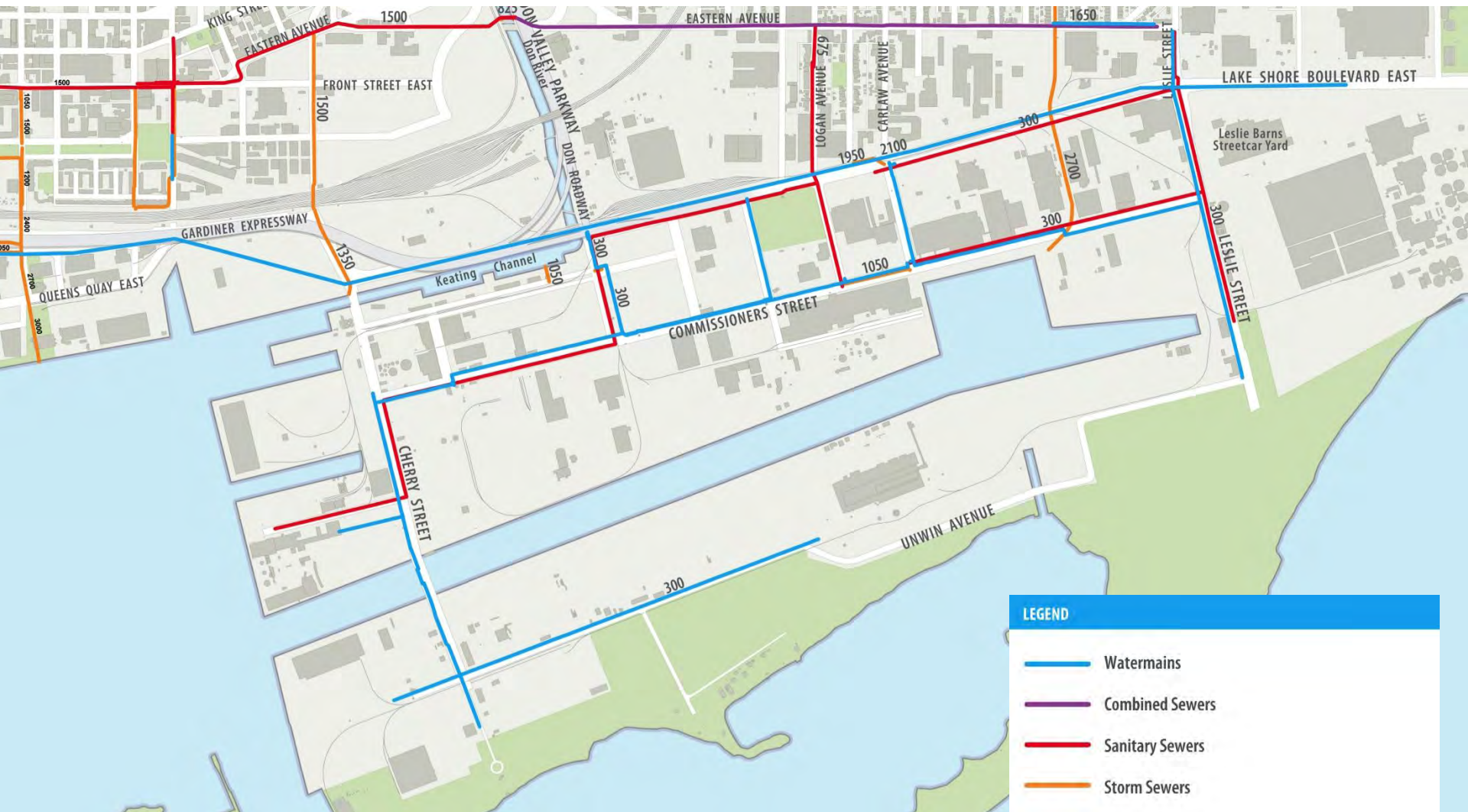
Existing Conditions - Transit



Existing Conditions – Pedestrians and Cycling



Existing Conditions – Municipal Servicing



PLAI Transportation System

Transit



- Phasing of transit to coincide with redevelopment and establishing a critical mass
- Bus rapid transit in dedicated rights-of-way in initial phases with transition to LRT in the longer-term

Major Roads



Problem and Opportunity Statement

Problems

- Existing infrastructure is insufficient or is non-existent
- Major infrastructure like the Gardiner Expressway, Lake Shore Boulevard and rail corridors are impediments for better connections
- Street networks are limited
- The areas lack defined streetscapes and pedestrian amenity
- There is no higher-order transit service and introducing higher order transit on Commissioners Street requires resolving the hydro transmission towers located within the right-of-way east of the Don Roadway
- Existing connections across the Ship Channel are insufficient or are in disrepair
- New streets and servicing requires resolving soil contamination issues and the high water table
- The long-term revitalization of the lands necessitates developing strategies to ensure compatibility between existing industrial traffic and revitalized city environments

Problem and Opportunity Statement

Opportunities

- Located within close proximity to the city's downtown
- Opportunities to improve existing infrastructure comprehensively:
 - Introducing and extending higher order transit routes
 - Improving existing streets and establishing new streets
 - Providing complete streets
 - Capitalizing on the Ship Channel and Turning Basin for water-based transportation opportunities
 - Managing transportation impacts of growth on established, stable residential neighbourhoods
 - Providing innovative, state-of-the-art stormwater facilities
 - Providing the needed capacity for other municipal servicing

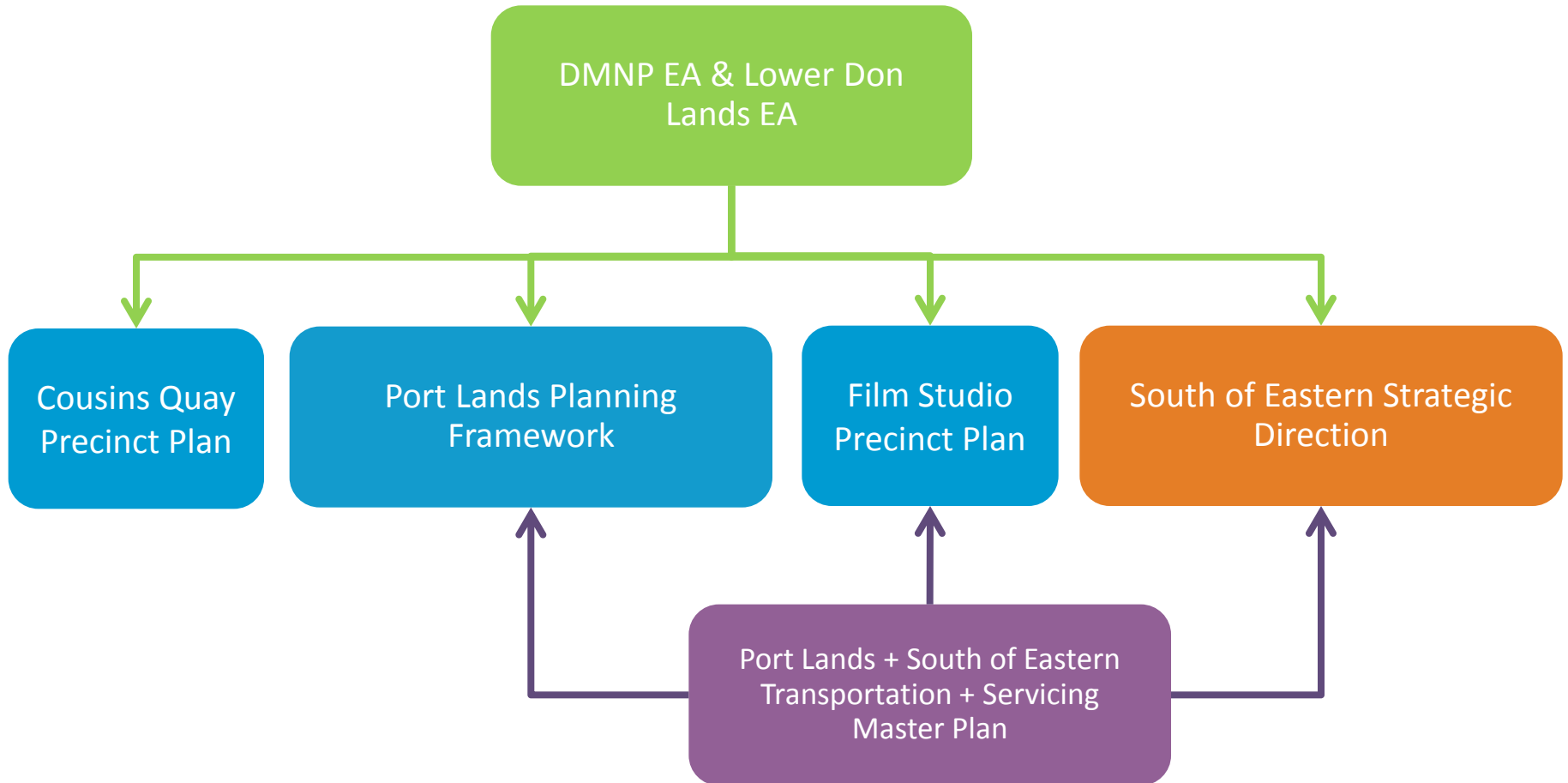
Do you think these problems and opportunities reflect the issues to be addressed in Port Lands and South of Eastern area from a transportation and servicing perspective?

Are there other problems and opportunities that should be considered?

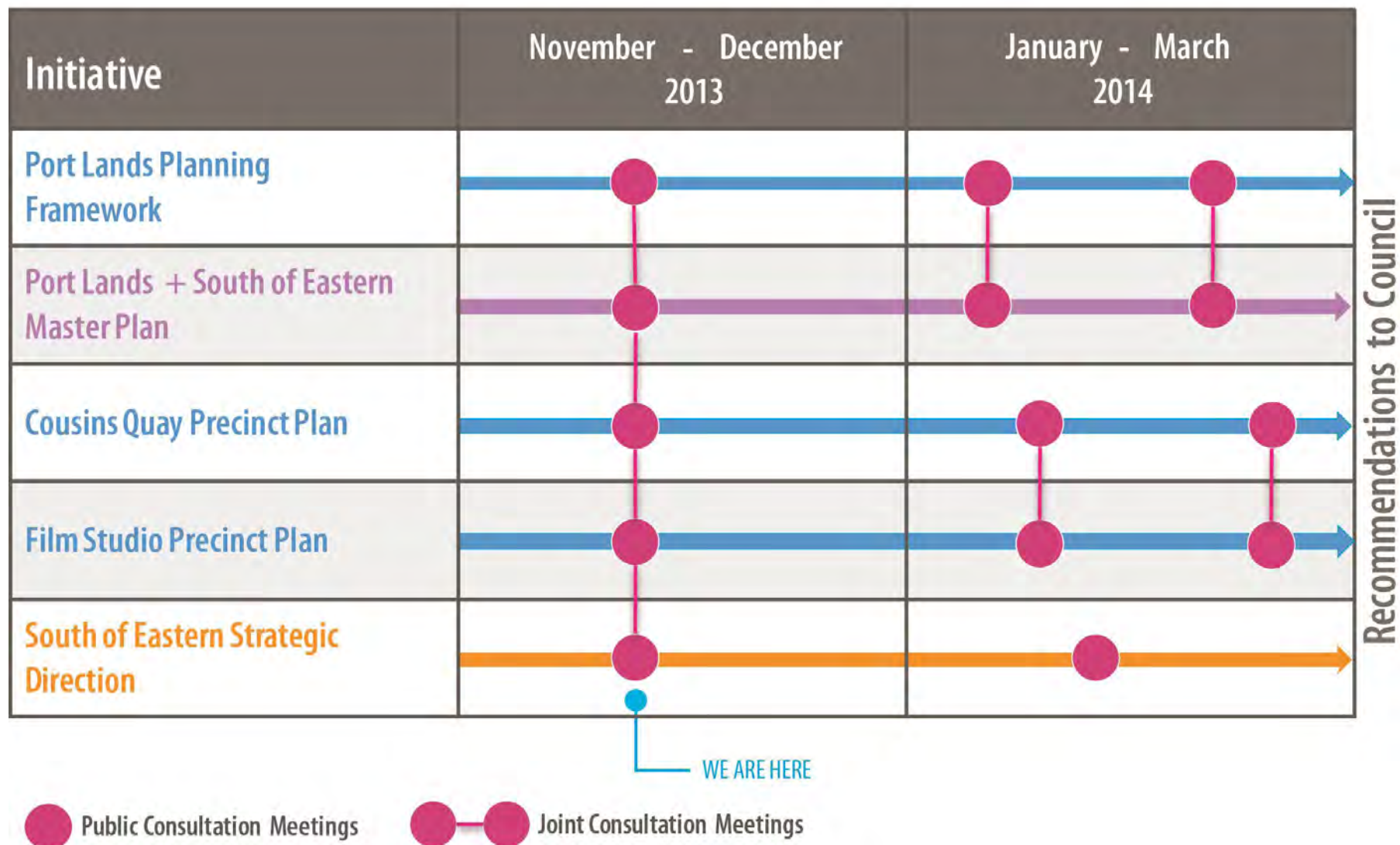


Recap and Next Steps

Recap



Timing and Consultation



Next Steps

- Tonight – visit display booths and complete Workbook
- Participate online – www.portlandsconsultation.ca
- Dec 12 – deadline for completed Workbooks
- January 2014 – next public meeting