

First the River...

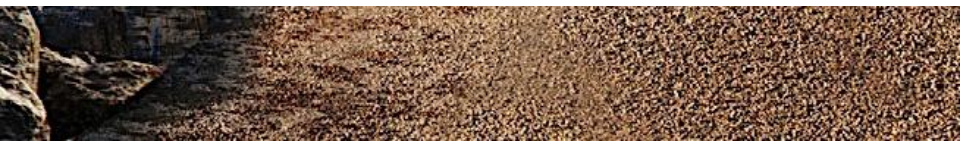


...Now the Rest



# PORT LANDS PLANNING FRAMEWORK

Land Use Options



WORKSHOP  
March 5, 2014

# PURPOSE OF THE PLANNING FRAMEWORK...

- **Develop a comprehensive, high-level plan to guide the evolution and transformation of the lands**
- Basis for amendments to the Central Waterfront Secondary Plan & “locking it in”
- Resolve outstanding appeals of the Central Waterfront Secondary Plan in the Port Lands

# ELEMENTS OF THE PLANNING FRAMEWORK...

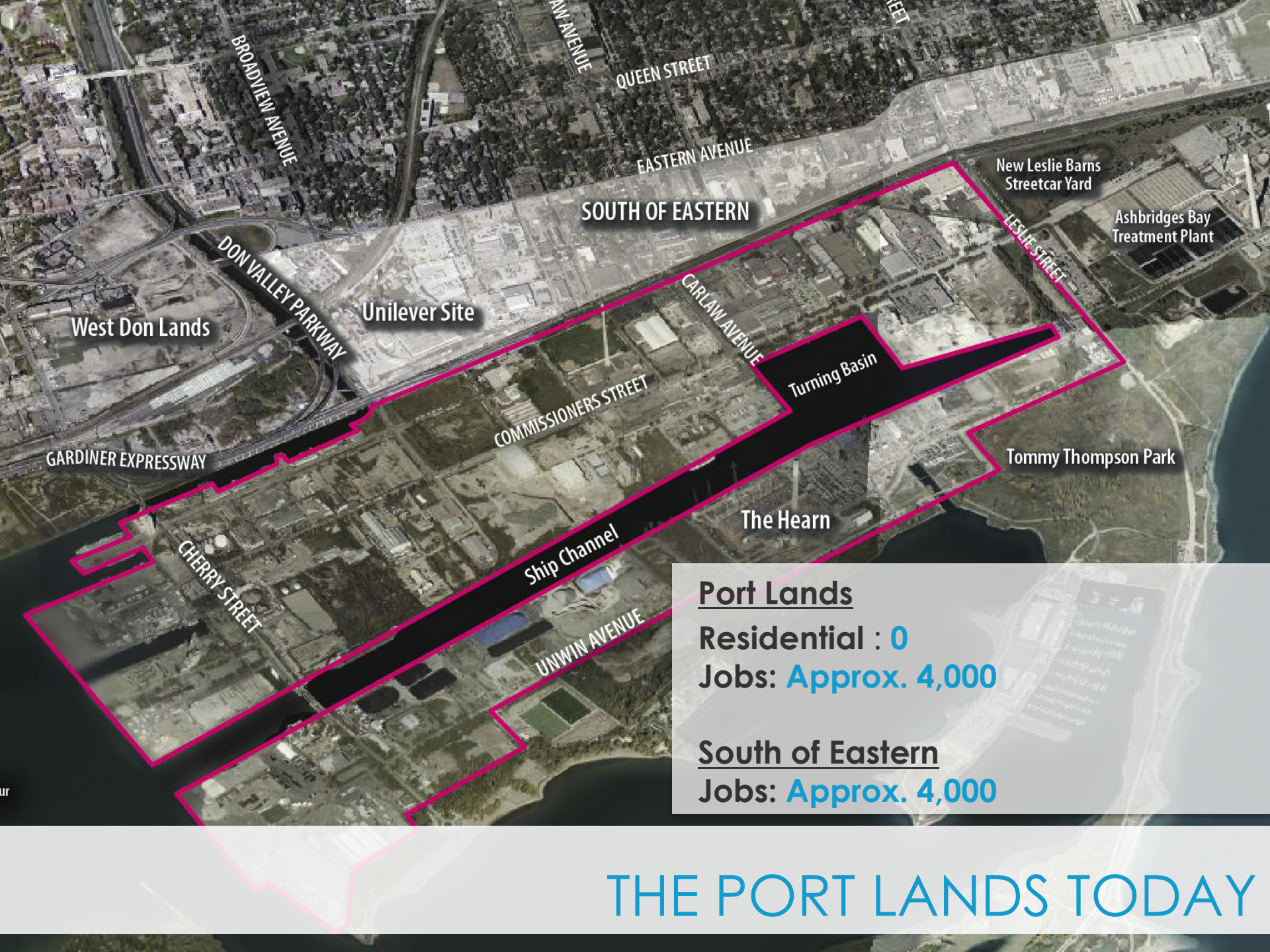
## A comprehensive plan to guide the evolution and transformation of the lands

- **Overall Vision and Objectives**
- **Land use direction**
- **A connections plan informed by the Class EA**
- Identification of local identities/character for the different areas
- A parks and open space plan
- View corridors
- Principles for special sites or destinations
- 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

# DISTILLING THE REVITALIZATION OBJECTIVES: A DRAFT VISION STATEMENT

The Port Lands will be transformed into a number of **new, vibrant urban districts** with unique local identities and character. The new districts take their cue from the **naturalized river valley, spectacular waterfront parks and open spaces**, remnants of the area's **industrial past**, and the energy and vibrancy of the **city's working port** and **creative industries** that call the area home.

The **Ship Channel, Quays, Keating Channel** and sites adjacent to the **new river valley** offer incredible water's edge development opportunities that embrace the theater and richness of the **city's working port**.



Port Lands

Residential : 0

Jobs: **Approx. 4,000**

South of Eastern

Jobs: **Approx. 4,000**

# THE PORT LANDS TODAY

# A WORKING PORT



- ① Toronto Port Authority
- ② Road Salts
- ③ Lafarge (Cement Powder)

- ④ Essroc Relocation (Cement Powder)
- ⑤ Waterford (Aggregate)
- ⑥ Strada Aggregates

Dockwalls



Space



Equipment



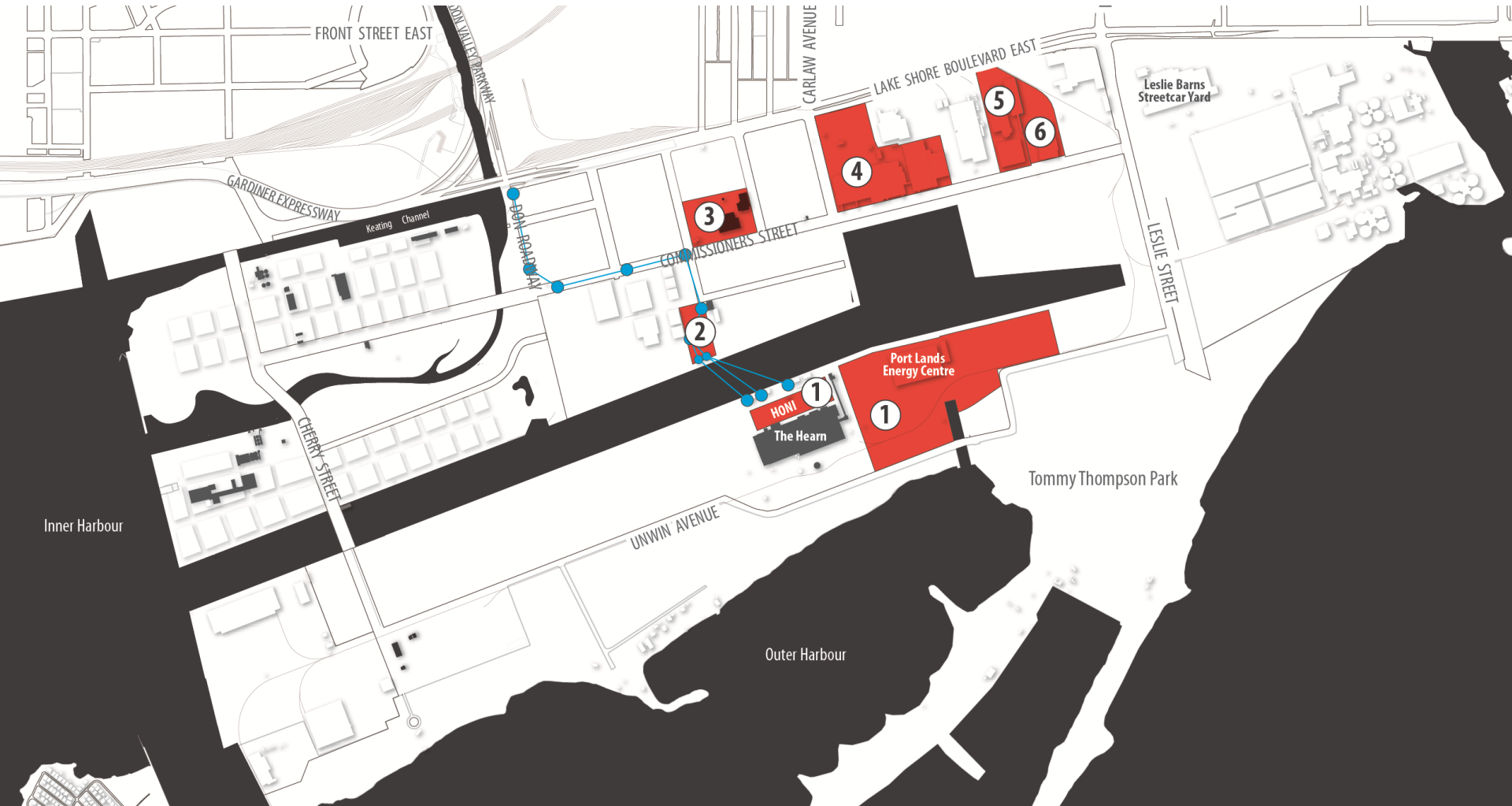
Access



Separation



# CITY SERVING USES



① Port Lands Energy Centre & Hydro One

② Toronto Hydro Switching Station

③ Waste Transfer Station

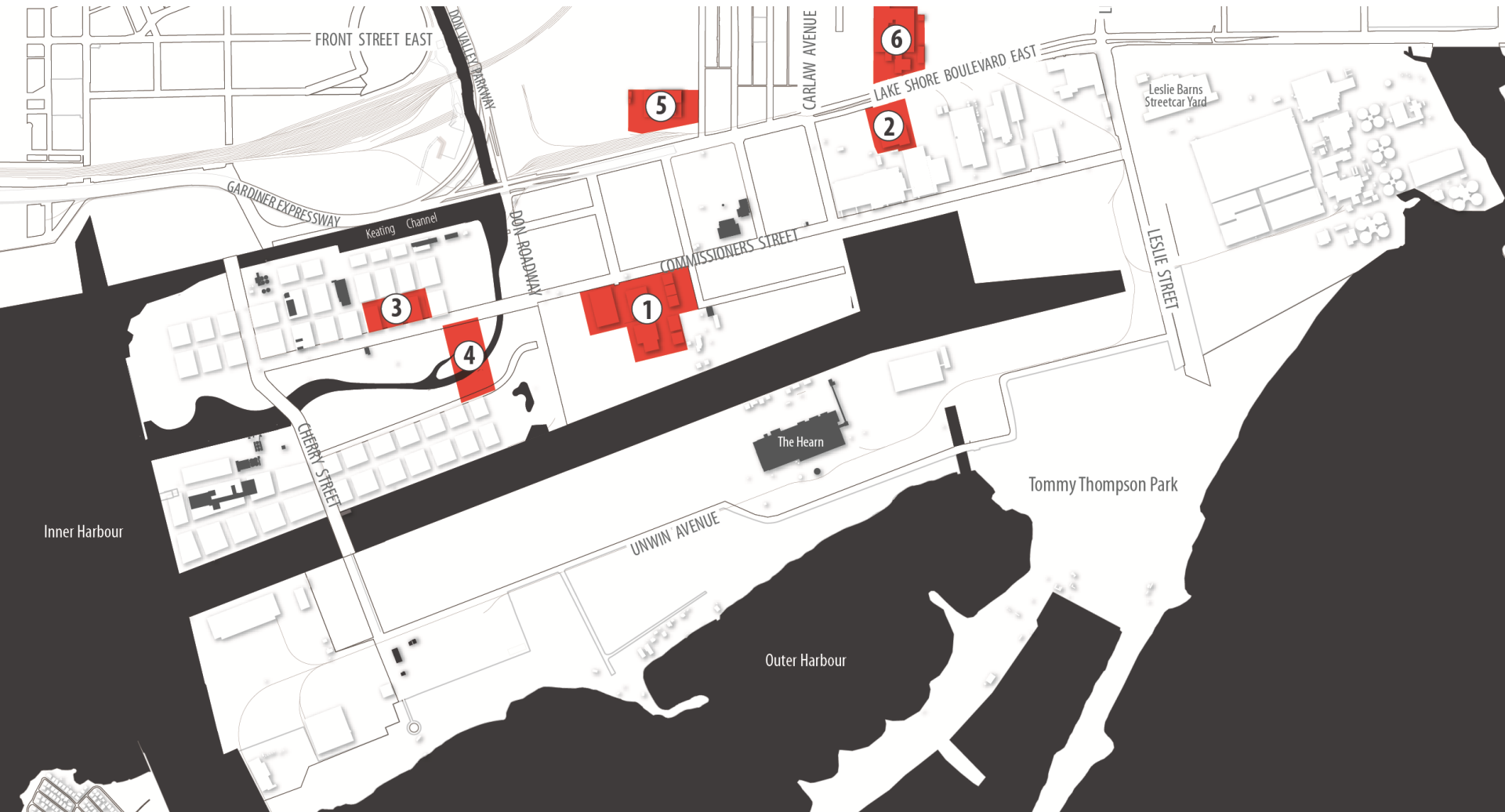
④ Toronto Hydro Offices

⑤ TTC Lake Shore Yard

⑥ Canada Post

●—● Overhead Hydro Transmission Wires

# THE FILM SECTOR



① Pinewood Film Studios

② Showline

③ PS Production

④ Other / Support

⑤ Cinespace

⑥ Toronto Film Studios



# EXISTING AND PLANNED ASSETS



- ① New River Valley
- ② Promontory Park
- ③ The Ship Channel
- ④ Turning Basin

- ⑤ Tommy Thompson Park
- ⑥ Cherry Beach
- ⑦ Chimney Stacks
- Heritage Buildings

- EXISTING PARKS & OPEN SPACES
- PLANNED PARKS & OPEN SPACES
- LAKE ONTARIO PARK MASTER PLAN



# LAND USE OPTIONS



# WHY DEVELOP LAND USE OPTIONS?

**The Port Lands are a vast area and there is a need to...**

- Balance competing interests
- Provide clarity and certainty on the range of land uses currently permitted in the *Regeneration Areas* land use designation
- Separate more sensitive uses from ongoing port and industrial activities
- Consolidate and relocate uses to create opportunities
- Ensure the South of Eastern *Employment Area* is accounted for as a key consideration in planning for the Port Lands



## LIVE-WORK COMMUNITIES



**Opportunities for living + working**

**Complete communities with schools, affordable housing + other day-to-day needs**

**Retail and other active uses at the base of buildings on main streets**

**Neighbourhood parks + open spaces**

## CREATIVE INDUSTRY DISTRICT



**Anchored by Pinewood Film Studios**

**Film studio expansion opportunities**

**Synergistic uses such as offices, workshops, post-production, design studios, architecture firms, media, technology**

**Retail and other active uses at the base of buildings on main streets**

**Transition from industrial to more sensitive uses**

## PORT / EMPLOYMENT DISTRICT



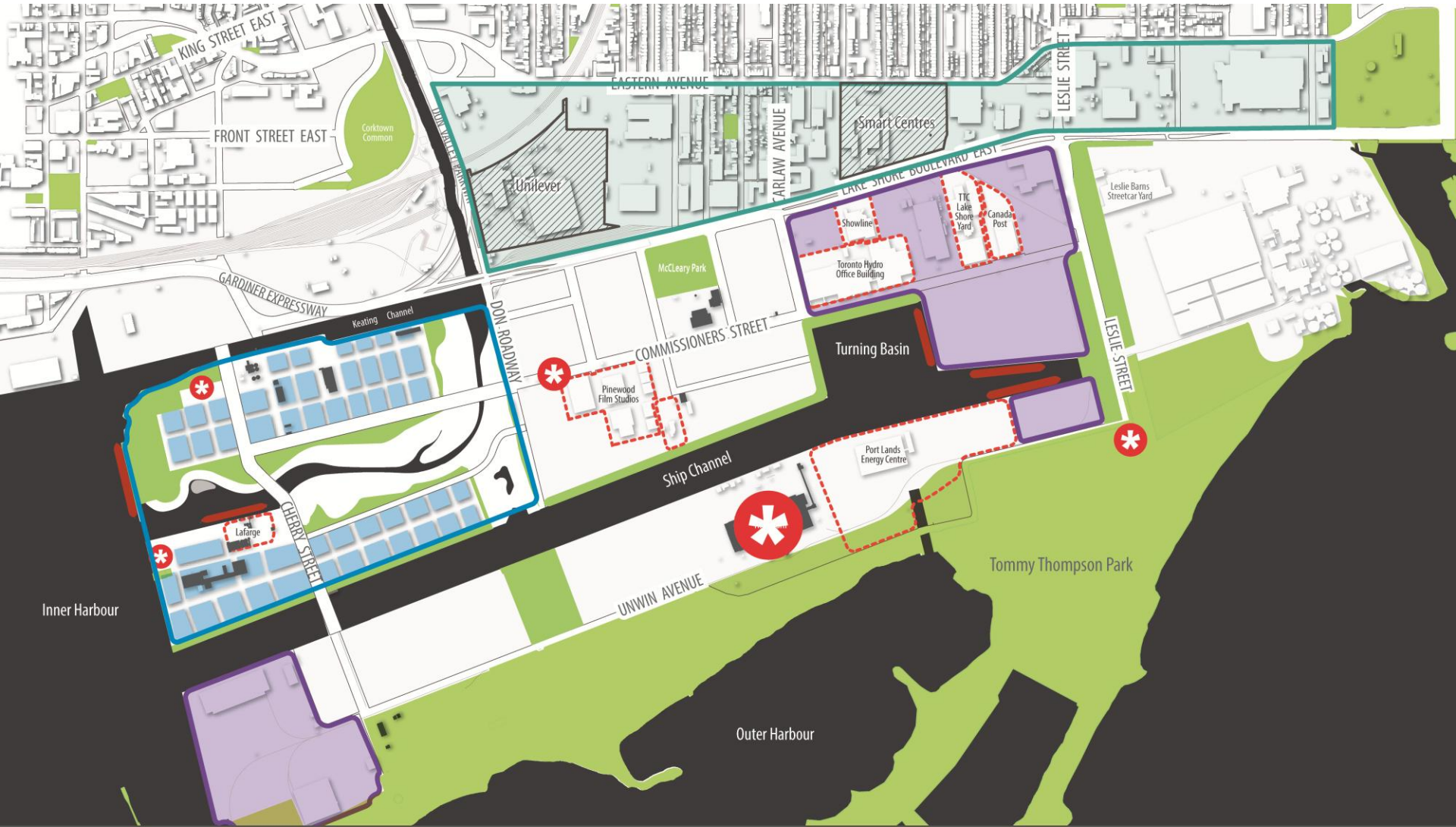
**Active, working port uses**

**Related and supportive industries**

**Greening of port activities**

**Other industrial and employment activities + existing uses to remain in the long-term**

# ASSUMPTIONS CONSTANT IN ALL OPTIONS



-  LIVE-WORK COMMUNITIES
-  SOUTH OF EASTERN EMPLOYMENT AREA

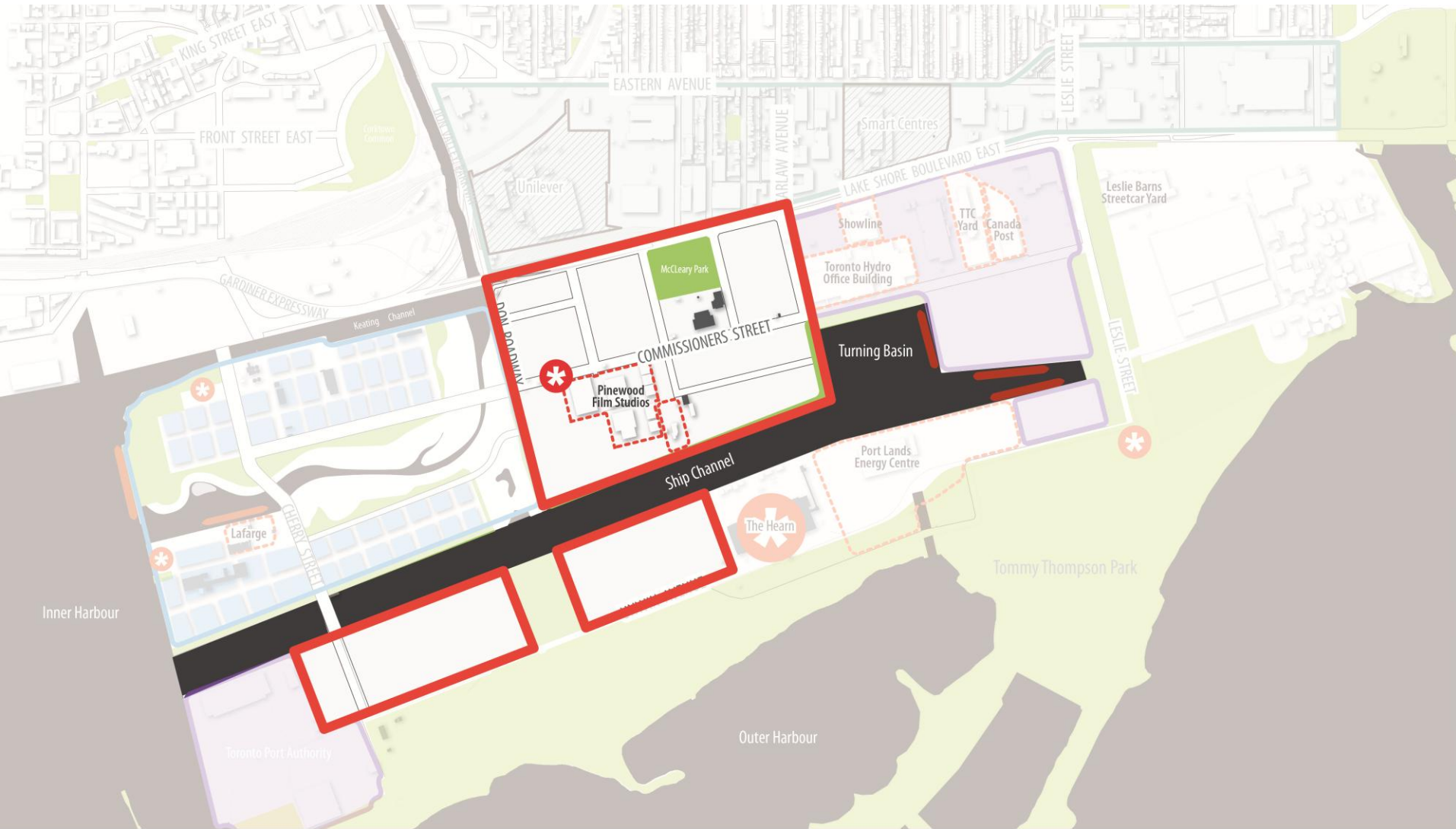
-  CREATIVE INDUSTRY DISTRICT
-  EXISTING USES TO REMAIN

-  PORT / EMPLOYMENT DISTRICT
-  CATALYST USES / DESTINATIONS

-  PARKS & OPEN SPACES

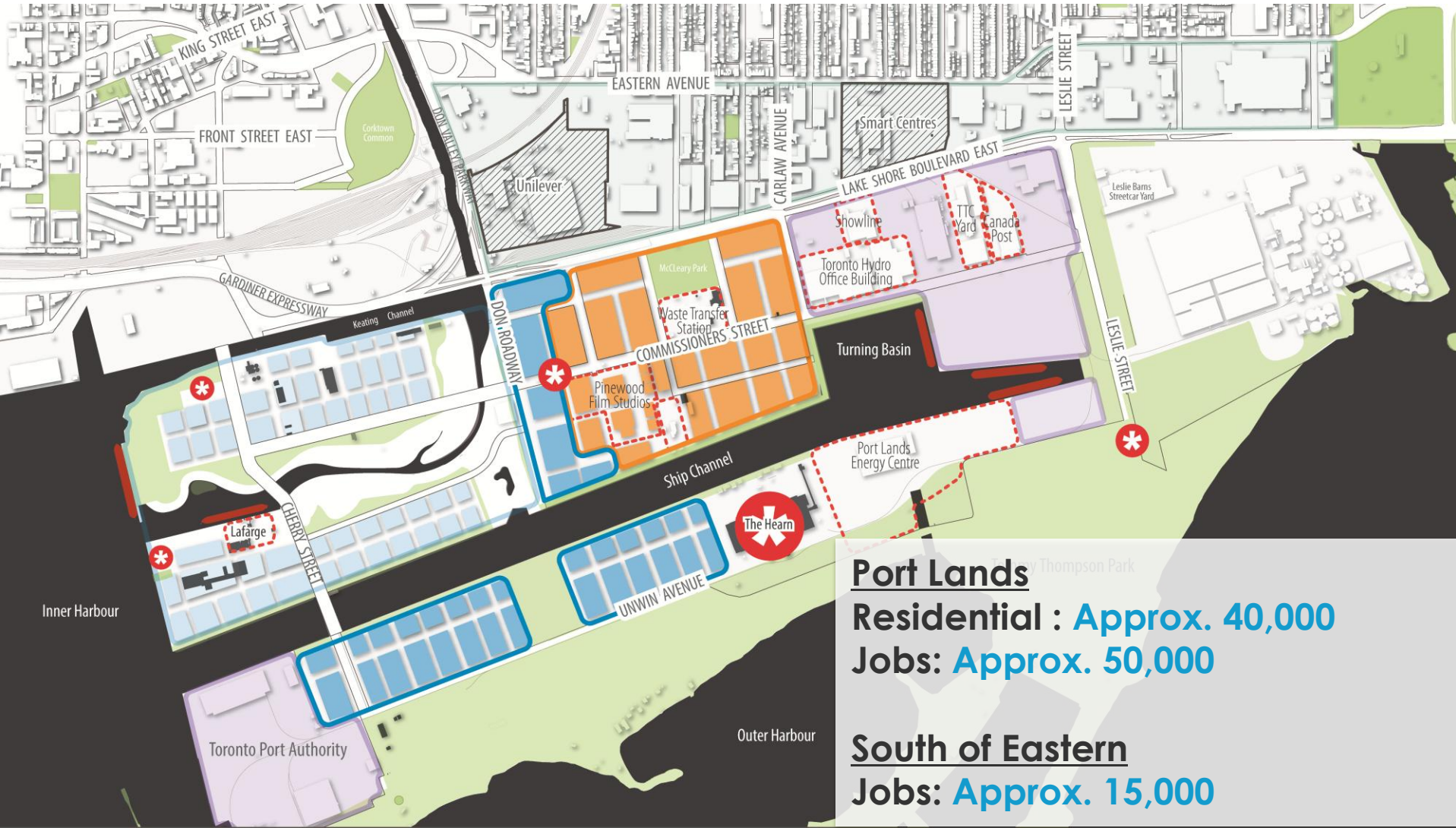
\*Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plan

# ASSUMPTIONS CONSTANT IN ALL OPTIONS



-  LIVE-WORK COMMUNITIES
-  CREATIVE INDUSTRY DISTRICT
-  PORT / EMPLOYMENT DISTRICT
-  PARKS & OPEN SPACES
-  SOUTH OF EASTERN EMPLOYMENT AREA
-  EXISTING USES TO REMAIN
-  CATALYST USES / DESTINATIONS

# LAND USE OPTION 1



 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

 PARKS & OPEN SPACES

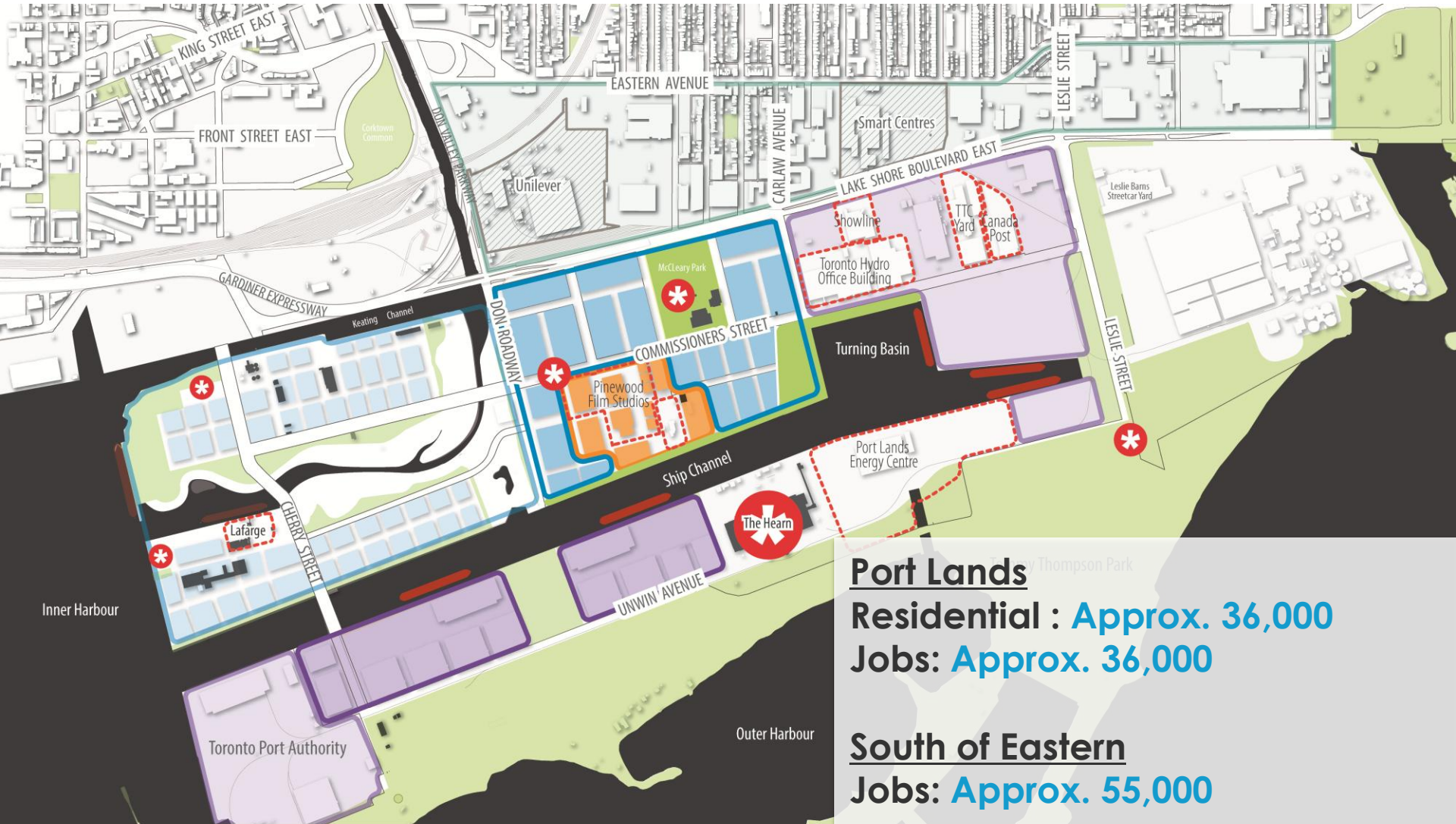
 SOUTH OF EASTERN EMPLOYMENT AREA

 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

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# LAND USE OPTION 2



**Port Lands**  
**Residential : Approx. 36,000**  
**Jobs: Approx. 36,000**

**South of Eastern**  
**Jobs: Approx. 55,000**

 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

 PARKS & OPEN SPACES

 SOUTH OF EASTERN EMPLOYMENT AREA

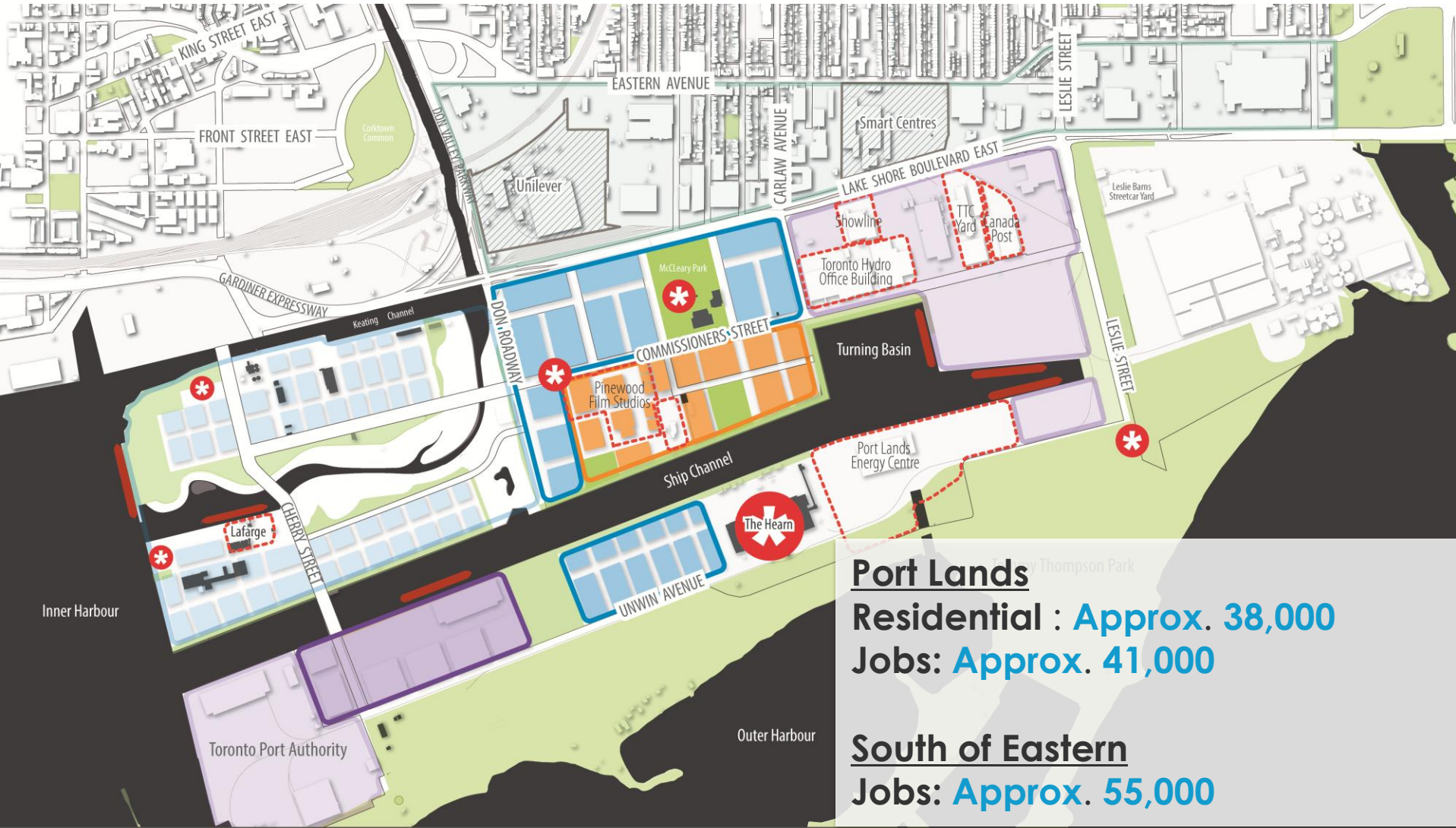
 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

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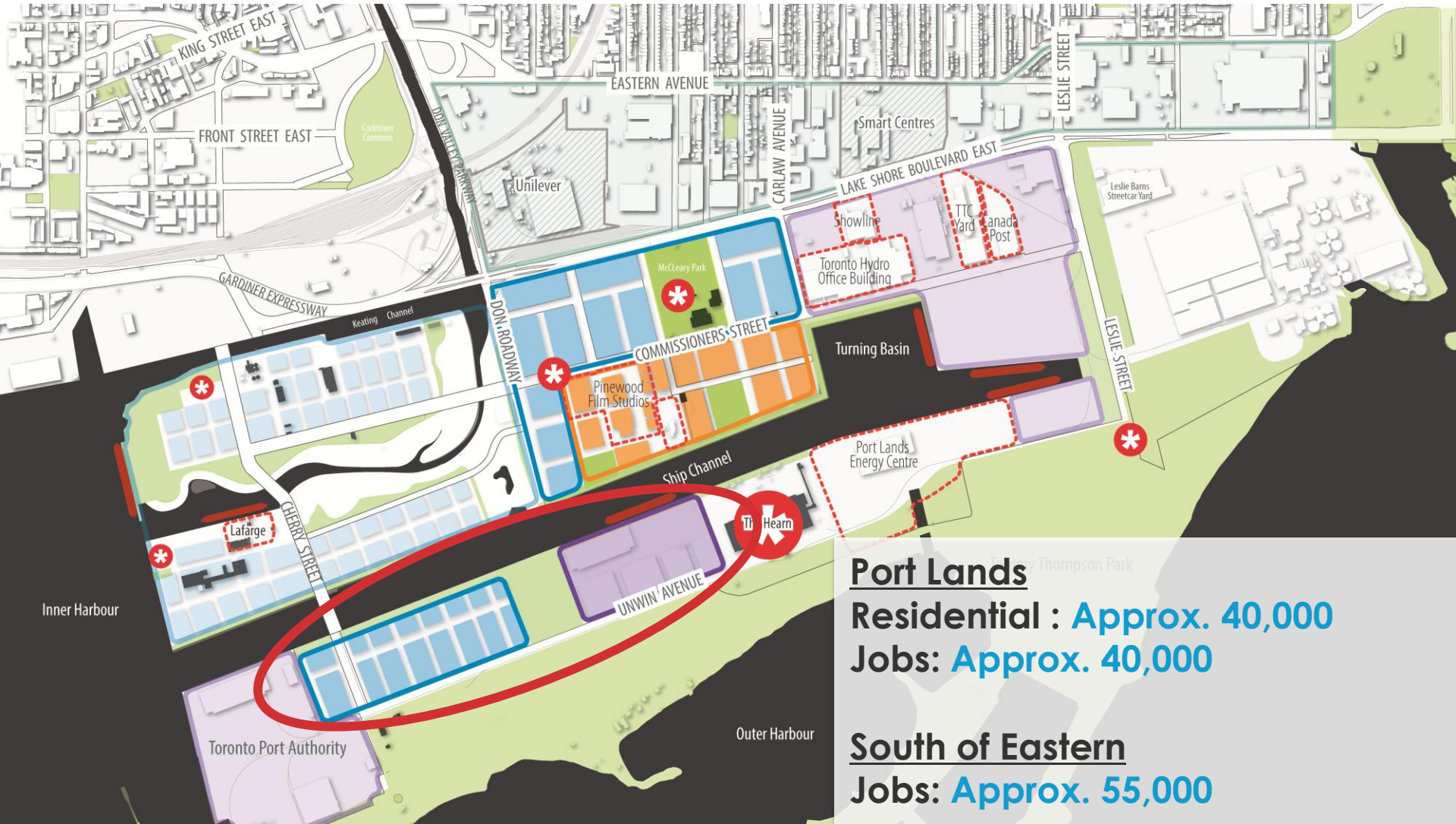


# LAND USE OPTION 3



-  LIVE-WORK COMMUNITIES
-  CREATIVE INDUSTRY DISTRICT
-  PORT / EMPLOYMENT DISTRICT
-  PARKS & OPEN SPACES
-  SOUTH OF EASTERN EMPLOYMENT AREA
-  EXISTING USES TO REMAIN
-  CATALYST USES / DESTINATIONS
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# LAND USE OPTION 4



 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

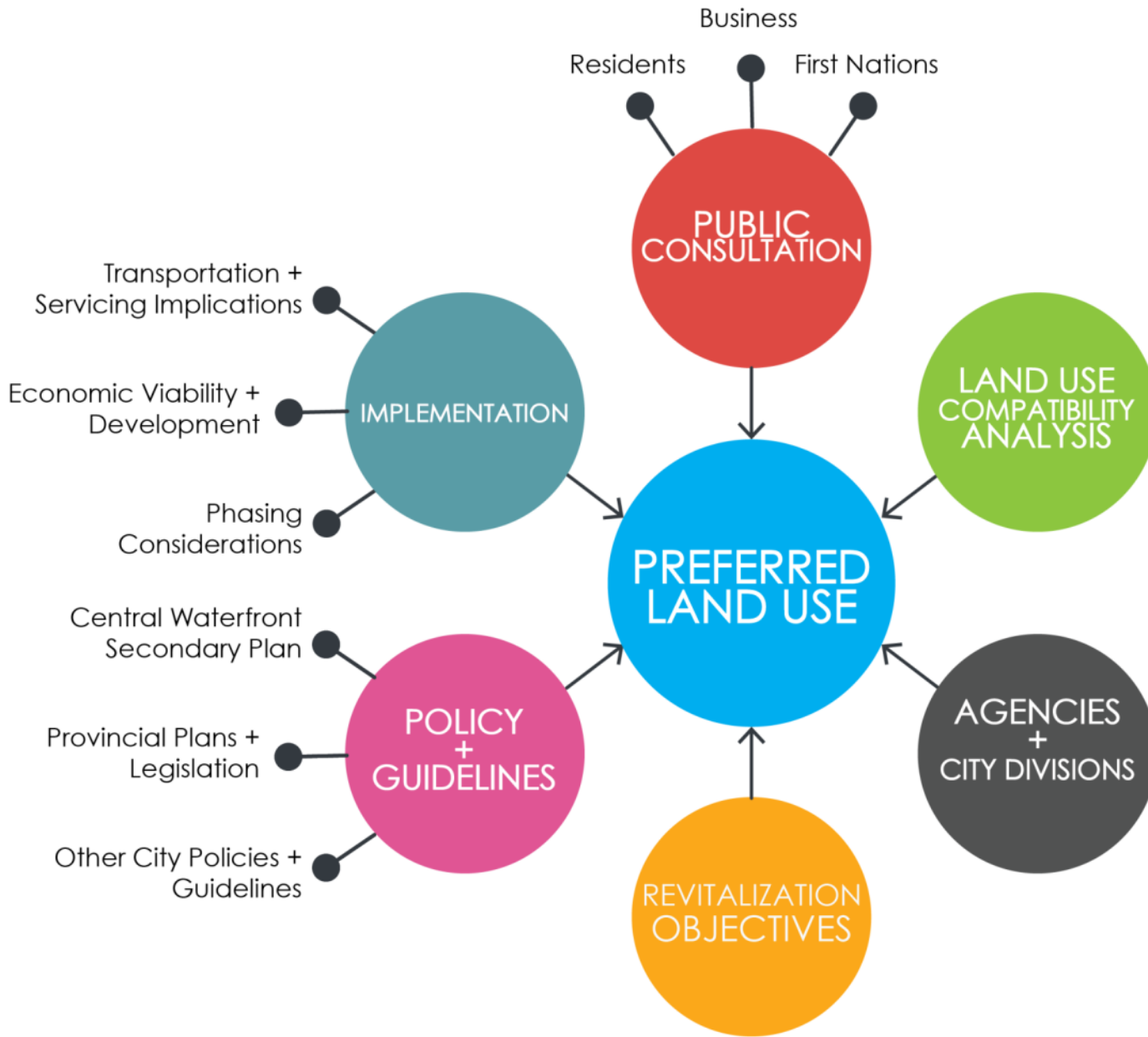
 PARKS & OPEN SPACES

 SOUTH OF EASTERN EMPLOYMENT AREA

 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

\*Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans



# EVALUATION OF LAND USE OPTIONS