

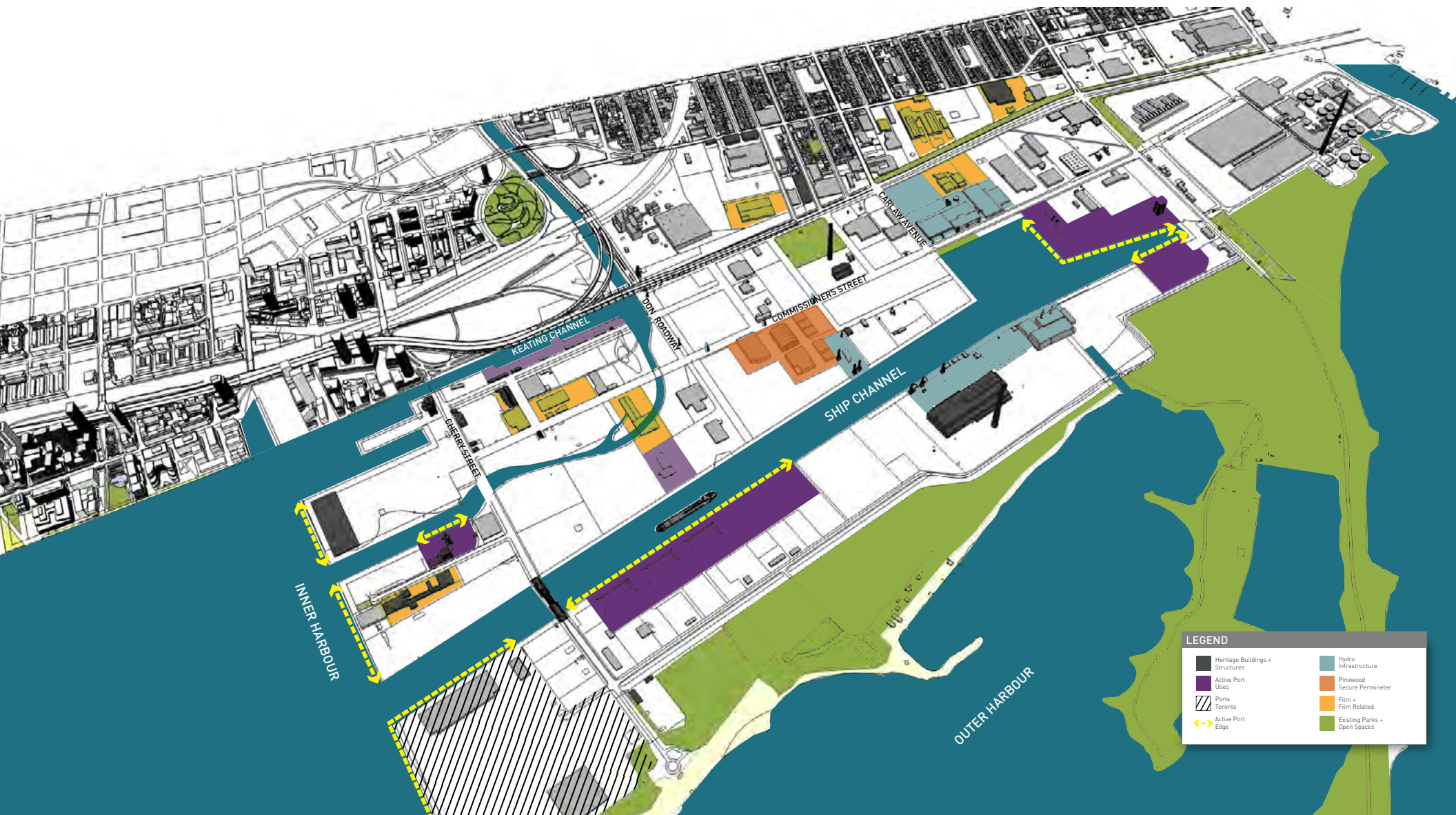
Re: ED14.9



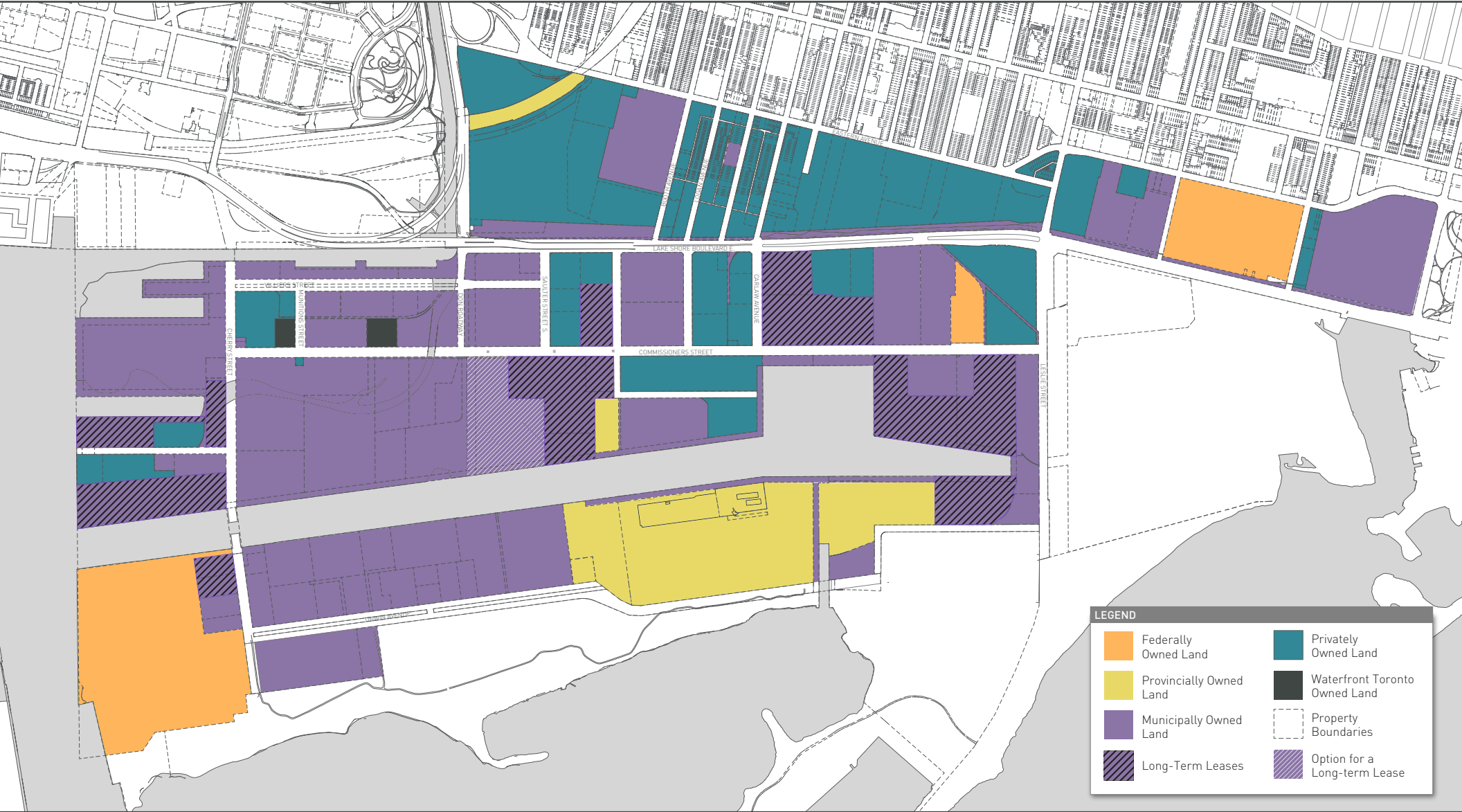
**PORT LANDS ACCELERATION INITIATIVE- PHASE 2
PORT LANDS PLANNING FRAMEWORK**

**Toronto Film, Television and Digital Media Board
June 10, 2016**

THE PORT LANDS TODAY



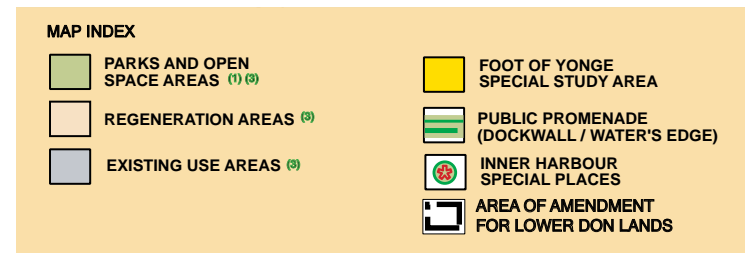
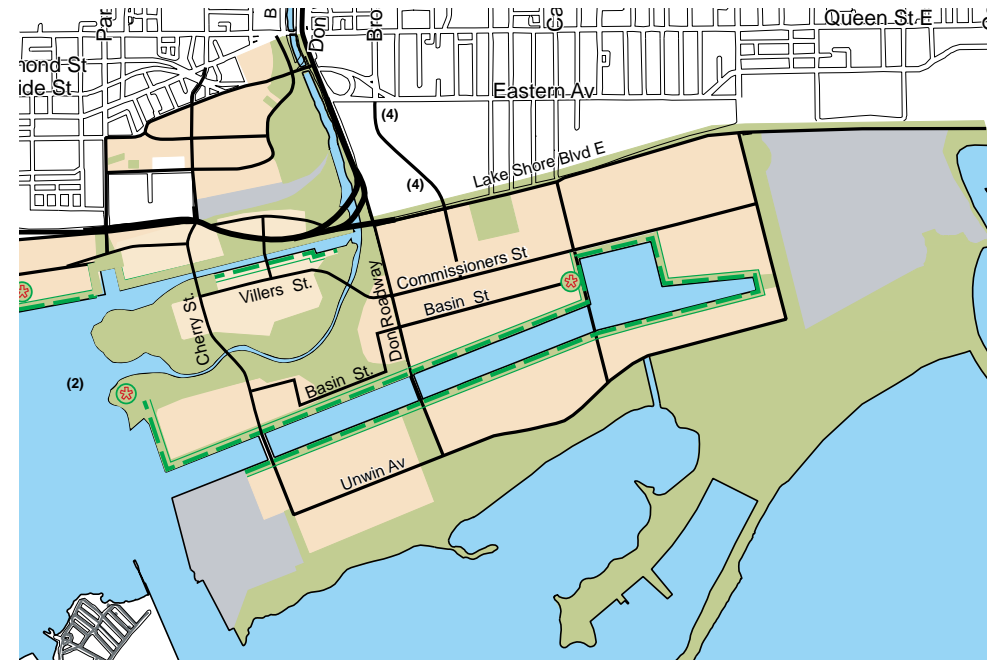
OWNERSHIP



EXISTING PLANNING FRAMEWORK + KEY ISSUES BEING ADDRESSED

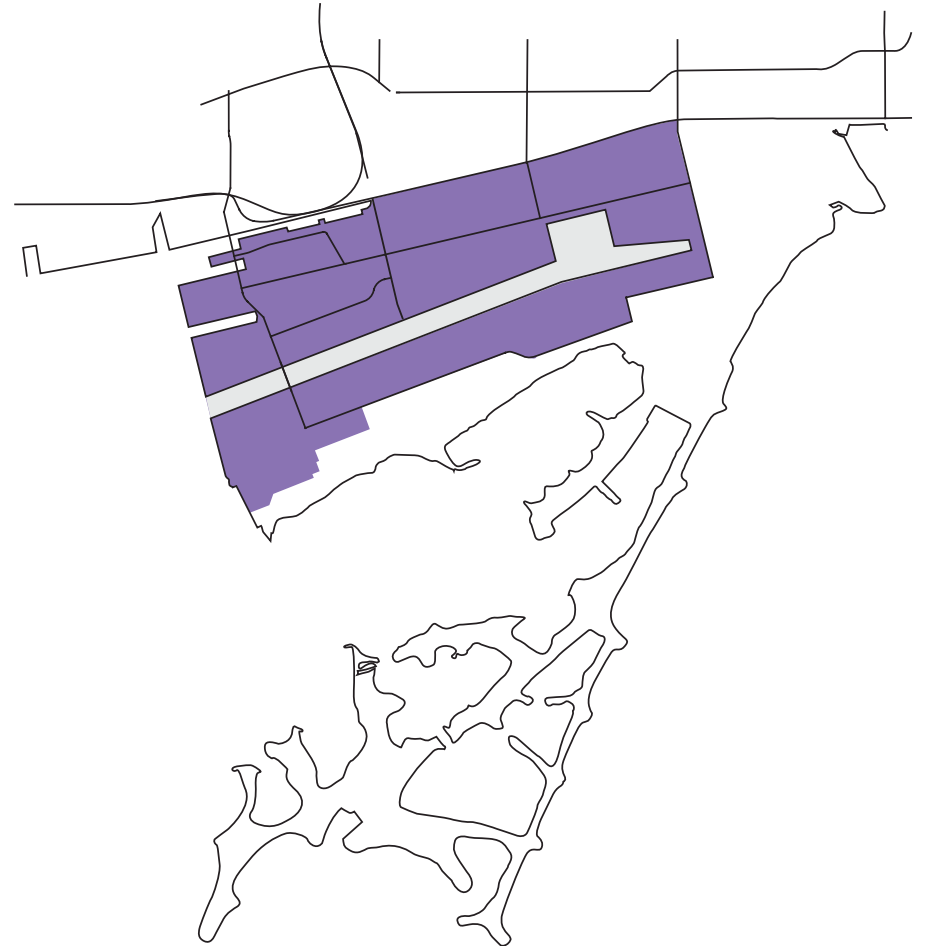
- Central Waterfront Secondary Plan approved in 2003 representing current Council Direction:
 - + Creation of new urban districts set amid Toronto's ongoing port activities
 - + Renaturalizing the mouth of the Don River
 - + **Mixed-use (live-work) with new media, knowledge based industries and other industrial**
 - + Mid-rise character with some taller buildings at appropriate locations
 - + The Ship Channel as a focal point, unique amenity and required for port activities
- Lack of specificity for co-existence of different land uses and compatibility with heavier industrial, city-serving uses
- Planned street network impeded by significant constraints and key connections required detailed study

Map E: Land Use Plan, Central Waterfront Secondary Plan (as amended by OPA 388)

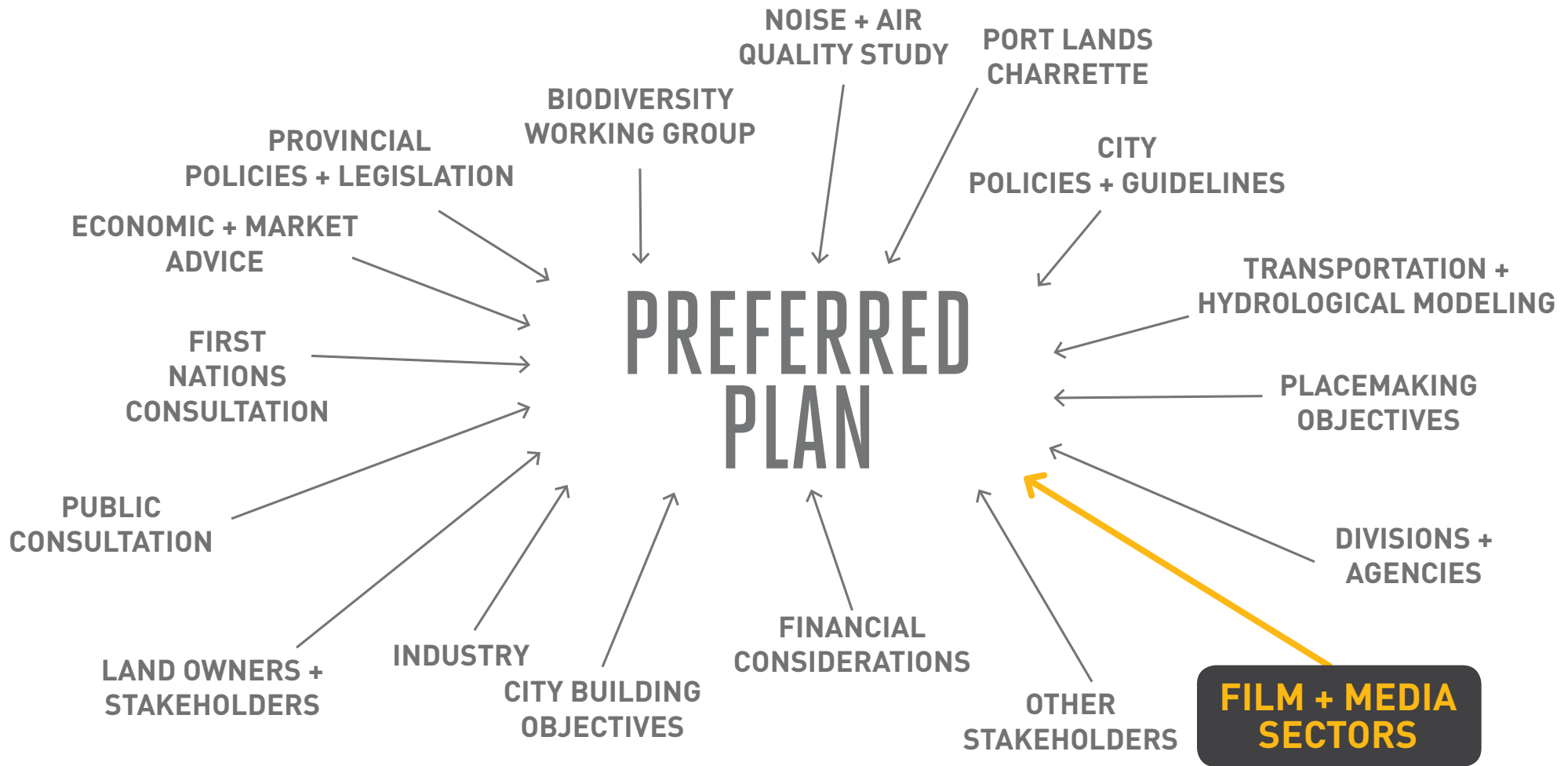


PORT LANDS PLANNING FRAMEWORK

- Update and refresh the vision for the Port Lands
- Reconcile competing interests
- More detailed, context specific framework for the Port Lands:
 - + **Desired and permissible uses in different parts of the Port Lands**
 - + **Major street, servicing, community infrastructure and park networks required to support development**
 - + Heritage conservation and environmental protection and enhancement
 - + Urban design objectives, policies and guidance
 - + Implementation direction
- Basis for amendments to the Central Waterfront Secondary Plan to address key issues
- Resolution of outstanding appeals at the Ontario Municipal Board



INPUTS INTO THE PLAN



LAND USE

KEY MILESTONES + PLAN DEVELOPMENT TO DATE



2014 COUNCIL APPROVED LAND USE DIRECTION



LEGEND

- Mixed-use Residential
- Noise and Air Quality Assessment Zone
- Buffer Uses
- Film Studios
- Creative Cluster
- Mixed-Use Creative Neighbourhood
- Creative Cluster with Residential to be Assessed
- Community Hub
- Employment / Light Industrial
- Employment / Commercial
- Port Operations / Employment
- Port and Maritime Cluster
- Maritime Hub

LAND USE ANALYSIS

KEY ACTIVITIES + REFINEMENT FOCI

FOUR REFINEMENT FOCI

1. COMPLETE, MIXED-USE COMMUNITIES:

- Self-sufficient and five-minute living
- Framed by spectacular parks + open spaces
- Supports and will be supported by a broad range of community infrastructure

3. INDUSTRY + PORT THRIVES:

- Sufficient lands to support continued uses and services
- Impacts addressed while allowing for areas to undergo comprehensive redevelopment

2. A FILM-FRIENDLY FUTURE:

- Diverse range of film activities accommodated
- Flexibility + adaptability for a changing industry
- Ancillary uses + needs - backlots, shooting streets and dedicated location parking

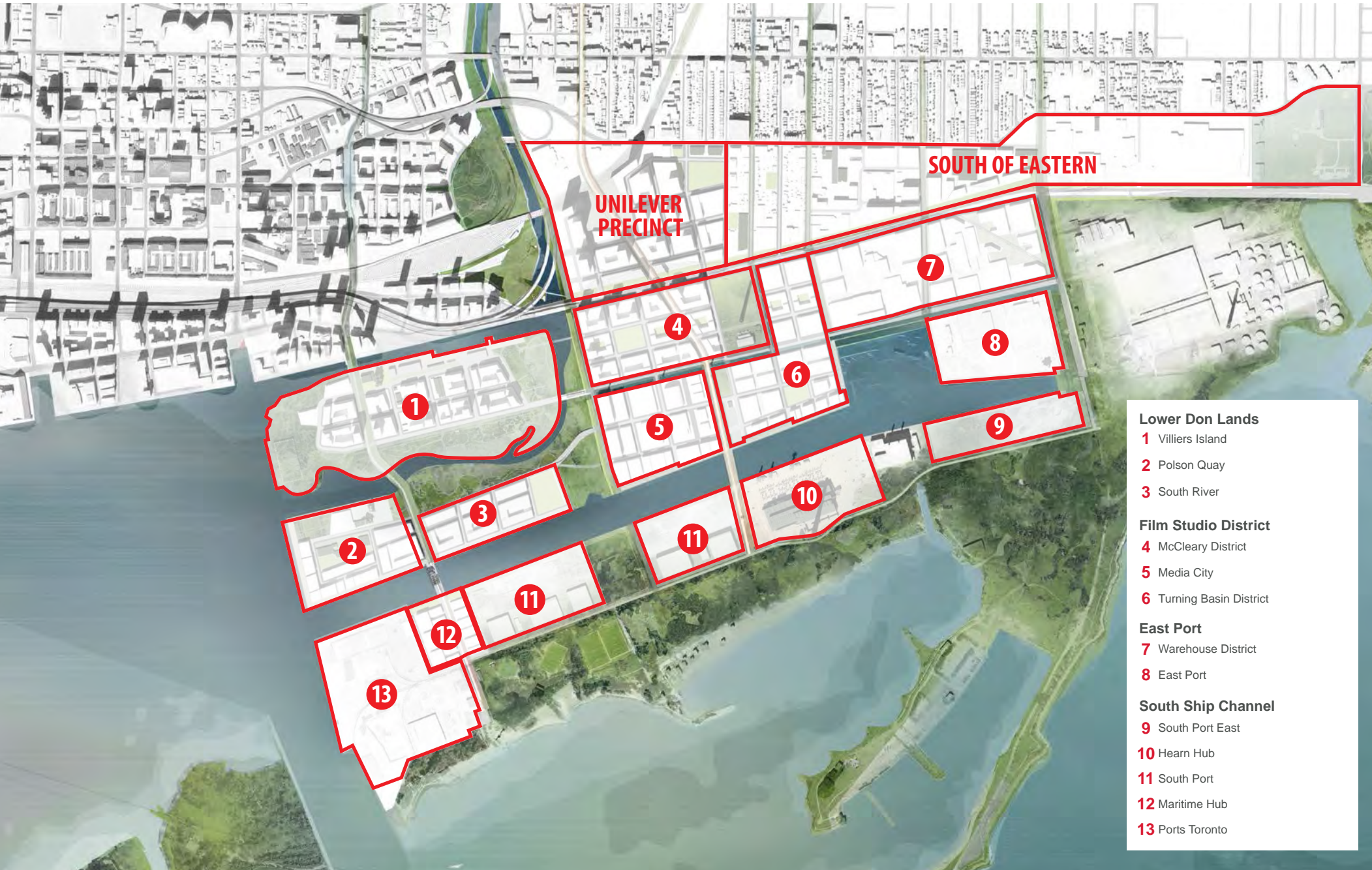
4. GROWING + SUSTAINING OUR ECONOMY:

- Strategic location close to the Downtown
- Diverse opportunities
- Judicious use of land
- Near-term versus longer-term

FILM SECTOR CONSULTATION

- Productions of all sizes (television, major motion pictures etc.)
- Use of the Port Lands today and pushed out of other locations (East Bayfront + West Don Lands)
- Demand is outpacing supply of studios today
- Shooting happens on location, in studios and outside studios
- Tensions with outdoor shooting and residential, but some feel a mixed-use environment would benefit the industry
- Need for reasonably priced purpose built studios
- Workshop/wardrobe space in close proximity to studios
- A package of amenities that minimizes the need for packing up trucks would benefit Toronto to attract productions
- Proximity of Port Lands to downtown core and regional roads (DVP/Gardiner) is a benefit
- Flexibility, adaptability + spontaneity
- Purpose built vs. adaptive reuse
- Technology is changing - digital media
- Different media have different needs - eg. lighting + ceiling heights
- Parking is critical
- Shooting streets would be a benefit

PREFERRED LAND USE DIRECTION



- Lower Don Lands**
 - 1 Villiers Island
 - 2 Polson Quay
 - 3 South River
- Film Studio District**
 - 4 McCleary District
 - 5 Media City
 - 6 Turning Basin District
- East Port**
 - 7 Warehouse District
 - 8 East Port
- South Ship Channel**
 - 9 South Port East
 - 10 Hearn Hub
 - 11 South Port
 - 12 Maritime Hub
 - 13 Ports Toronto

PREFERRED LAND USE DIRECTION



- | | |
|--|---|
| ■ Mixed Use Residential | ■ Major public parks and open space |
| ▨ Production, Interactive and Creative (PIC) - Mixed-Use* | ■ Natural open space and Don Greenway |
| ■ Production, Interactive and Creative (PIC) - Core | ■ Water's edge promenade |
| ■ Light Industrial and Production | ■ Future water's edge promenade |
| ■ Port and Industrial | □ Future Naturalization |
| ■ Port | ■ Hydro |
| ▨ Ports Toronto - Existing Use | |
| ■ Destination / Catalytic | |
| ▨ Maritime Hub | |
- * Residential in Polson Quay/South River subject to appropriate buffers and source/receptor mitigation measures to be determined at precinct planning, and minimum PIC uses

PREFERRED

LAND USE DIRECTION

PRODUCTION, INTERACTIVE + CREATIVE (PIC)

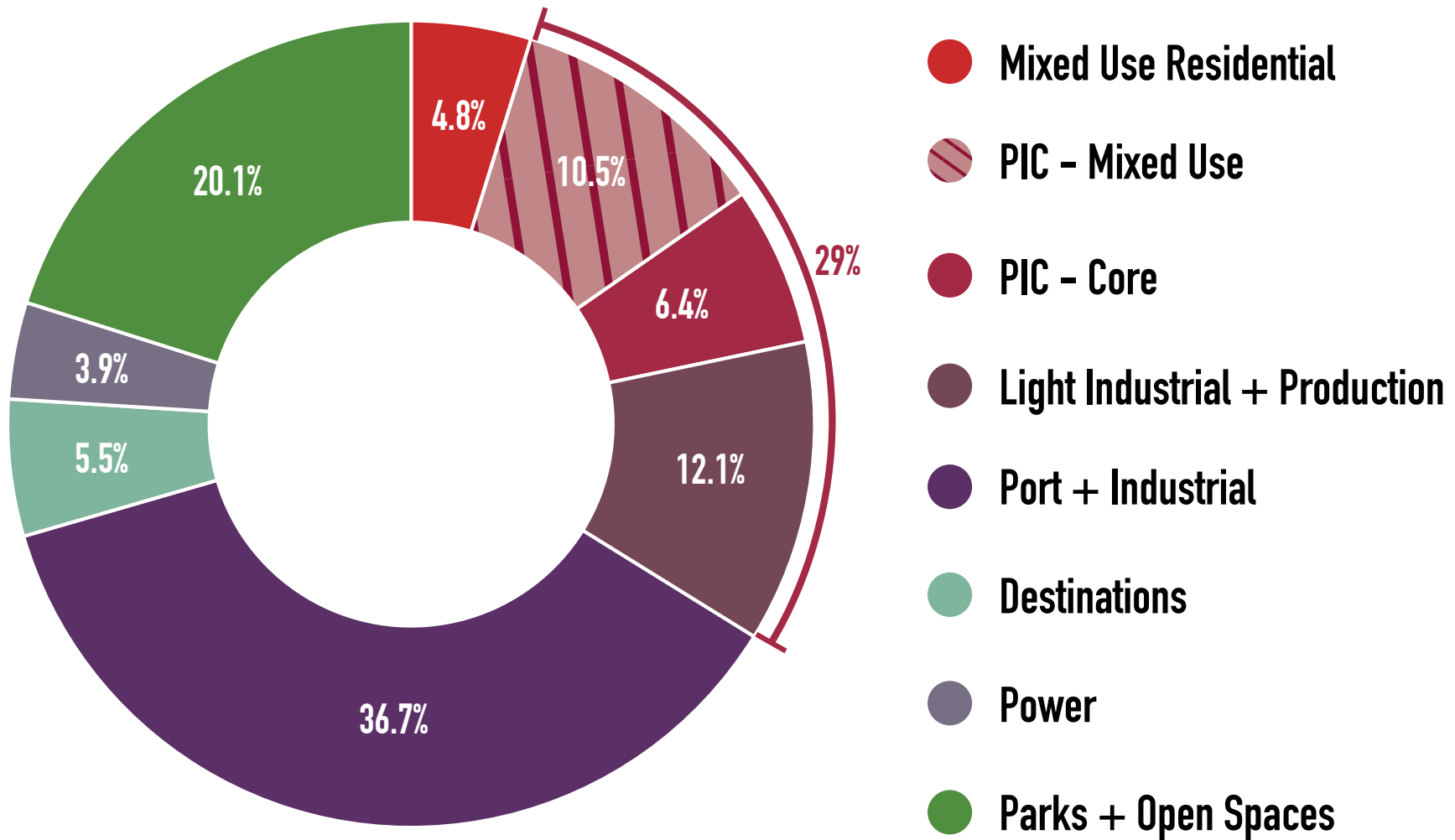
- Permit a wide range of uses that support key economic sectors with active ground floor uses on key public street frontages
- Focus is on growing Toronto's **screen-based industries** - film, television and digital media - interactive, and arts and design activities
- Two types of PIC areas proposed - Core and Mixed Use
- **PIC Core** areas are reserved for desired production, interactive and creative uses and other compatible uses, and accommodate larger floor plates and more intense production activities
- **PIC Mixed Use** areas require a minimum amount of PIC uses in a mixed-use, compact form

LIGHT INDUSTRIAL + PRODUCTION

- Permit a wide range of lighter industrial and production related uses, **including production studios and ancillary uses** in single and/or multiple use buildings
- Provide synergies with the South of Eastern area
- Existing uses are able to continue their operations, but the area will transition over time into a modern, 21st Century warehouse district with lighter industrial and production related uses.

PREFERRED

LAND USE DIRECTION - LONG-TERM VISION



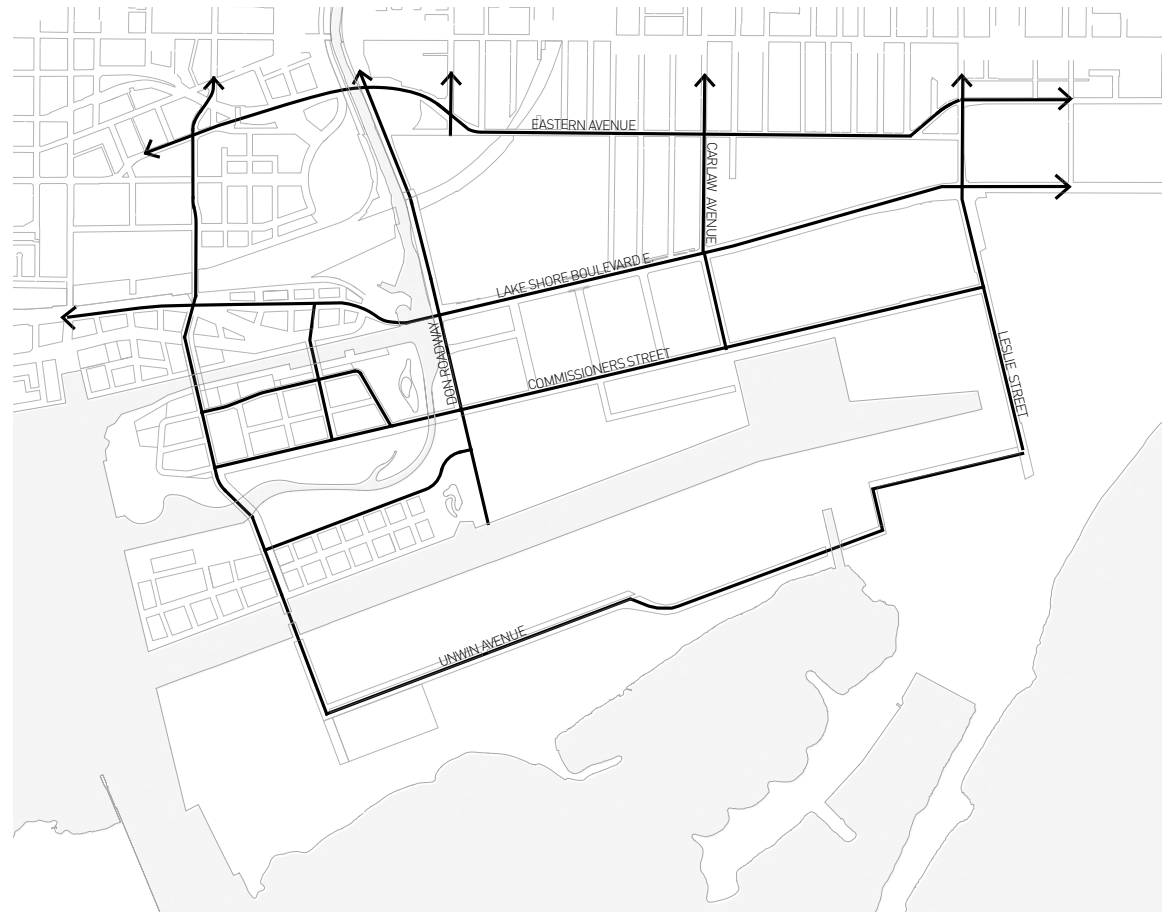
NEAR-TERM PIC OPPORTUNITIES



**URBAN STRUCTURE +
COORDINATED
INFRASTRUCTURE
PLANNING**

PORT LANDS + SOUTH OF EASTERN EXISTING STREET NETWORK

- Lack of surface street connections and insufficient capacity
- Lack of connections to/for transit
- Limited street network = long blocks and few options
- Limited Ship Channel crossings and in need of repair
- Gardiner Expressway / Lake Shore Blvd barrier/connection
- Auto-dependent transportation network
- Significant heavy truck traffic open to all streets
- Limited amenities for pedestrians and cyclists
- Discontinuous or no sidewalks
- Streets lack defined streetscapes
- Streets are not desirable destinations



PORT LANDS + SOUTH OF EASTERN FUTURE STREET NETWORK

- Long-term network and future proofing to support evolution
- Multi-modal system that supports all transportation modes
- Detailed transportation modeling and analysis to establish vehicular capacity needs, public street connections and transit system
- Significant truck activity in and out of the Port Lands
- Continued need to accommodate shipping in the Ship Channel
- Film-friendly streets in key locations



Driving



Taking
Transit



Walking

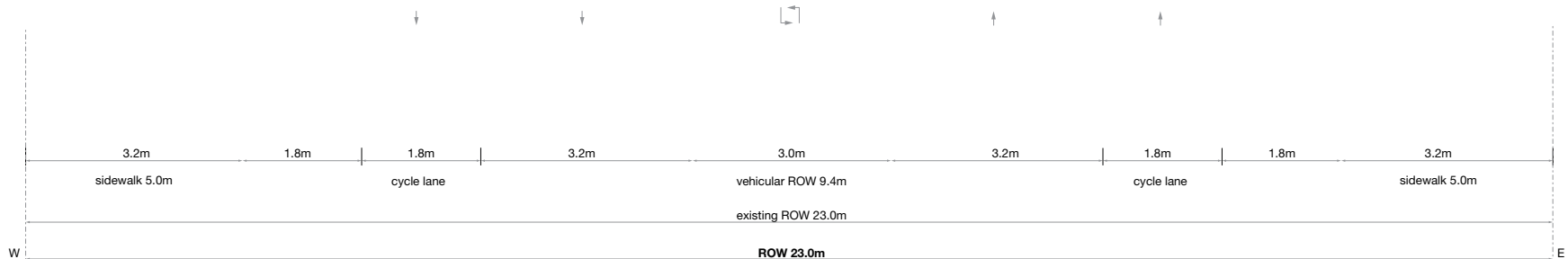


Cycling

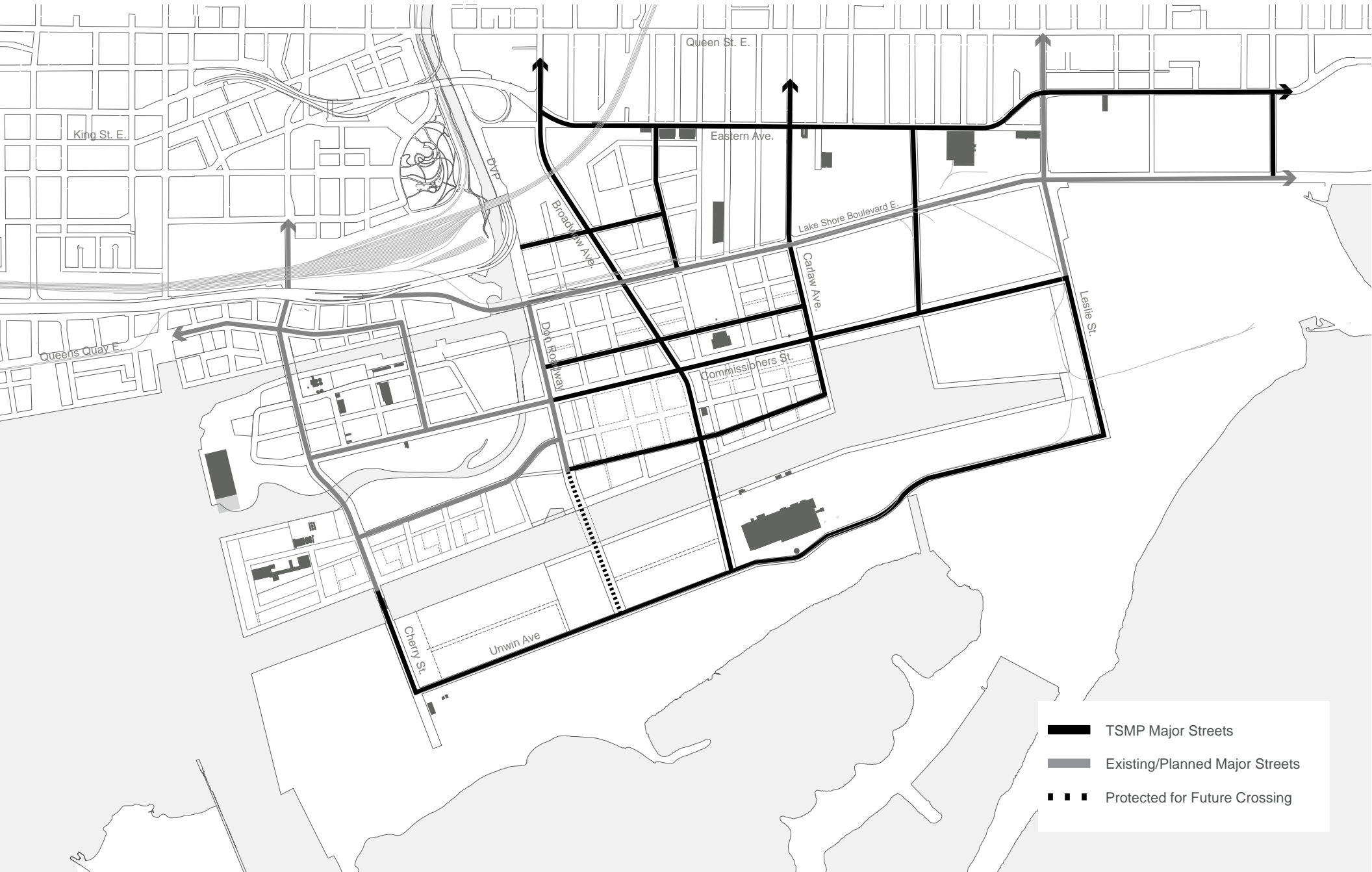


Moving
Goods

FILM FRIENDLY STREETS



PORT LANDS + SOUTH OF EASTERN FUTURE STREET NETWORK



- TSMF Major Streets
- Existing/Planned Major Streets
- ⋯** Protected for Future Crossing

BROADVIEW

EXTENSION

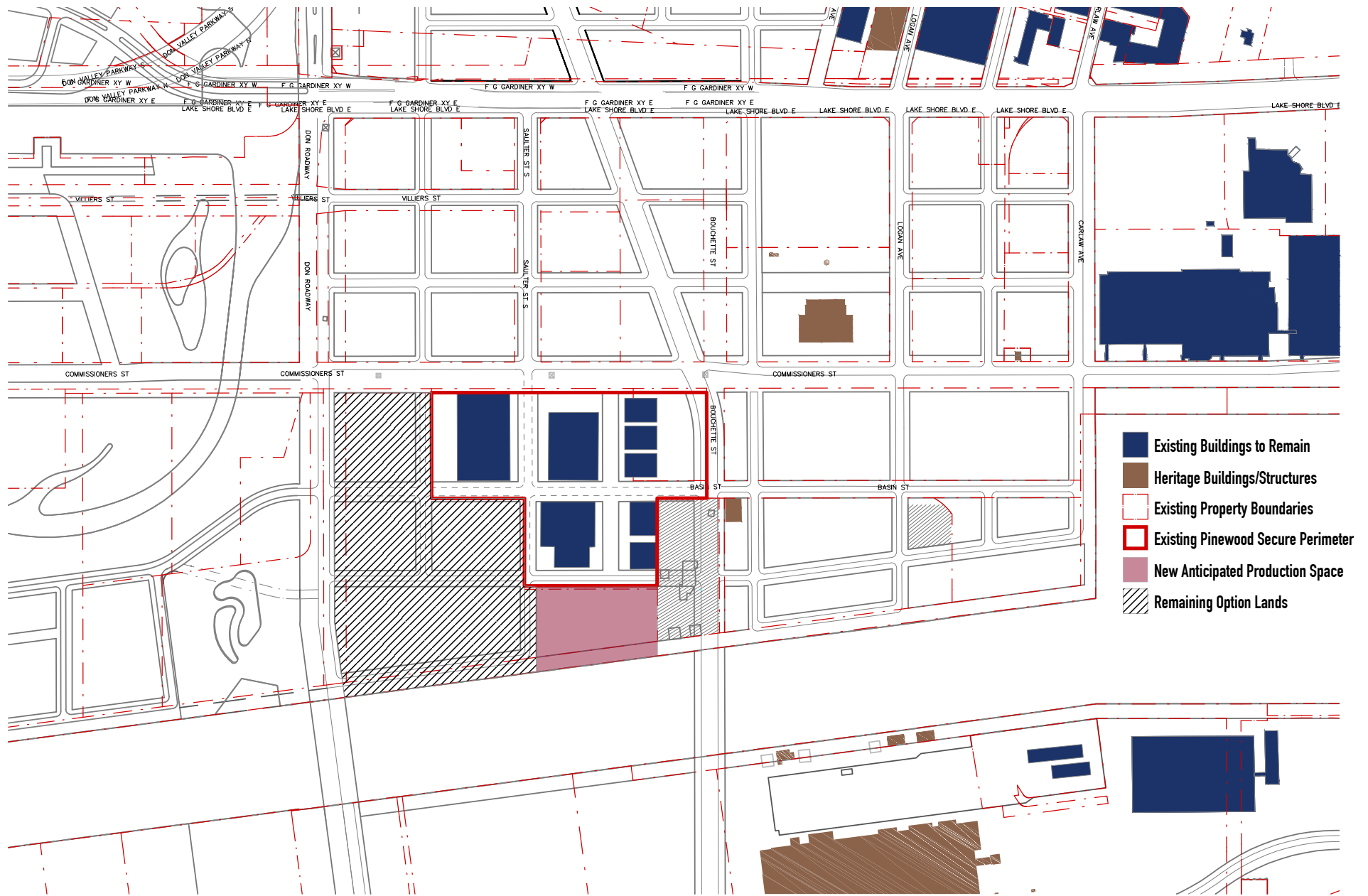
- Critical transportation connection and capacity link
- Supports redevelopment in the Unilever Precinct and the Port Lands
- Important transit link with future dedicated streetcar
- Multi-modal connection
- Challenging connection with a multitude of constraints
- Supports redundancy in the system
- Mid-point through Unilever, Film Studio District and South of the Ship Channel

KEY OBJECTIVES:

- Create a continuous connection across the Ship Channel
- Preserve ability to achieve a second new connection across the Ship Channel
- Create porosity across Lake Shore
- Connect to Unilever and destinations
- Ensure continued viability of Pinewood Toronto Studios
- Ensure developable blocks
- Create a place - take advantage of views, destinations etc.

BROADVIEW EXTENSION

DUE DILIGENCE ON PREFERRED SOLUTION



**NEXT
STEPS**