

## **Supplementary Report - Port Lands Acceleration Initiative Phase 2 - Progress Report**

<b>Date:</b>	July 4, 2014
<b>To:</b>	City Council
<b>From:</b>	Deputy City Manager Cluster B
<b>Wards:</b>	Ward 30 Toronto - Danforth
<b>Reference Number:</b>	P:\2014\ClusterB\WF\cc14006

### **SUMMARY**

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The purpose of this report is to respond to a request from the Planning and Growth Management Committee to report directly to City Council on the implementation of the Leslie Lookout and Leslie Slip projects, as part of the continuing Port Lands Planning Framework.

The Leslie Lookout and Leslie Slip are two separate but related public realm improvements located at the eastern end of the Ship Channel (see Attachment 1).

First, the Leslie Lookout is a landscaped viewing platform to be constructed in spring 2015 on the west side of Leslie Street on a portion of 675 Commissioners Street (see Attachments 2 and 3). The Lookout will provide a view of the Ship Channel to the west. The Lookout will be constructed by Essroc Canada Inc. through a Site Plan Agreement as part of Essroc's relocation to 575 Commissioners Street in the East Port.

Second, the Leslie Slip is a proposed public open space that would extend the Lookout to the Ship Channel and provide water's edge access through 12 Leslie Street (owned by the Toronto Port Lands Company). The site has been identified as a future open space since the adoption of the Central Waterfront Secondary Plan in 2003 and it would connect to other greening improvements planned for Leslie Street. Staff will propose a scope and implementation framework for the project in the final reporting related to the Port Lands Planning Framework (Q2 2015). Pending availability of funding, the Leslie Slip could be implemented within a few years.

## **DECISION HISTORY**

At its meeting of June 19, 2014 Planning and Growth Management Committee adopted as amended the report "Port Lands Acceleration Initiative Phase 2 – Progress Report" (June 5, 2014), which included the Port Lands Planning Framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.11>

The Committee also requested the Deputy City Manager, Cluster B, to report directly to Council on a timetable for the opening to the Leslie Slip and completion of the Leslie Lookout, as part of the continuing Port Lands Planning Framework.

## **COMMENTS**

### Leslie Lookout

Essroc Canada Inc. is a cement production company working to complete the construction of a new terminal at 575 Commissioners Street. Essroc agreed, as part of its joint Site Plan Agreement with the TPLC and the City, that it will construct the Leslie Lookout on TPLC lands adjacent to the Essroc site (on a portion of 675 Commissioners Street). The landscape feature will overlook the Leslie Slip and Ship Channel, and provide a dramatic view of the Ship Channel and the downtown.

Essroc and TPLC estimate that construction of the Lookout will start in March/April 2015 and they anticipate completion in June 2015. The new terminal at 575 Commissioners Street requires a minor revision to the approved Site Plan Application and a revised application has been submitted for review.

Essroc will implement the Lookout project in coordination with the TTC's greening work on Leslie Street as part of the Leslie Barns project.

### Leslie Street Slip Public Realm Improvements

The terminus of the Leslie Slip has been identified as a future public open space since the adoption of the Central Waterfront Secondary Plan in 2003. It continues to be identified as such in the Port Lands Planning Framework: Land Use Direction. The Land Use Direction also recognizes the Leslie Street Greening which was completed in 2010 and will be reinstated through the Leslie Barns project. Further, the Land Use Direction identifies additional parks and open space opportunities that expand on the Leslie Street Greening project to create a “pastoral gateway” to Tommy Thompson Park on both sides of Leslie Street (see Attachment 4).

Additional reporting on the Port Lands Acceleration Initiative and Port Lands Planning Framework is scheduled for the first half of 2015. As part of the reporting, opportunities to maximize greening on the west side of Leslie Street will be addressed. Additionally, an

implementation framework will be established which will include the Leslie Slip opportunity.

12 Leslie Street is currently under lease by TPLC. The lease includes a termination clause that would enable the implementation of the Leslie Slip improvements when appropriate.

### Next Steps

As part of the additional Port Lands Acceleration reporting scheduled for the first half of 2015, staff will include propose a scope and implementation framework for the Leslie Slip. The reporting will also include an update on the completion of the Leslie Lookout.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

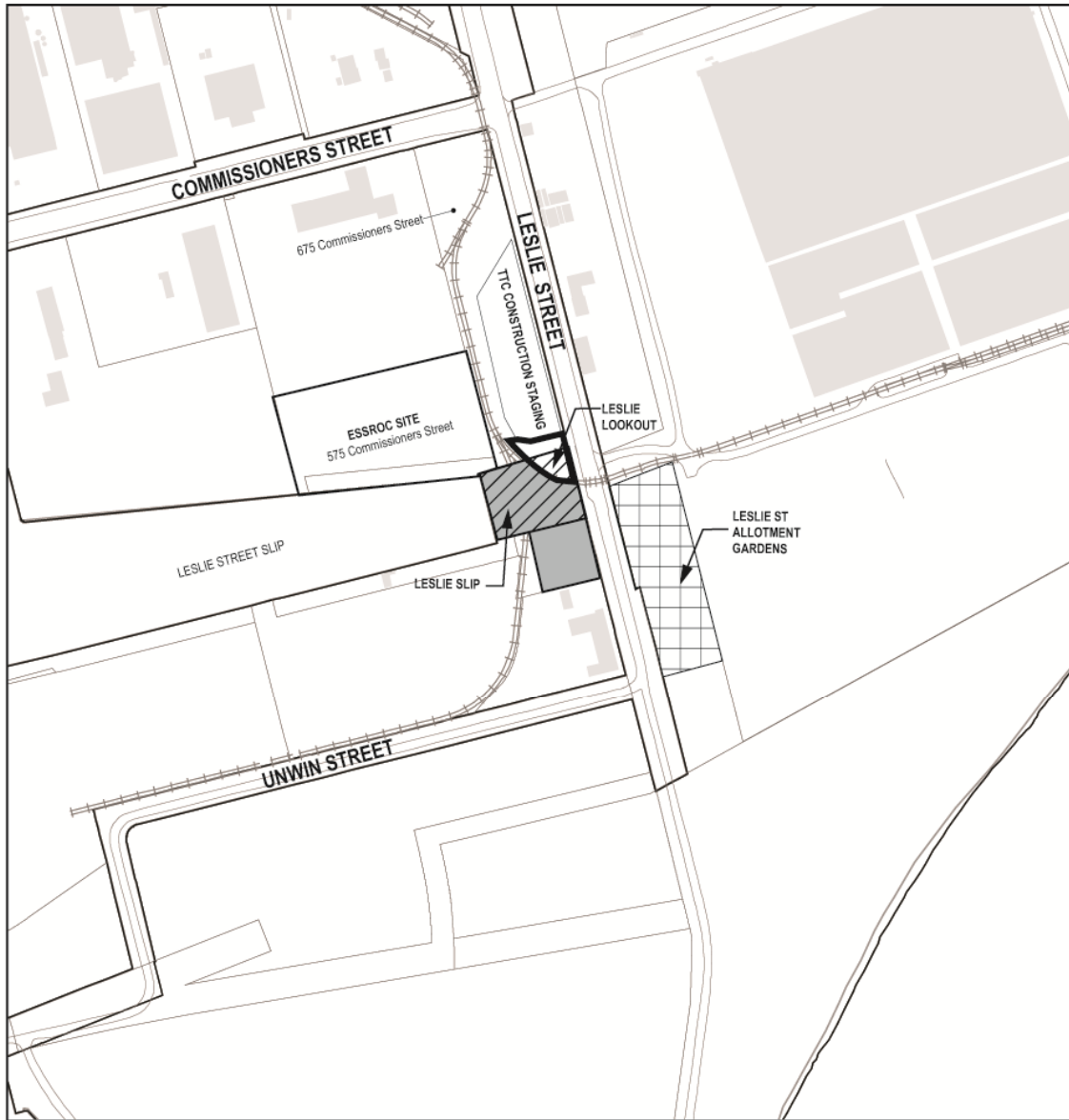
Attachment 1 - Location Map

Attachment 2 - Rendering of Leslie Lookout

Attachment 3 - Plan of Leslie Lookout

Attachment 4 - Figure 21 from Port Lands Planning Framework - East Port Parks and Open Spaces

## Attachment 1 – Location Map



### Proposed Leslie Lookout and Leslie Slip

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|--|--|
|  Leslie Lookout                             |  Leslie Slip<br>(Park & Open Space Designation in<br>Central Waterfront Secondary Plan) |
|  TPLC<br>Leased Lands<br>(12 Leslie Street) |  |

  
 Not to Scale  
 07/04/2014

## Attachment 2 – Rendering of Leslie Lookout



Leslie Street Look-out: View

BROWN + STOREY ARCHITECTS INC.  
CONSULTEC LTD.

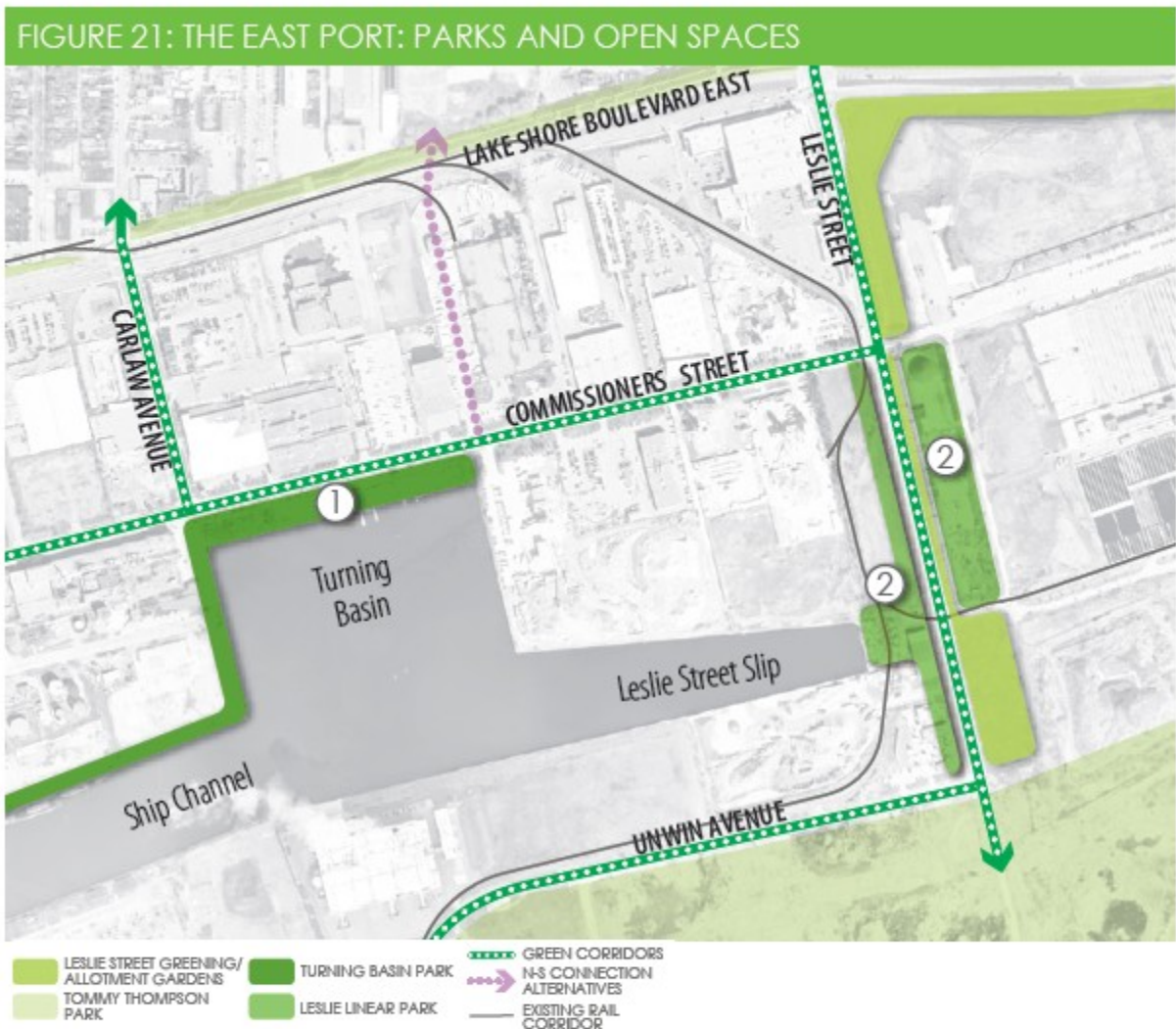
# Attachment 3 – Plan of Leslie Lookout



Leslie Street Look-out: Plans

BROWN + STOREY ARCHITECTS INC.  
CONSULTEC LTD.

**Attachment 4 - Figure 21 from Port Lands Planning Framework - East Port Parks and Open Spaces**



**1 Create a Water's Edge Park at the Turning Basin**  
 The lands to the south of Commissioners Street abutting the Turning Basin will be transformed into a new water's edge park.

**Create a Network of Green Corridors**  
 A network of green corridors in public streets will be created with generous landscaped boulevards and pedestrian and cycling amenities.

**2 Complete the Leslie Street Greening and Create a Pastoral Gateway to Tommy Thompson Park**  
 The relocation and consolidation of the transportation yard on the east side of Leslie will be explored, and a new linear park on both sides of Leslie will be created to provide a pastoral gateway to Tommy Thompson Park. On the west side of Leslie Street, this new linear park would be approximately 25 metres, comparable in width to David Crombie Park.

**Assess North-South Connections**  
 Through the Transportation and Servicing Master Plan assess green corridor connections through South of Eastern while mitigating potential traffic infiltration.