PORT LANDS ACCELERATION INITIATIVE
PROGRESS – 2013/2014

Five major pieces of work are either complete or well underway:

1. Don Mouth EA

2. Lower Don Lands Infrastructure EA

3. Port Lands and South of Eastern Transportation and Servicing EA

4. Port Lands Planning Framework, and

5. A funding and financing implementation plan
DON MOUTH EA & LOWER DON LANDS INFRASTRUCTURE EA
DON MOUTH EA & LOWER DON LANDS INFRASTRUCTURE EA

DON MOUTH EA

• Don Mouth Naturalization and Flood Protection EA submitted to Ministry of Environment in March 2014

• Approval anticipated by Fall 2014

LOWER DON LANDS INFRASTRUCTURE EA

• Location of and design of roads, bridges, transit, servicing and stormwater management in the Lower Don Lands

• Fully coordinated with Don Mouth EA

• Completion late summer 2014 for filing on the public record
PORT LANDS & SOUTH OF EASTERN TRANSPORTATION & Servicing EA

- Addresses large area east and south of Lower Don Lands and includes the South of Eastern area
- Will include streets, bridges, transit and municipal servicing
- Coordination with Don Mouth and Lower Don Lands infrastructure EAs
- 2015 completion
PORT LANDS PLANNING FRAMEWORK

- Basis for amending the Central Waterfront Secondary Plan
- Refined and refreshed vision for the Port Lands
- Proposed Land Use Direction:
  + balanced approach towards new employment clusters and complete mixed use communities, and continued port operations
  + result of consultation with the public, wide range of stakeholders, agencies and divisions
- Inform and guide Villiers Island/Cousins Quay, Film Studio District and Polson Quay precinct plans

PORT LANDS PLANNING FRAMEWORK WORK PROGRAM

- Phase 1: Research, Gathering Input & Setting the Context
- Phase 2a: Objectives & Alternatives
- Phase 2b: Land Use Direction
- Phase 2c: Continued Visioning & Elements of the Framework
- Phase 3: Finalizing the Framework
PORT LANDS PLANNING FRAMEWORK
LAND USE DIRECTION
THE LOWER DON LANDS: A NEW MIXED-USE COMMUNITY

1. Villiers Island (Cousins Quay) Precinct
2. Polson Quay Precinct
3. South River Precinct

MIXED-USE NEIGHBOURHOODS
NOISE & AIR QUALITY ASSESSMENT ZONE
LAFARGE
BUFFER USES
THE FILM STUDIO DISTRICT: A MODERN MEDIA CITY

1. Provide Film Studio Expansion Opportunities
2. Develop with Creative Industries
3. Develop as a Creative Cluster with Residential to be Assessed
4. Develop as a Mixed-Use Creative Neighbourhood
5. Establish a Community Hub with an Expanded McCleary Park
THE EAST PORT: AN IMPORTANT PORT AND EMPLOYMENT CLUSTER

1. Maintain the Lands for Employment Uses and Create Synergies with South of Eastern

2. Create an Employment / Commercial Cluster

3. Capitalize, Expand and Modernize Port Operations

4. Capitalize and Expand Port and Maritime Operations and Concentrate Heavier Industrial Uses
PORT LANDS PLANNING FRAMEWORK
LAND USE DIRECTION

SOUTH SHIP CHANNEL: A STRATEGIC LAND RESERVE AND WORKING PORT

1 Create a Maritime Hub
2 Capitalize, Expand and Modernize Port Operations
3 Recruit Synergistic Industries and Employment Uses
PORT LANDES PLANNING FRAMEWORK
LAND USE DIRECTION

PARKS AND OPEN SPACES
FUNDING AND FINANCING

• Revised cost estimates for flood protection at approximately $475 M and related infrastructure at approximately $320 M

• No substantial change from 2012 with reduced costs of $130 M retained

• Cost estimates for servicing infrastructure and community services and facilities to be provided through completion of EAs and Port Lands Planning Framework

• Flood protection and related infrastructure included in City wide DC By-law 2013
To complete Area Specific DC By-law in 2015

Additional landowner contributions to be quantified

Funding contributions will be needed from federal and provincial governments

Funding and financing plan to be part of the final reporting
RECOMMENDATIONS

- Initiate discussions regarding three way City, federal and provincial funding for flood protection and related infrastructure

- Complete Planning Framework, precinct plans and EA using the Land Use Direction as basis and bring forward appropriate implementation tools

- File completed Lower Don Lands EA on the public record

- Review relocation options for 400 Commissioners Street Waste Transfer Station

- Complete Area Specific DC By-law

- Final reporting in 2015