

# PORT LANDS ACCELERATION INITIATIVE

Phase 2 - Progress Report



Planning and Growth Management Committee  
June 19, 2014

# **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



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## 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

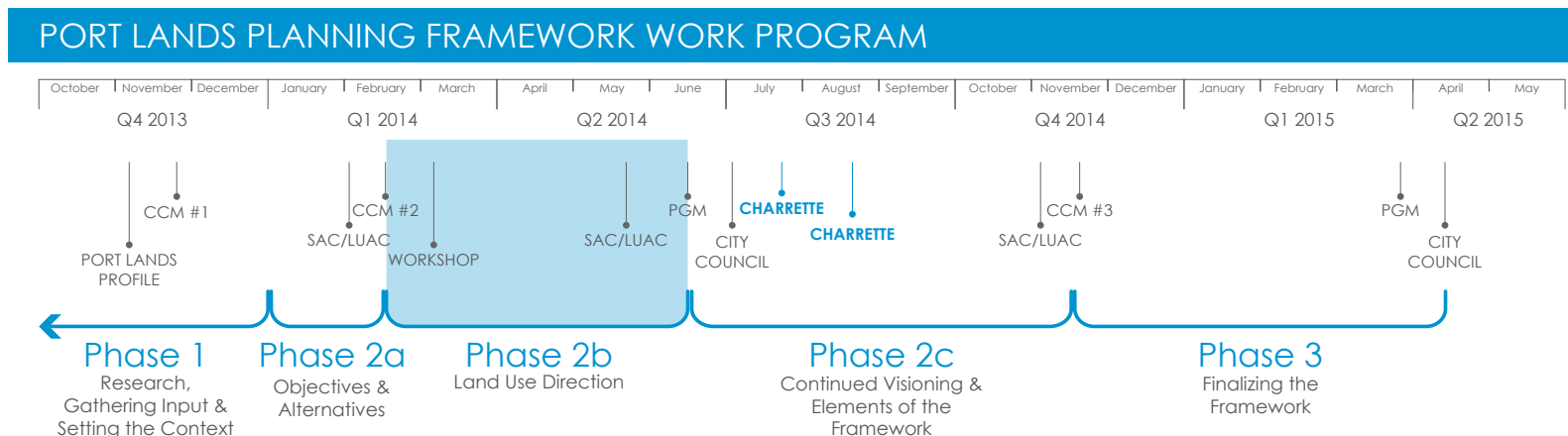
# PORT LANDS & SOUTH OF EASTERN TRANSPORTATION & SERVICING EA



- 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

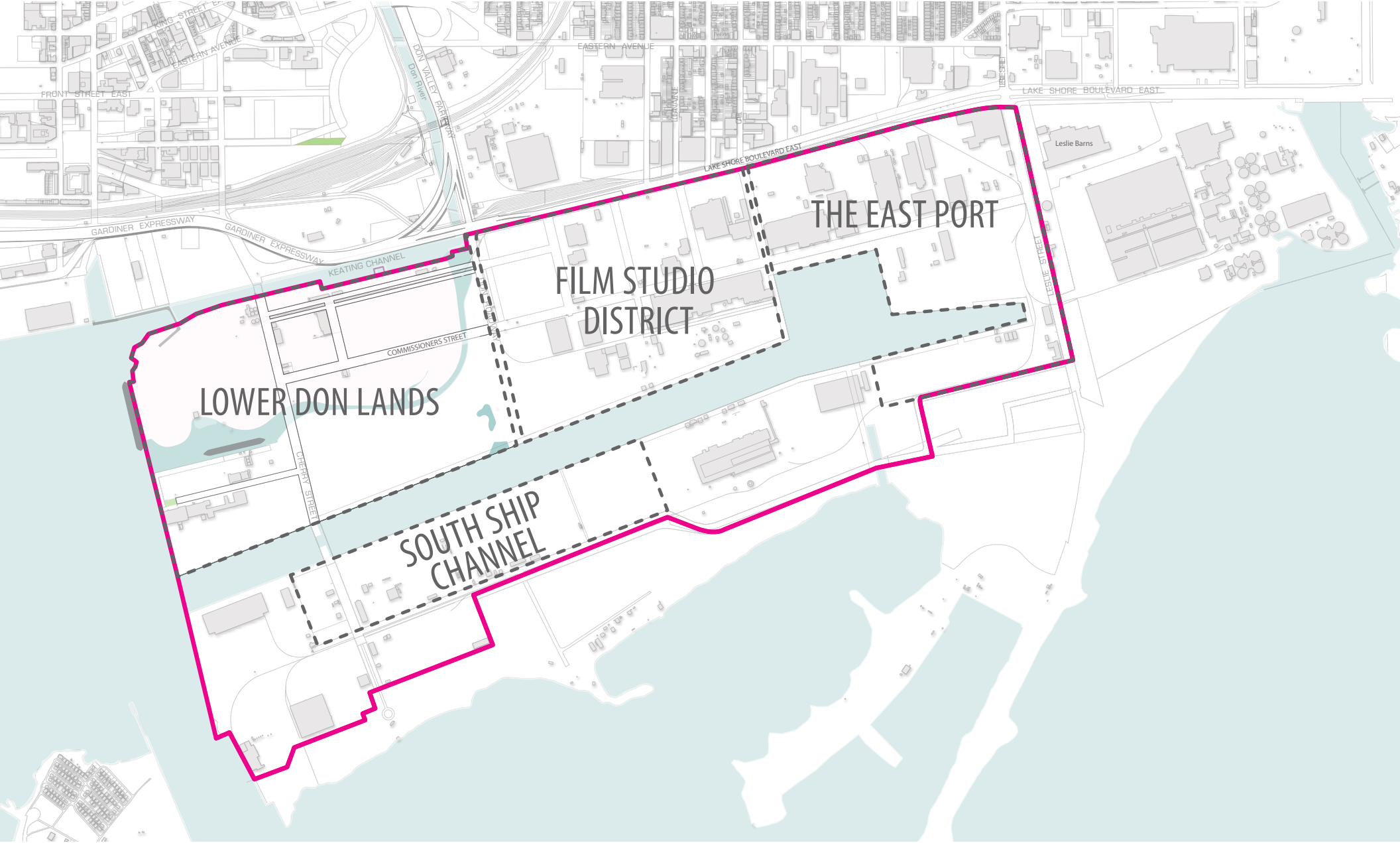
# PORT LANDS PLANNING FRAMEWORK

- **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

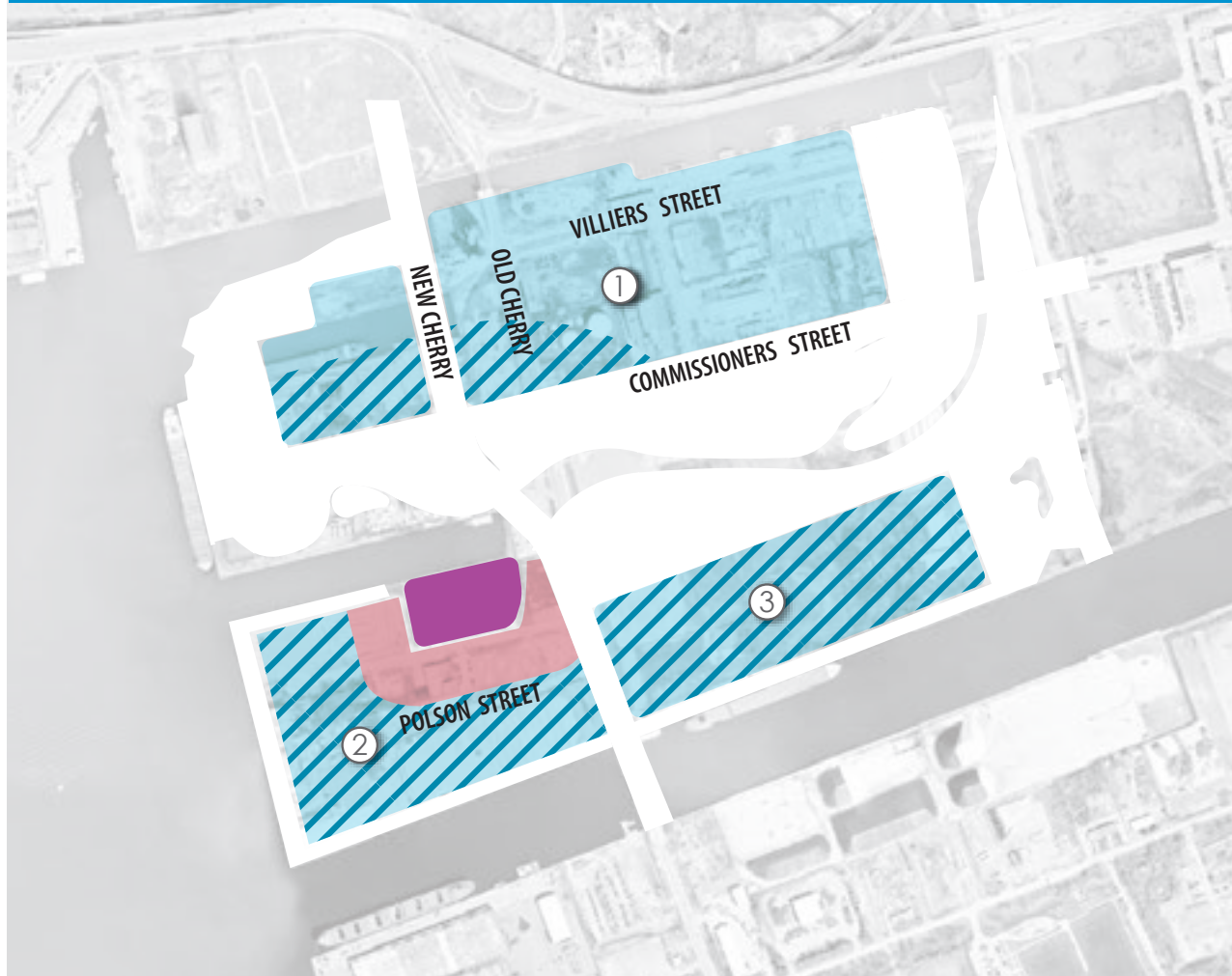
## LAND USE DIRECTION



# 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

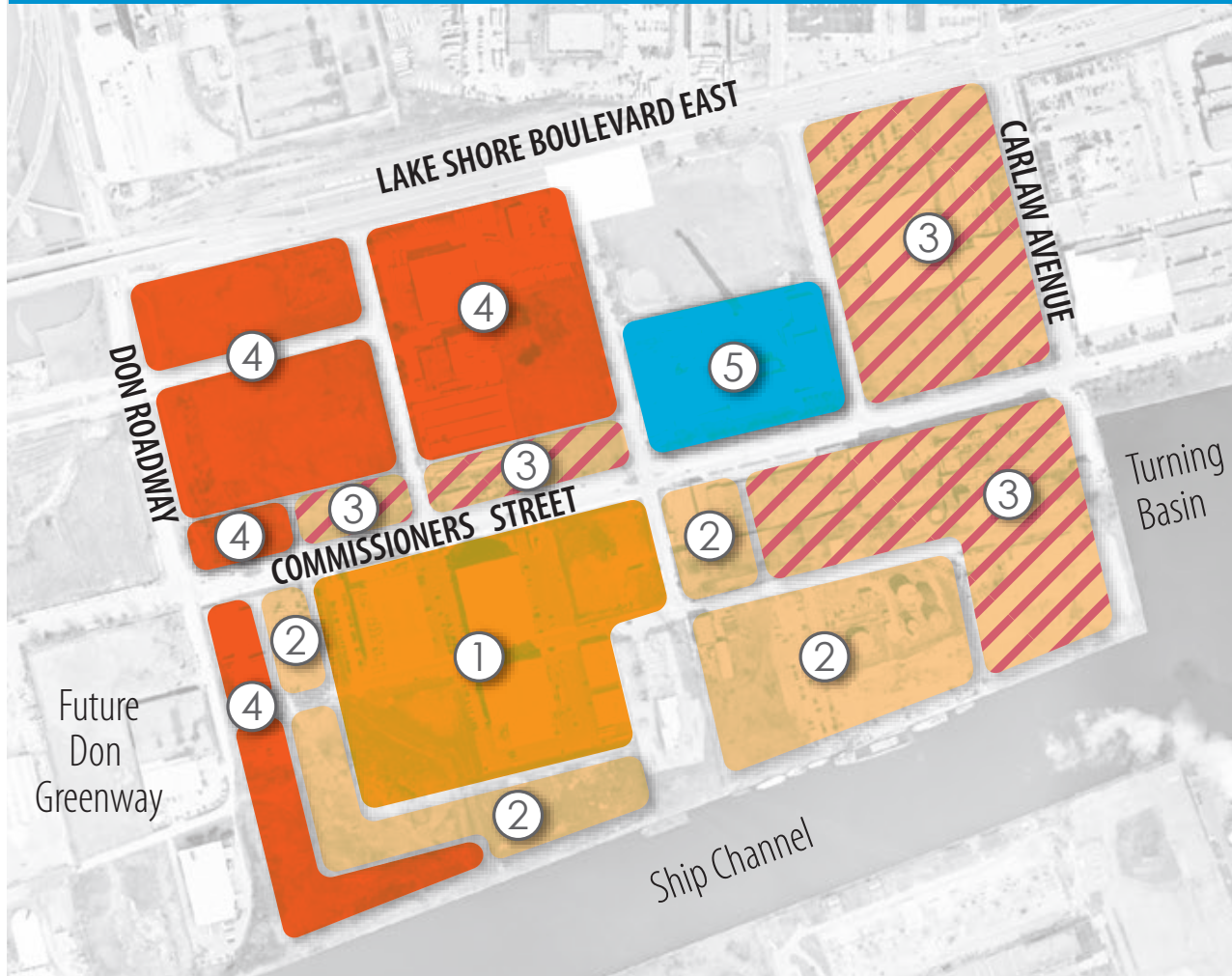
BUFFER USES



# PORT LANDS PLANNING FRAMEWORK

## LAND USE DIRECTION

### THE FILM STUDIO DISTRICT: A MODERN MEDIA CITY



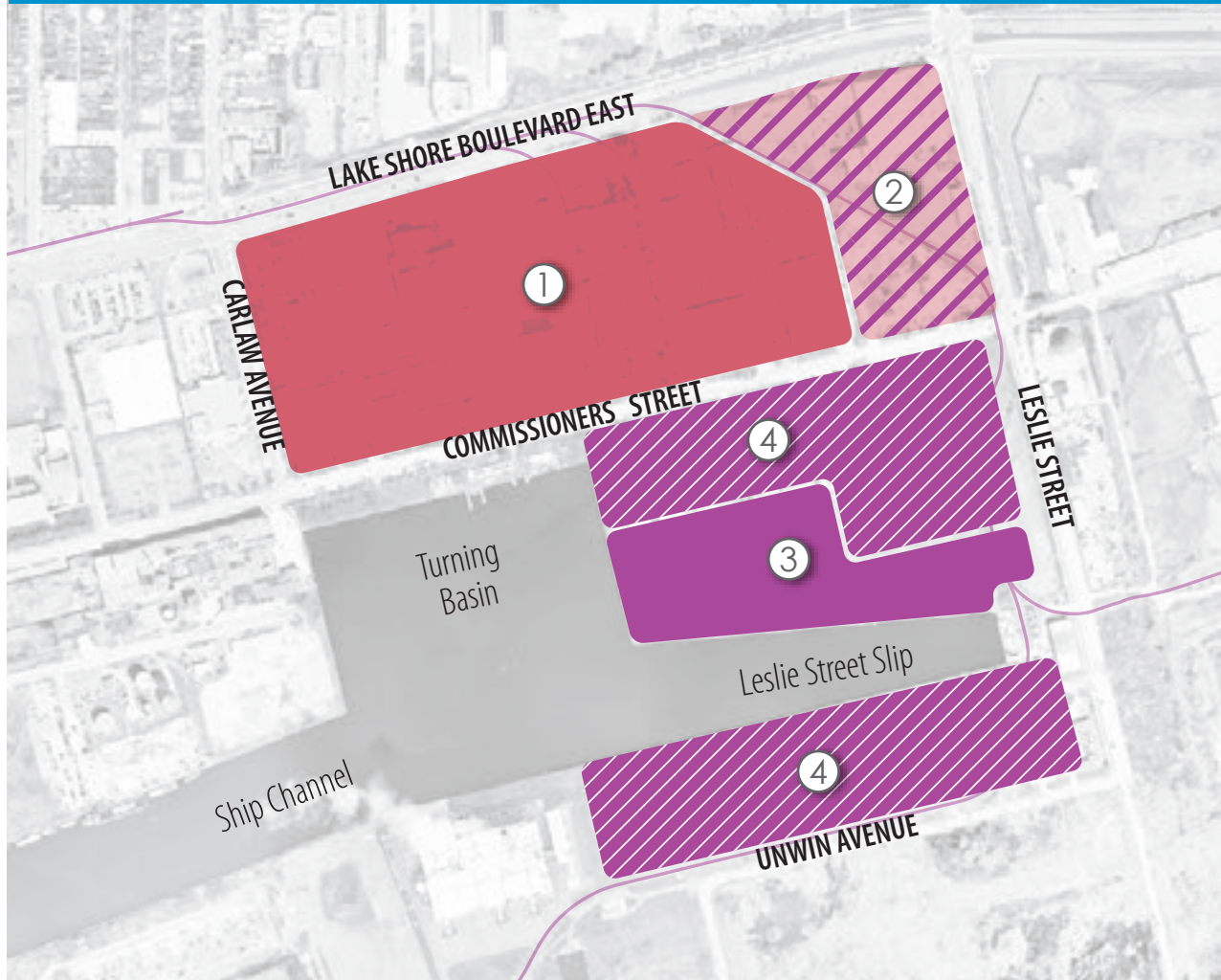
- ① Provide Film Studio Expansion Opportunities
- ② Develop with Creative Industries
- ③ Develop as a Creative Cluster with Residential to be Assessed
- ④ Develop as a Mixed-Use Creative Neighbourhood
- ⑤ Establish a Community Hub with an Expanded McCleary Park



# PORT LANDS PLANNING FRAMEWORK

## LAND USE DIRECTION

### THE EAST PORT: AN IMPORTANT PORT AND EMPLOYMENT CLUSTER



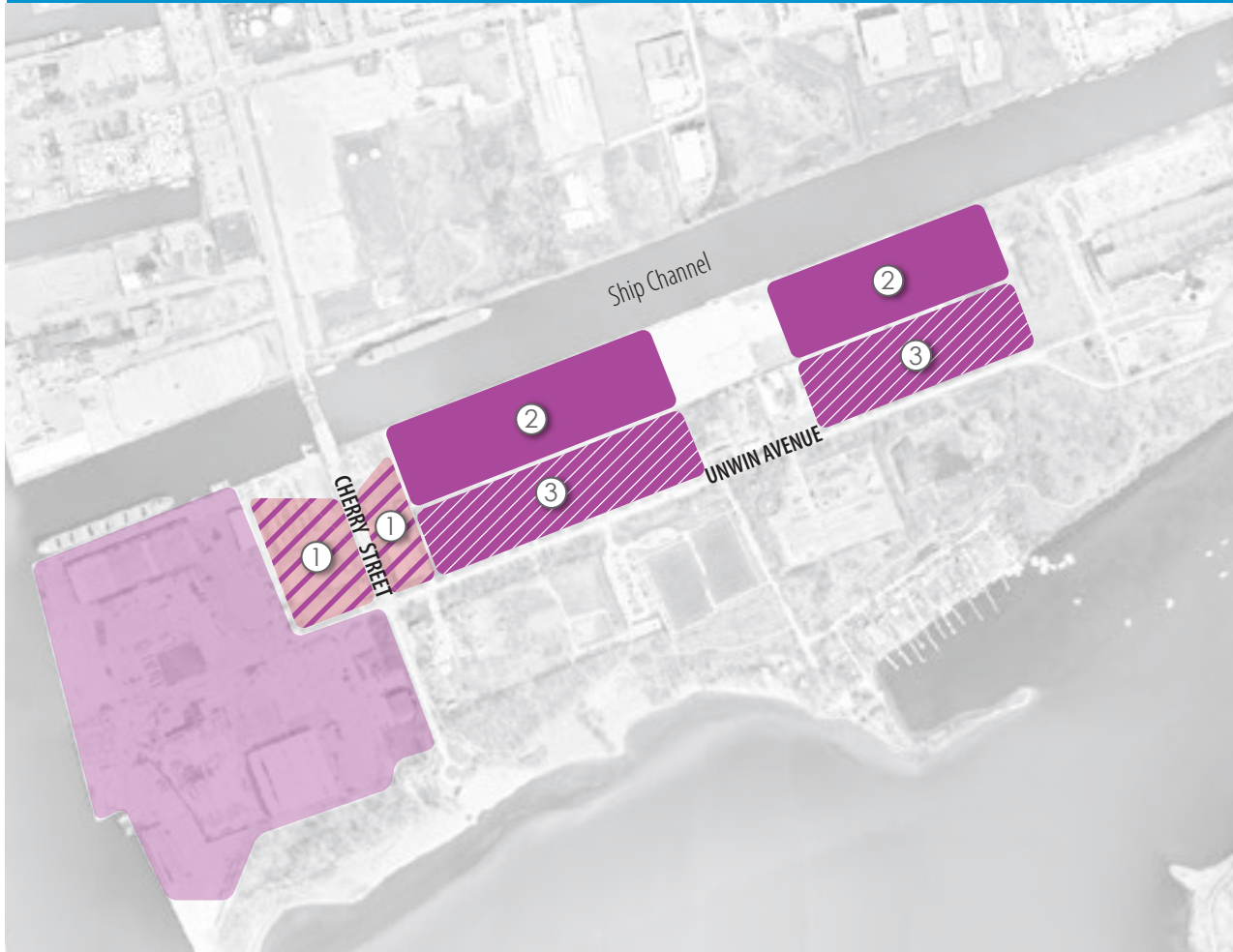
- EMPLOYMENT
- PORT AND MARITIME CLUSTER
- EMPLOYMENT / COMMERCIAL
- PORT OPERATIONS / EMPLOYMENT
- EXISTING RAIL CORRIDOR

- 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**

 MARITIME HUB

 PORT OPERATIONS / EMPLOYMENT USES

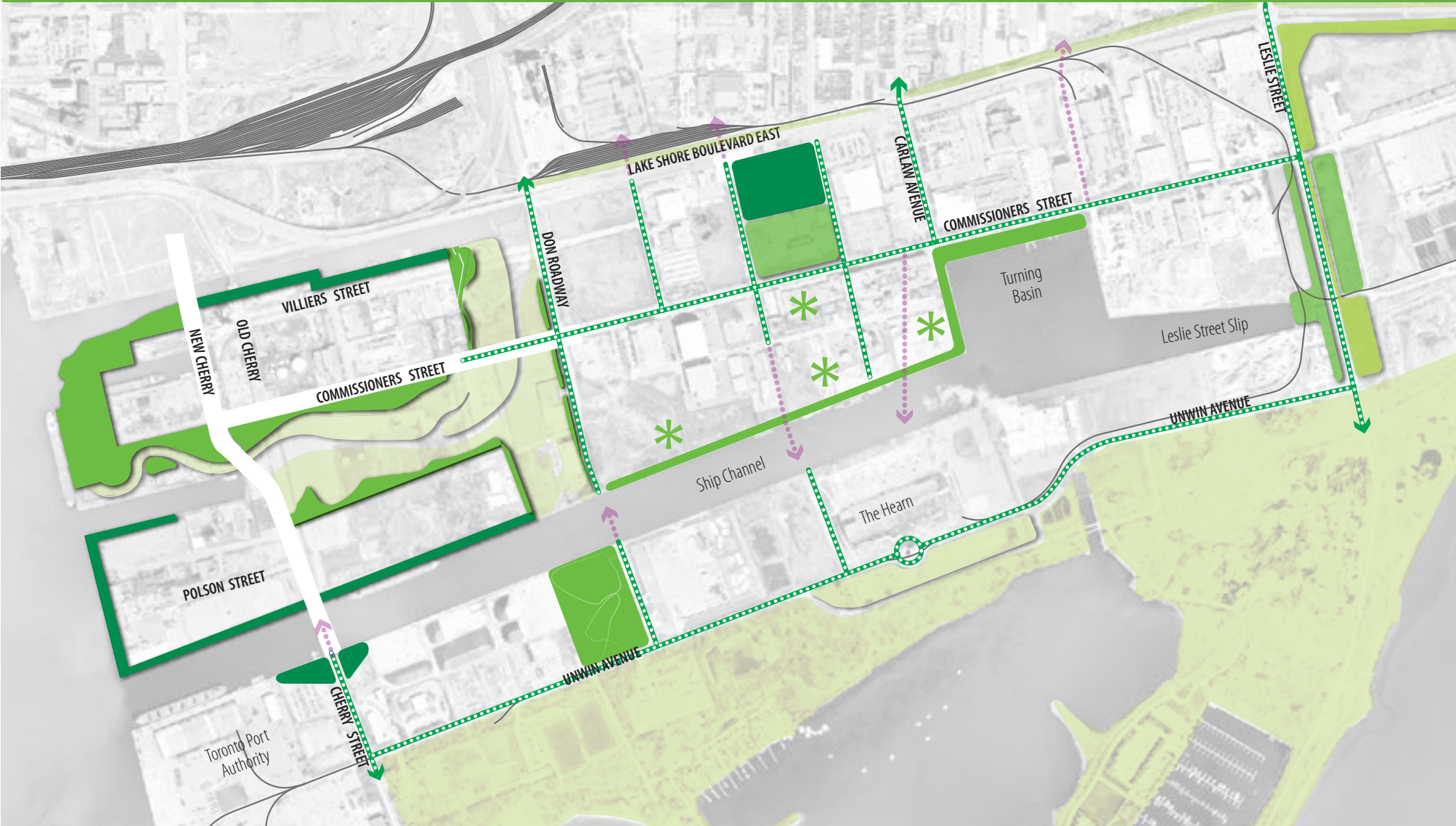
 PORT AND MARITIME CLUSTER

 TORONTO PORT AUTHORITY

# PORT LANDS 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**

# FUNDING AND FINANCING

- **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**