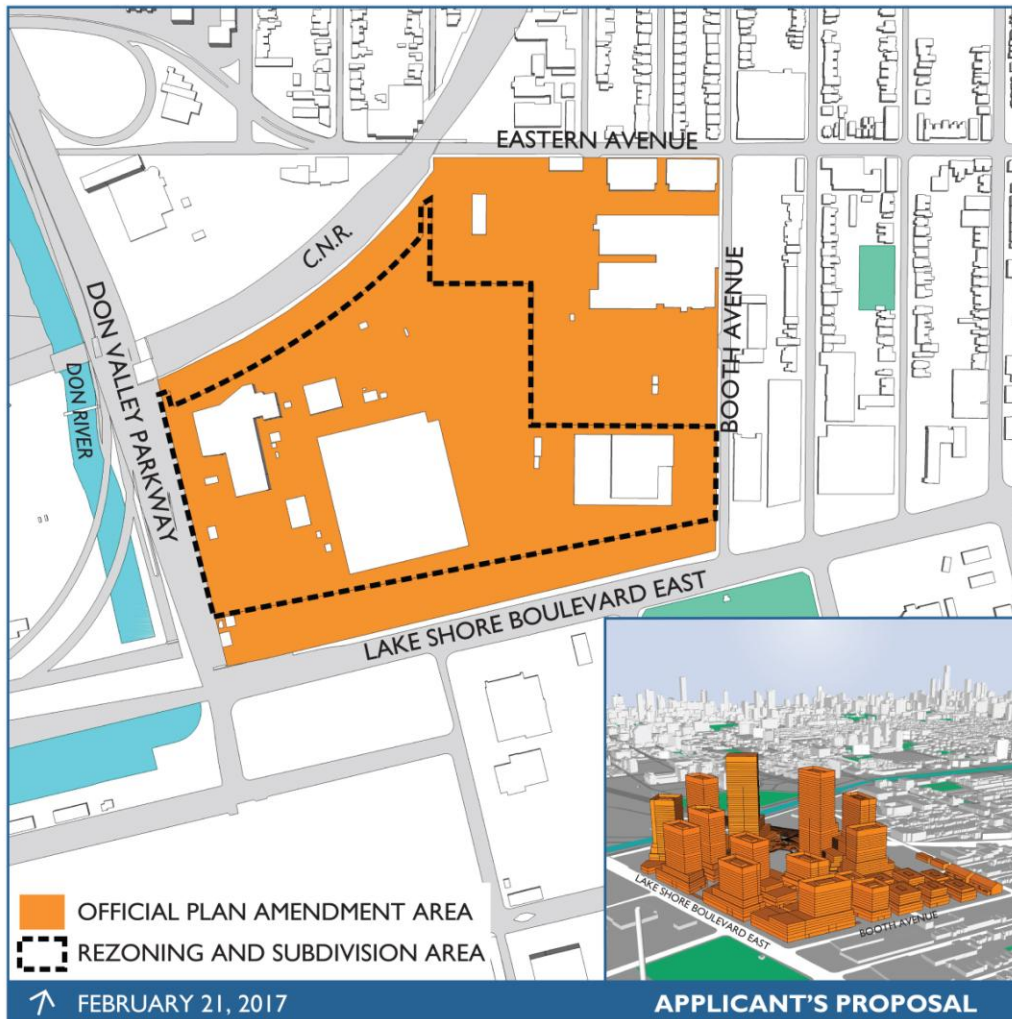


# Unilever Precinct and East Harbour Proposal

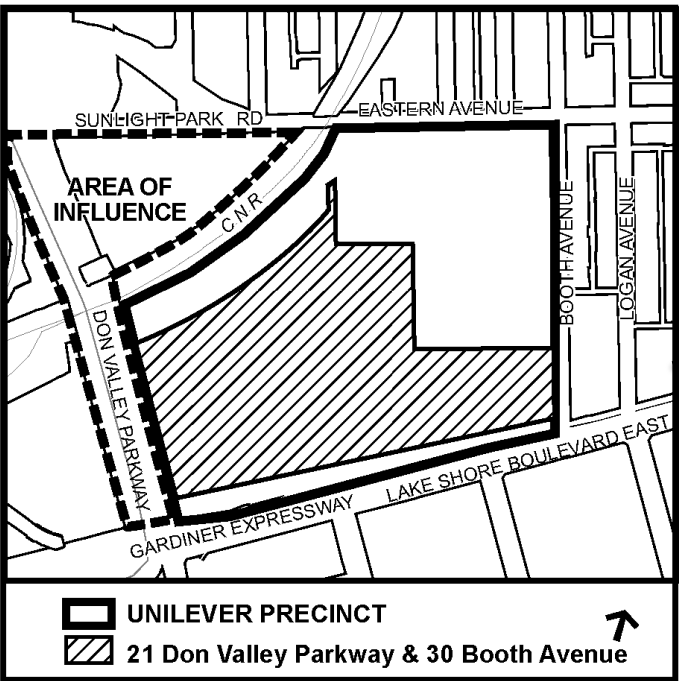
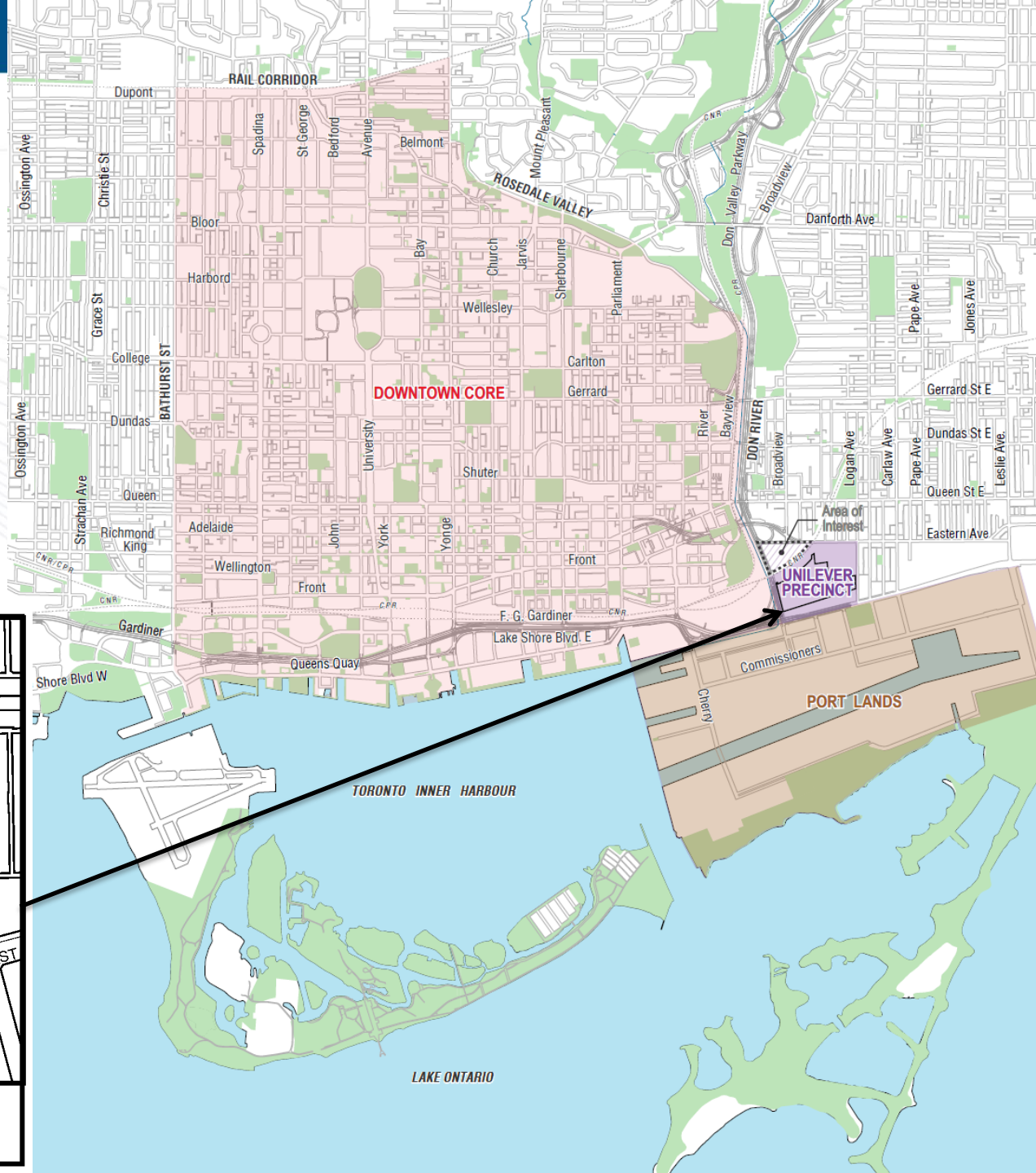


**City Planning Presentation**  
Planning and Growth  
Management Committee  
February 23, 2017

The above image represents the applicant's proposal as submitted and may change.  
This rendering was illustrated using the City of Toronto's 3D Massing Model which is available for free at: [www.toronto.ca/open](http://www.toronto.ca/open)



# Context





# Looking East Toward the Precinct





# Looking West: Core, Corktown Common, Keating





# Lake Shore Edge





# Report Recommendations

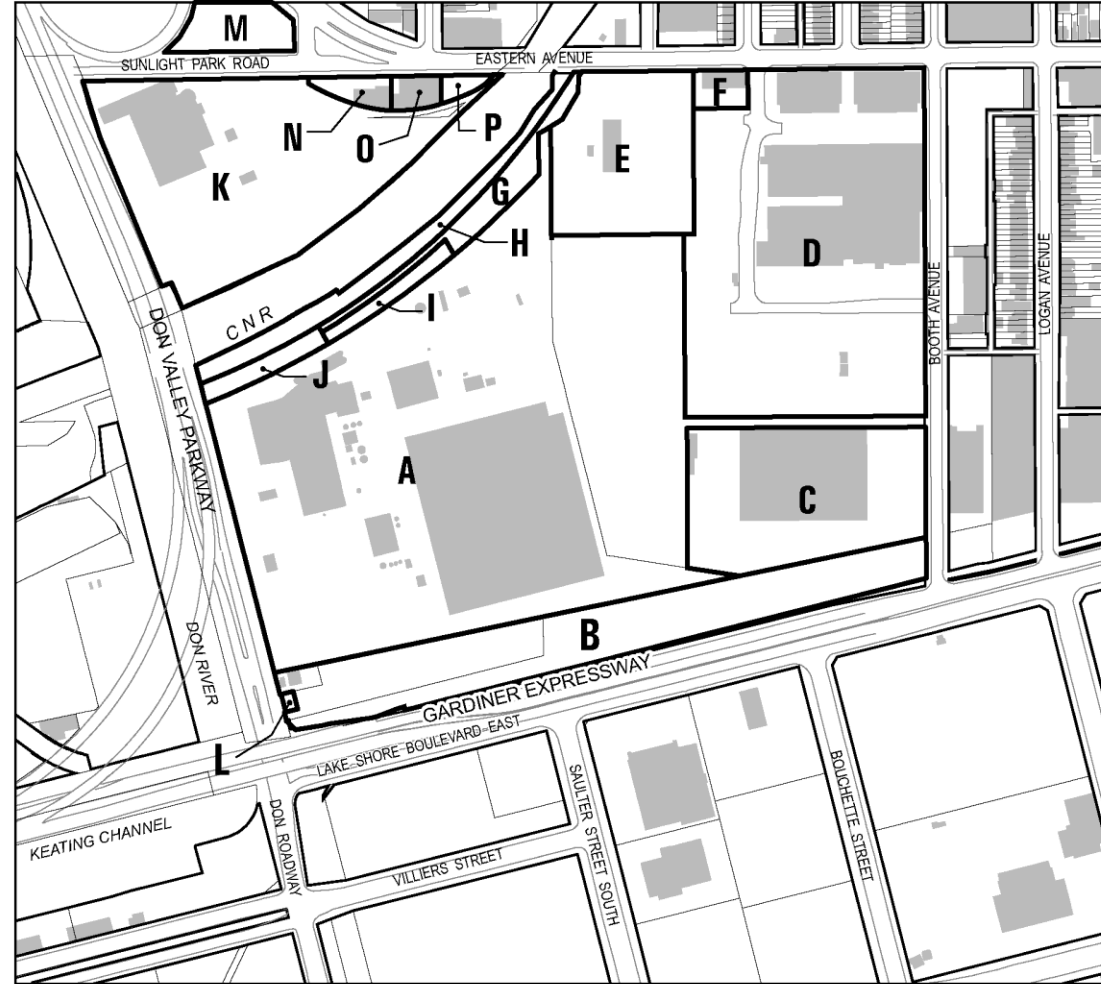
1. The Chief Planner and Executive Director, City Planning, be directed to **advance community consultation on the Unilever Precinct Planning Study for the Precinct area, including the proposed East Harbour SmartTrack Station**, in accordance with the consultation work plan set out in this report, including scheduling a community meeting for the lands at 21 Don Valley Parkway and 30 Booth Avenue, in consultation with the Ward Councillor.
2. **Notice** for community consultation meetings **be given** to landowners and residents **within 120 metres of the Precinct, in consultation with the Ward Councillor**.
3. Notice for public meetings under the Planning Act be given according to the regulations of the Planning Act.
4. The Deputy City Manager, Cluster B, be directed to **commence**, together with the Toronto and Region Conservation Authority and Waterfront Toronto, **the Eastern and Broadview Flood Protection Municipal Class Environmental Assessment**.
5. Subject to approval of Recommendation 4, the Deputy City Manager & Chief Financial Officer be directed to **create a capital sub-project**, the "Eastern and Broadview Flood Protection Municipal Class Environmental Assessment," with 2017 cash flows of \$2.0 million, funded from development charges from Reserve Fund XR2120 (\$1.8 million) and \$0.200 million in approved funding from the Waterfront Revitalization Initiative's 2017-2026 Capital Budget and Plan – CWR003-18 (\$0.130 million) and CWR003-21 (\$0.070 million) – resulting in **a \$1.8 million net increase in the Budget Committee recommended Waterfront Revitalization budget**.



# Ownership

**+/- 60 acre (24 hectare) Precinct**

- **First Gulf** owns parcels A+C:
  - +/- **35 acres (14 hectares)**
- **City and TPLC** own parcels B+D:
  - +/- **20 acres (8 hectares)**



<b>A</b> First Gulf Don Valley Limited Lands	<b>G</b> 1712310 Ontario Inc.	<b>M</b> Talisker (Sunlight) GP Inc.
<b>B</b> The City of Toronto Economic Development Corporation	<b>H</b> Eastern Self Storage	<b>N</b> Roadway Alignment Ltd.
<b>C</b> Don Valley Booth Limited	<b>I</b> 1445990 Ontario Ltd.	<b>O</b> 353 Eastern Avenue Inc.
<b>D</b> The Corporation of the City of Toronto	<b>J</b> 1553482 Ontario Inc.	<b>P</b> 361 Eastern Ltd.
<b>E</b> The Consumers Gas Company	<b>K</b> Talisker (Sunlight) GP Inc.	
<b>F</b> 2178472 Ontario Inc.	<b>L</b> Metropolitan Toronto	

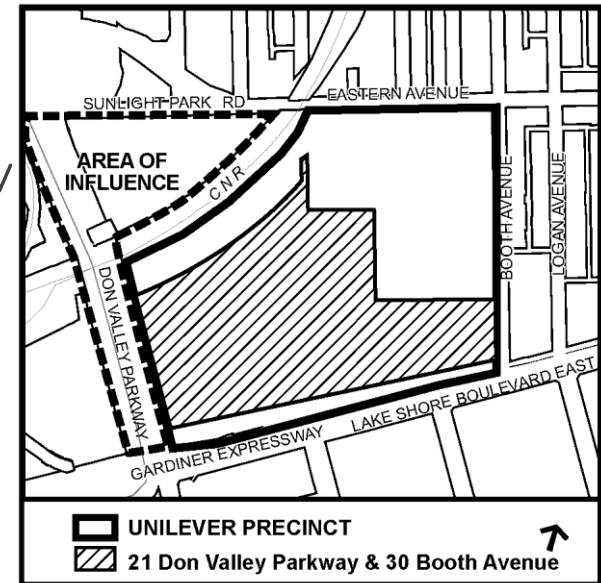
Ownership Map

Unilever Precinct and Area of Influence



# First Gulf's Applications

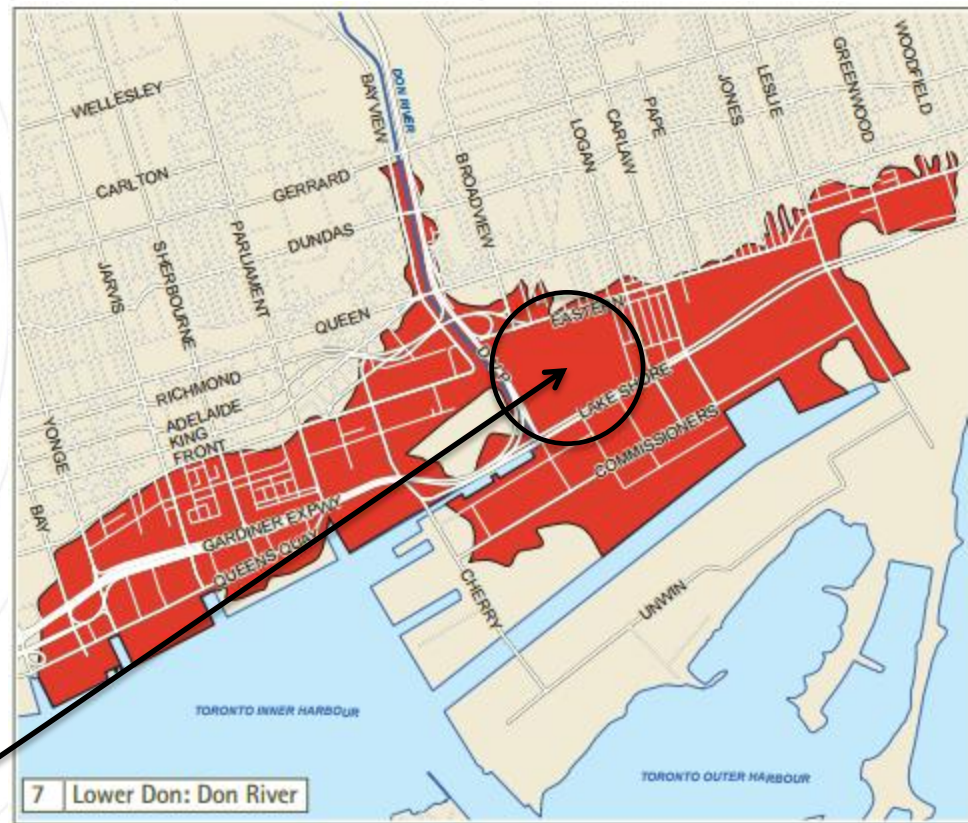
- **Precinct-wide (2015)**
  - Conceptual OPA for 1.2 million m<sup>2</sup> employment node adjacent to a new transit hub
    - 1,000,000 m<sup>2</sup> office
    - 200,000 m<sup>2</sup> retail, recreation, entertainment, service commercial
- **21 Don Valley Parkway and 30 Booth Avenue (2016)**
  - Zoning By-law amendment + subdivision for 830,000 m<sup>2</sup> of the proposed employment development
    - 690,000 m<sup>2</sup> office
    - 140,000 m<sup>2</sup> retail, recreation, entertainment, service commercial



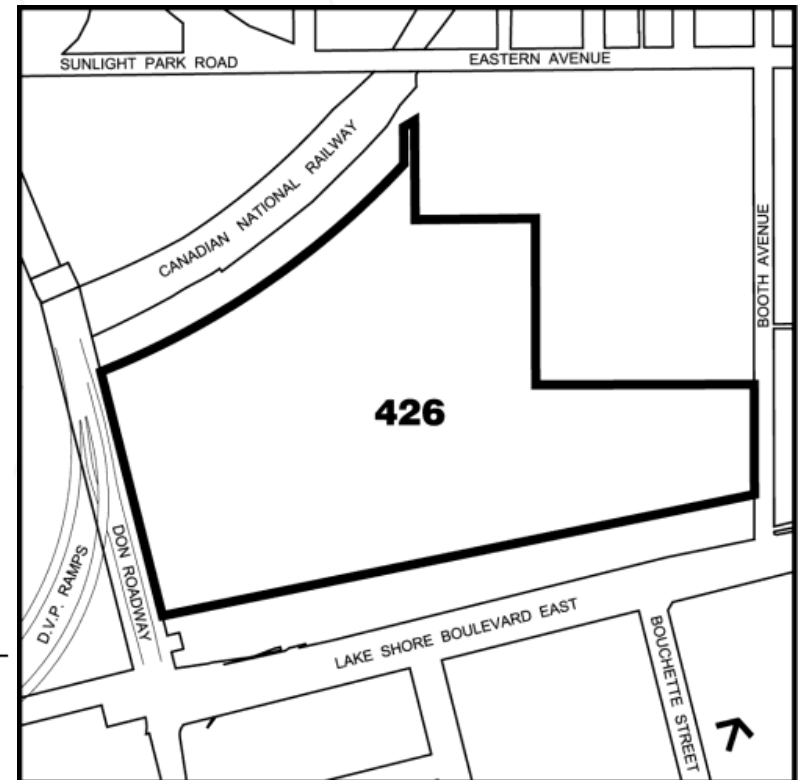
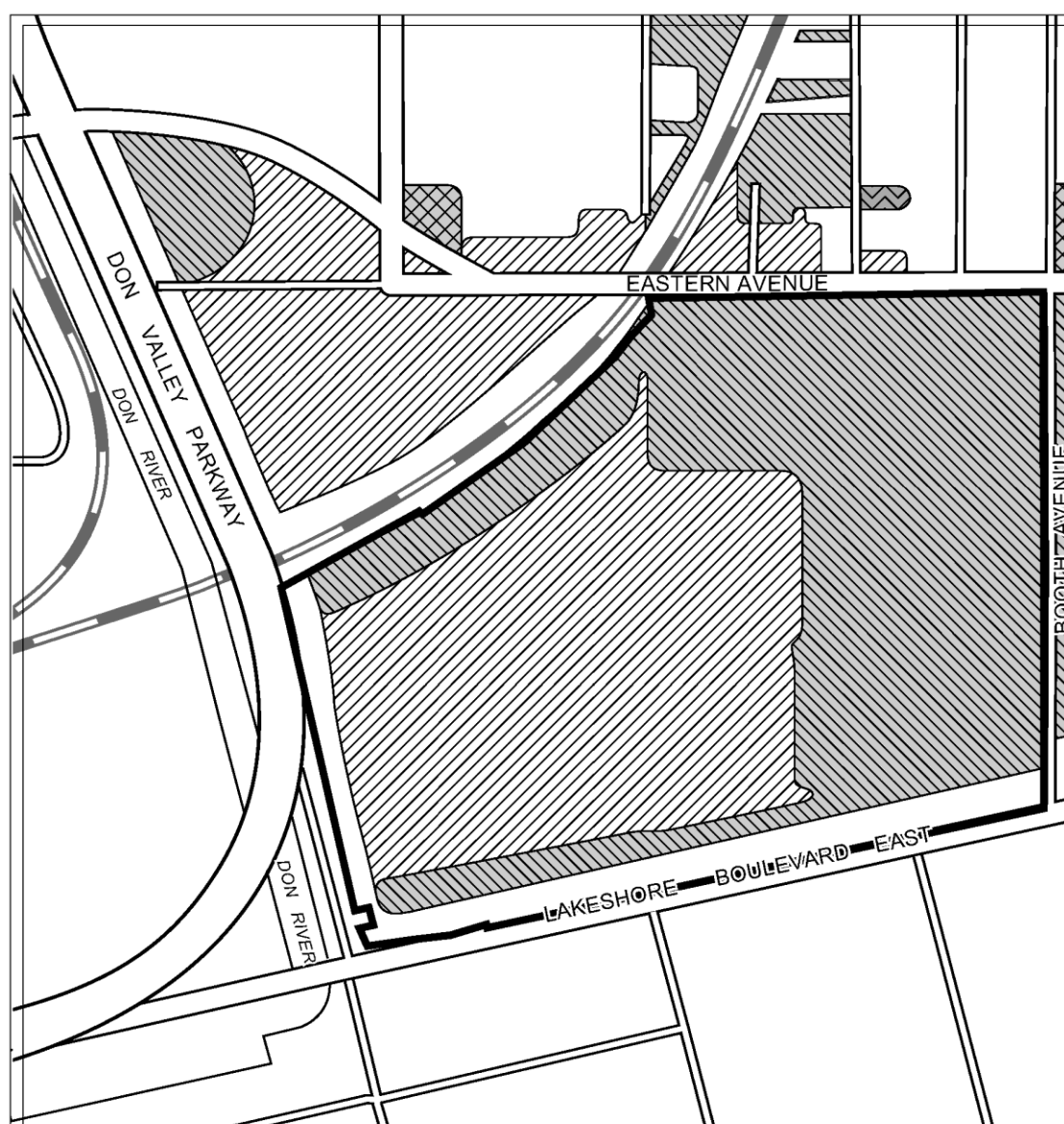




# Official Plan, Lower Don SPA



# OPA 231, Site and Area Specific Policy 426



**TORONTO** City Planning



## Official Plan Amendment 231

Revisions to Land Use Map 18

Unlever Precinct and Area of Influence

File # 16 270071

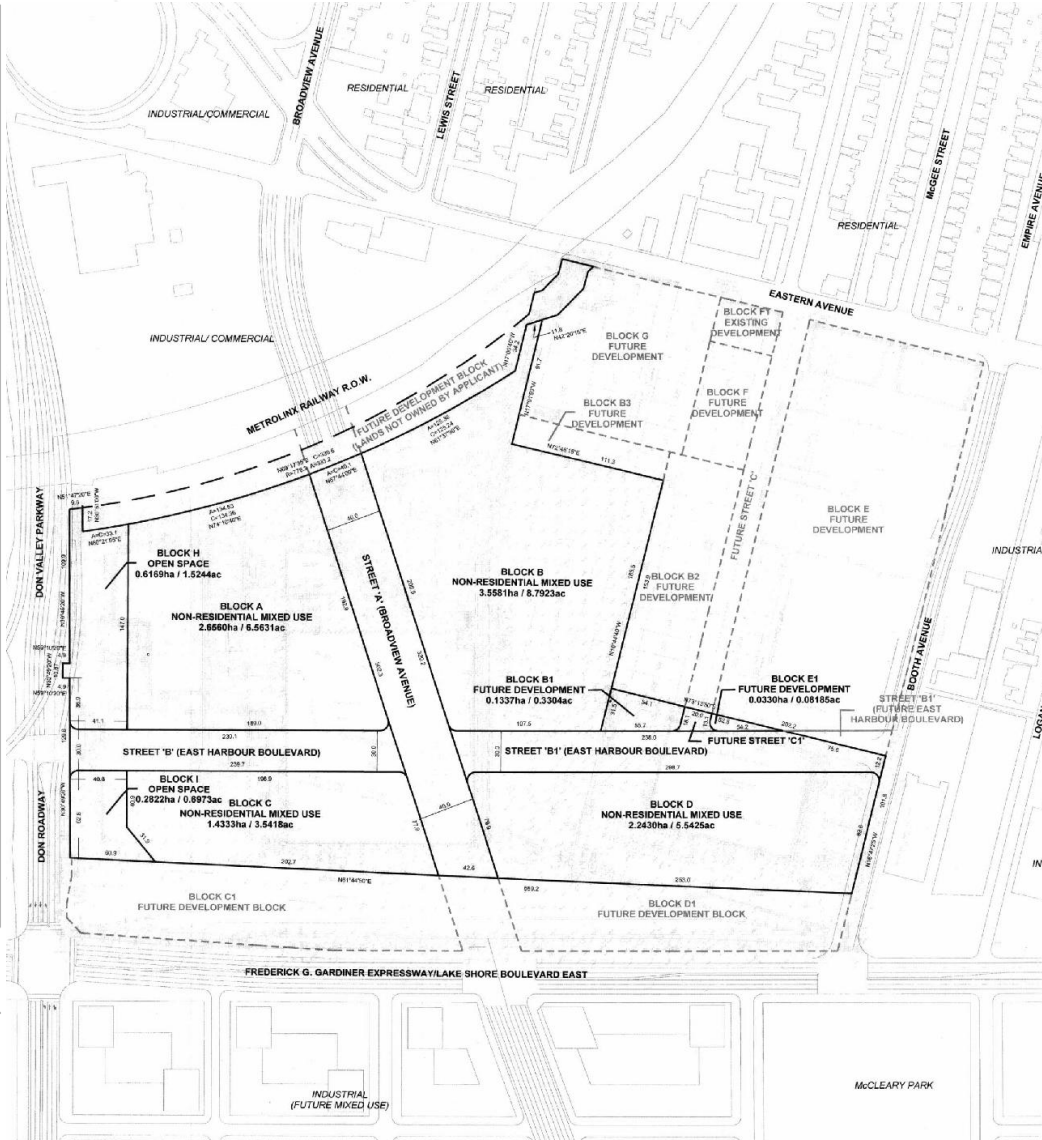
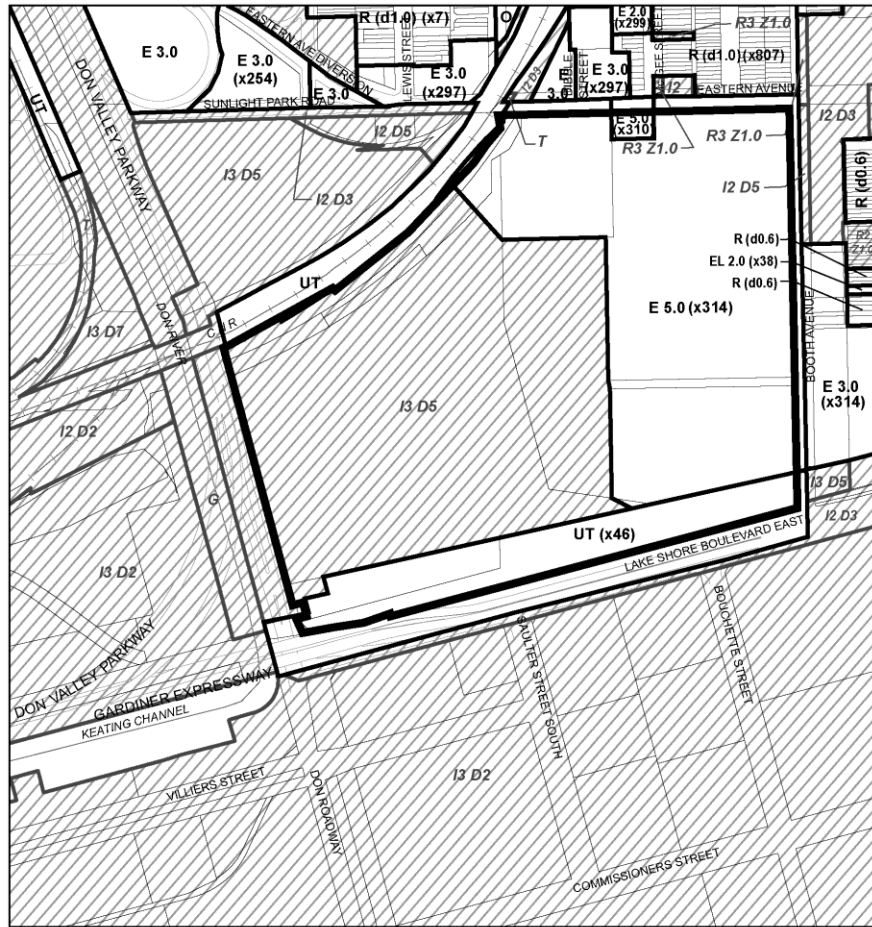
-  Precinct Location
-  Mixed Use Areas

- Employment Areas**
-  General Employment Areas
-  Core Employment Areas

  
Not to Scale



# Zoning and Subdivision



**Toronto** City Planning  
**Zoning By-Law No. 569-2013**

**Unilever Precinct**  
 File # 16 270071 STE 30 02

- Location of Precinct
- See Former City of Toronto By-Law No. 438-86
- R Residential District
- EL Employment Light Industrial
- E Employment Industrial
- O Open Space
- UT Utility and Transportation
- R2 Residential District
- R3 Residential District
- RA Mixed-Use District
- I1 Industrial District
- I2 Industrial District
- I3 Industrial District
- T Industrial District
- G Parks District





# Application Review Process

- Circulated staff and agencies are reviewing First Gulf's submissions, and will provide comments back
  - Application revision and review an iterative process
- City's Public consultation process will commence following direction from the Committee
  - Consultation on applications, planning study and East Harbour SmartTrack Station to be linked
  - First Gulf has independently conducted pre-consultations with the community and a group of stakeholders
- Analysis has strong linkages to “enabling infrastructure”



# Flood Protection

Area of proposed Eastern and Broadview  
Flood Protection Municipal Class EA

Unilever Precinct

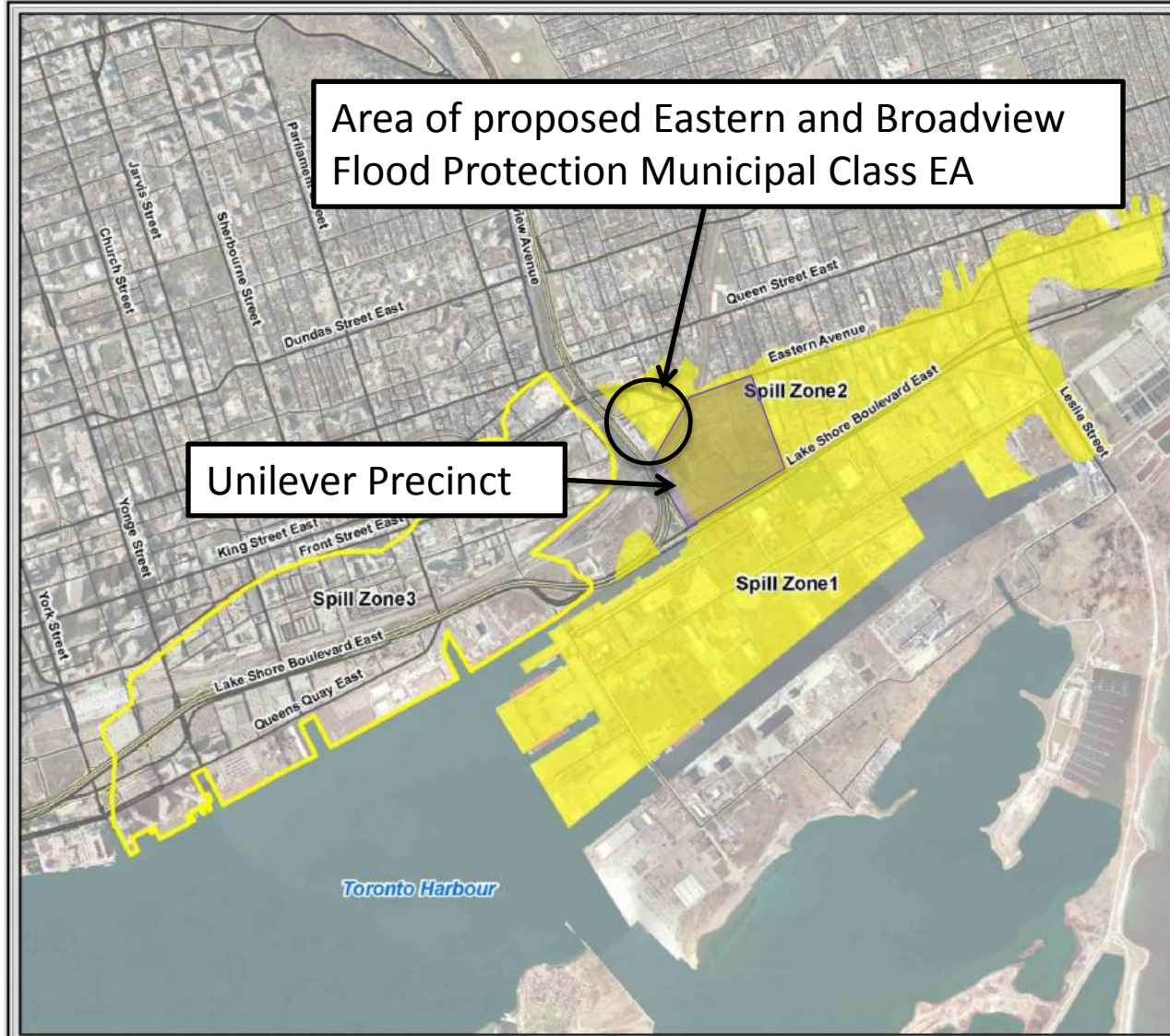
Don Mouth Naturalization And  
Port Lands Flood Protection Project

### Legend

- Spill Zone 1 and 2
- Spill Zone 3

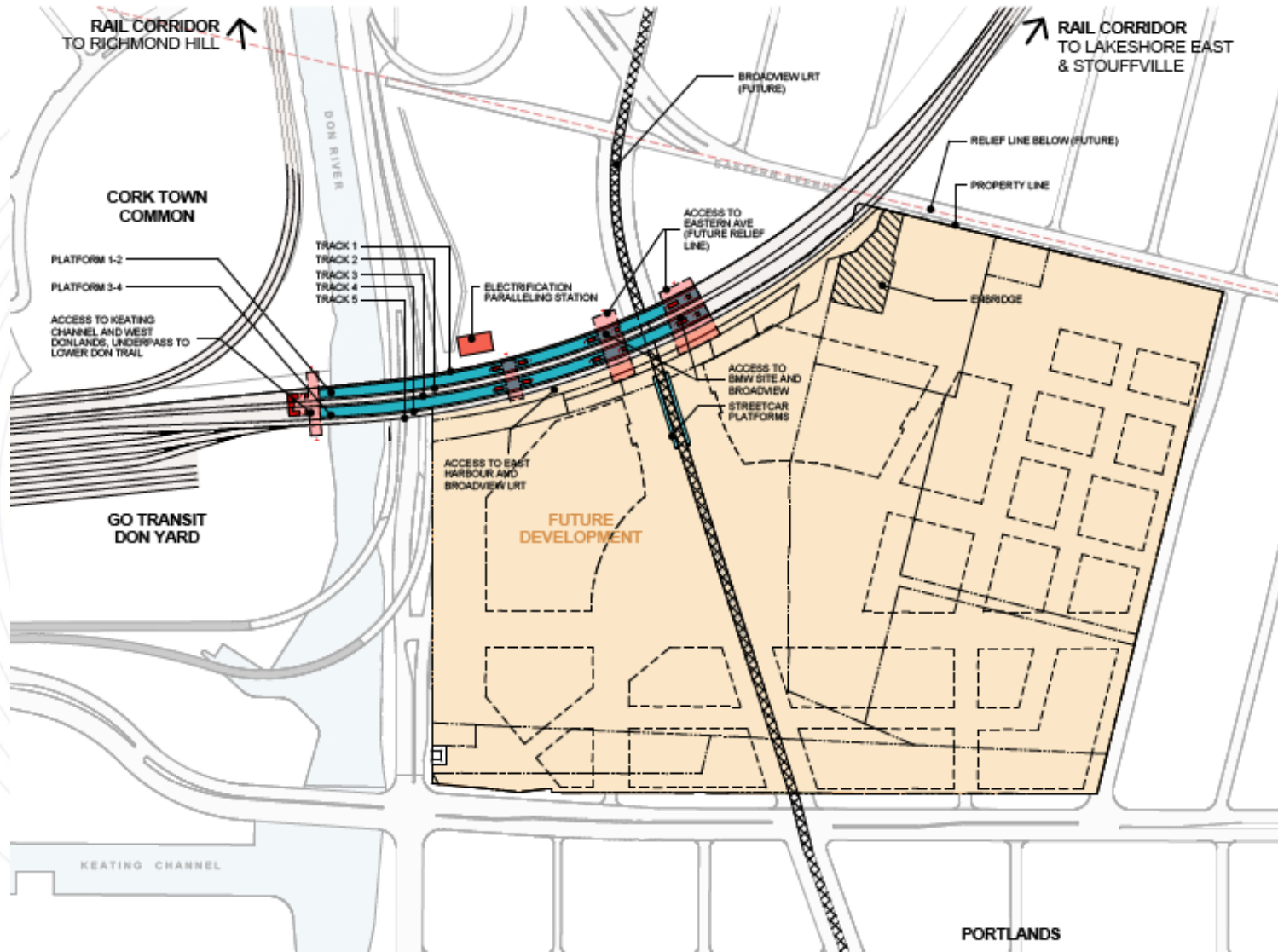


0 125 250 500 750 1,000  
m





# East Harbour SmartTrack Station



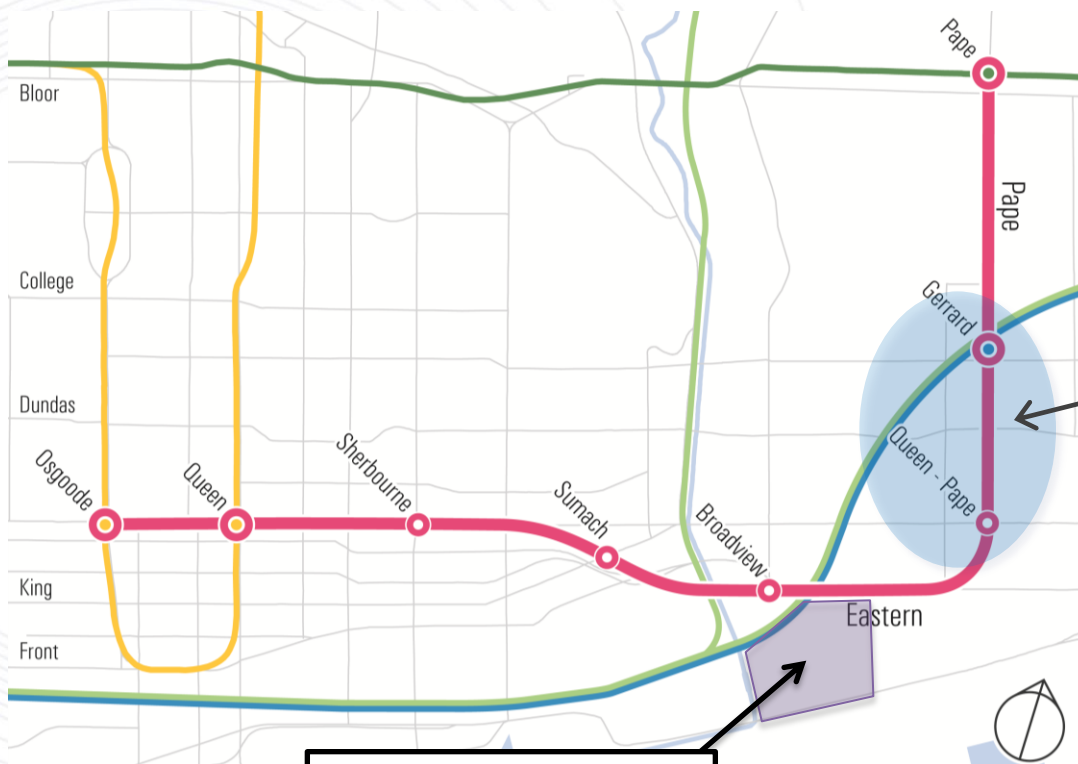


# Relief Line



2014

2016



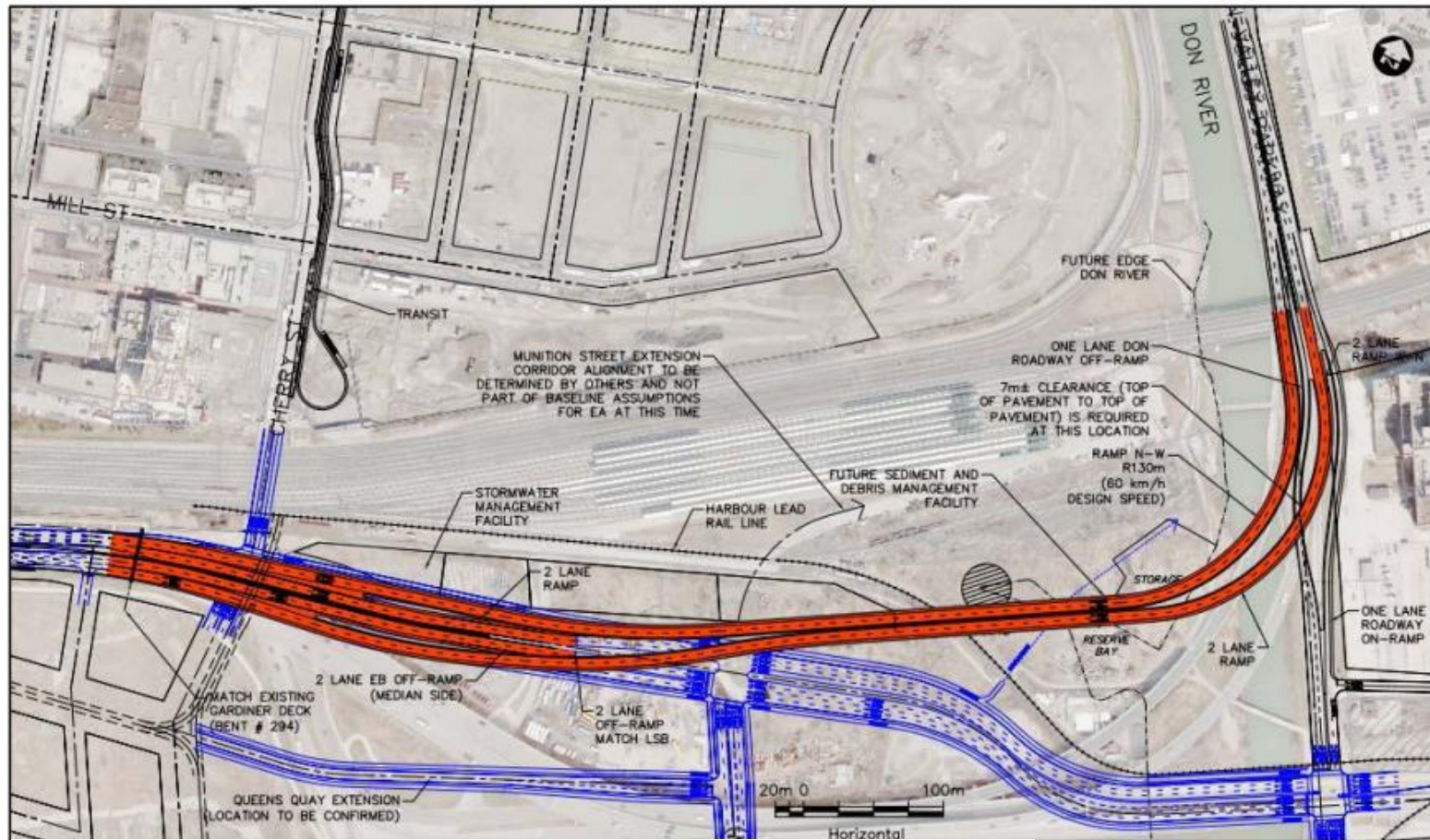
**July 2016  
City Council  
Decision**

City Council approved a general alignment from downtown to Danforth and directed City and TTC staff to assess an additional alignment in this reset area; further work is underway.



**Unilever Precinct**



# Gardiner East Realignment and Lake Shore Reconstruction



**Legend:**

-  *Re-aligned Gardiner East ramps to DVP*
-  *Reconstructed Lake Shore Blvd*





# Don River and Central Waterfront Project

NORTH TORONTO TREATMENT PLANT

ASHBRIDGES BAY TREATMENT PLANT

Unilever Precinct

- LEGEND
- INCLUDED WWF LOCATION
  - WWF IDENTIFICATION
  - DON RIVER/MASSEY CREEK
  - WWF TUNNEL CONSTRUCTION AND STORAGE SHAFT
  - LANDS CONSIDERED FOR SITING OFFLINE DWF STORAGE TANKS
  - LANDS CONSIDERED FOR SITING TBM SHAFTS, WWF STORAGE AND/OR OFFLINE WWF STORAGE TANKS
  - PROPOSED TAYLOR MASSEY WWF TUNNEL
  - PROPOSED LOWER DON WWF TUNNEL
  - PROPOSED INNER HARBOUR WEST WWF TUNNEL
  - PROPOSED INNER HARBOUR EAST WWF TUNNEL
  - FILTERED WATER TUNNEL (PER CROSS-TOWN ASBUILTS)
  - WESTERN BEACHES TUNNEL (PER RECORD DRAWING J15233-0-104, DATED NOV 28, 2003)

CLIENT <b>TORONTO</b>	BLACK & VEATCH IN ASSOCIATION WITH R.V. Anderson Associates Limited
TITLE DON RIVER & CENTRAL WATERFRONT PREDESIGN PHASE CONCEPTUAL ALIGNMENT	Checked: _____ Date: MAY 12, 2015 Scale: 1:40000
	Drawn: _____ Proj. No.: _____ Fig. No.: _____

