



APPENDICES

APPENDIX I
**PORT LANDS
CHARRETTE
PHOTOGRAPHIC
ARCHIVE**

Photographic Archive



(Top, middle, bottom) Participants photographing the Port Lands during the site tour



Image Credit: Adam Nicklin



Image Credit: City of Toronto, City Planning



Image Credit: Joe Lobko

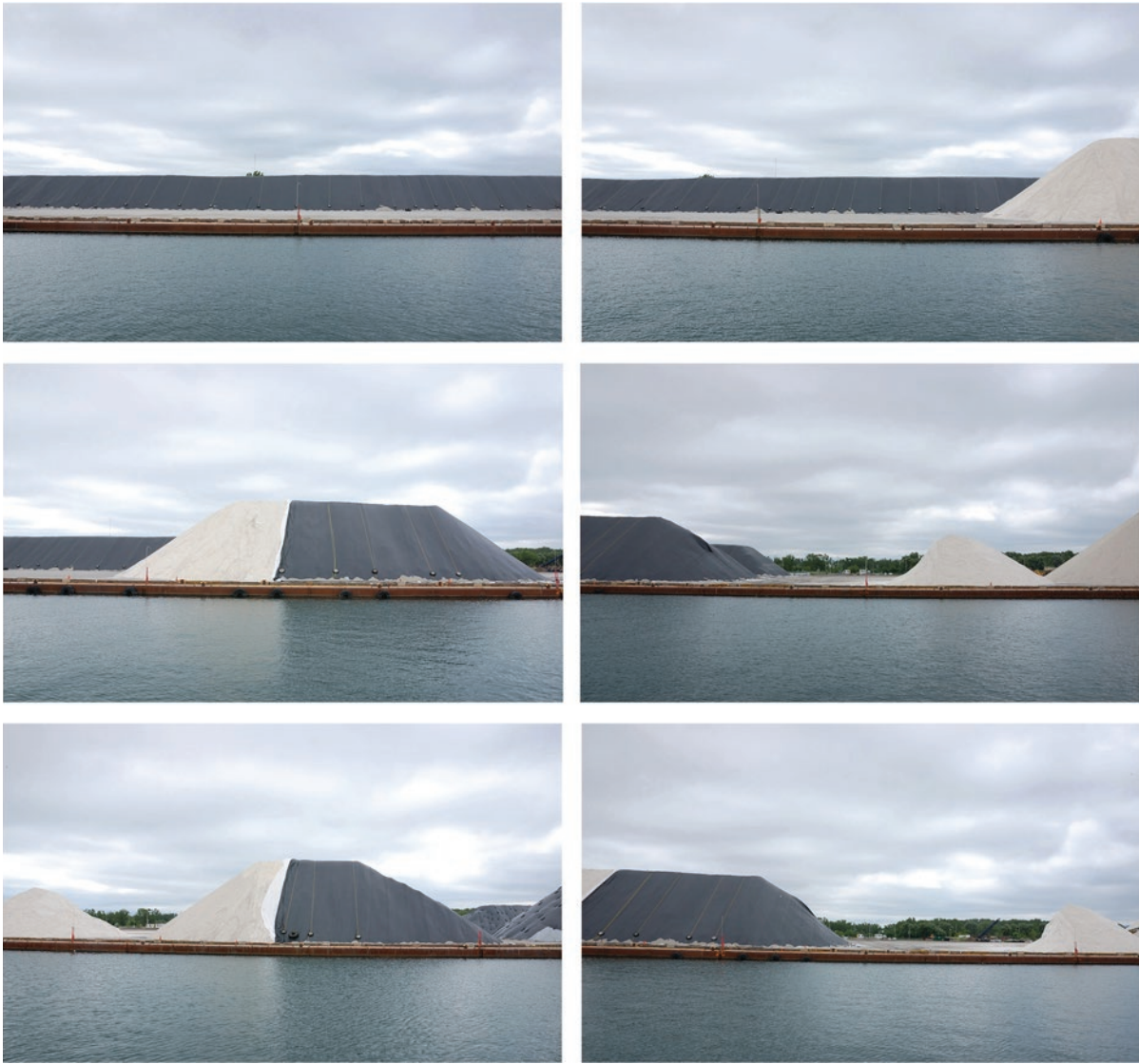


Image Credit: Lauren Abrahams



Image Credit: Adam Nicklin



Image Credit: (top) Marc Ryan
(bottom) Lauren Abrahams



Image Credit: (top) Brenda Webster
(bottom) Michael Holloway, Toronto



Image Credit: (top) John Wilson
(bottom) Cassidy Ritz



Image Credit: Lori Ellis



Image Credit: Cassidy Ritz



Image Credit: (top) Melissa Tovar
(bottom) Cassidy Ritz



Image Credit: (top) Adrian Litavski



Image Credit: (top) Lori Ellis
(bottom) Ben Watt Myer



Image Credit: Lauren Abrahams



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Image Credit: (top, bottom) John Wilson



Image Credit: Cynthia Wilkey

APPENDIX 2
**DESIRABLE USES,
PERMISSIBLE USES
AND USES OPEN FOR
CONSIDERATION**

MIXED-USE RESIDENTIAL

Based on the Commercial Residential (CR) Zone in the City of Toronto Zoning By-law 569-2013, as amended, with modifications. All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any precinct planning or rezoning process.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop				X
Custom Workshop		X		
On-location filming		X		
Production Studio		X		
Arts, Design and Cultural Related Uses				
Art Gallery			X - flood protection	
Artist Studio	X			
Bindery				X
Museum			X - flood protection	
Ancillary Office	X			
Office			X - flood protection	
Performing Arts Studio	X			
Printing Establishment				X
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics		X		
Laboratory		X		
Renewable Energy		X		
Software Development and Processing		X		
Market Garden (excluding trees/shrubs)			X - vertical agriculture and size limitation associated with retail store uses	
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard				X
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other				X
Light-Intensity Manufacturing Uses				
Apparel and Textile Manufacturing Use			X	
Beverage Manufacturing Use			X	
Cold Storage				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Clay Product Manufacturing Use			X	
Food Manufacturing Use				X
Furniture Manufacturing Use			X	
Glass Product Manufacturing Use			X	
Medical Equipment and Supplies Manufacturing				X
Metal Products Manufacturing Use			X	
Optical Media Manufacturing Use				X
Pharmaceutical and Medicine Manufacturing Use				X
Plastic Product Manufacturing Use				X
Wood Product Manufacturing Use			X	
Contractor's Establishment				X
Crematorium				X
Dry Cleaning or Laundry Plant				X
Heavy Intensity Manufacturing*				X
Medical marihuana production facility				X
Medium-Intensity Manufacturing**				X
Open Storage				X
Recovery Facility				X
Industrial Sales and Service Use				X
Self-storage Warehouse				X
Shipping Terminal				X
Recycling Sorting Activities in an Enclosed Building				X
Warehouse				X
Waste Transfer Station				X
Wholesaling Use				X
Automated Banking Machine		X		
Drive Through Facility				X
Eating Establishment		X		
Financial Institution			X - may not be located on a corner site	
Massage Therapy			X - flood protection	
Medical Office			X - flood protection	
Outdoor Patio		X		
Outdoor Sales or Display		X		
Personal Service Shop		X		
Pet Services		X		
Retail Service		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Retail Store under 3,500m ²		X		
Retail Store over 3,500m ²				X
Service Shop		X		
Take-out Eating Establishment		X		
Veterinary Hospital		X		
Wellness Centre			X - flood protection and size limitation	
Crisis Care Shelter			X	
Group Home			X	
Hospice Care Home			X	
Hotel			X	
Municipal Shelter			X	
Nursing Home			X	
Private Home Daycare			X	
Religious Residence			X	
Residential Building/Dwelling Unit			X	
Residential Care Home			X	
Retirement Home			X	
Rooming House			X	
Seniors Community House			X	
Student Residence			X	
Tourist Home			X	
Education Use		X		
Post Secondary School			X - flood protection	
Private School			X - flood protection	
Public School			X - flood protection	
Religious Education Use			X - flood protection	
Adult entertainment use				X
Amusement Arcade		X		
Animal Shelter		X		
Cabaret			X - flood protection and size limitation	
Club			X - flood protection	
Community Centre			X - flood protection and land use compatability	
Day Nursery			X - land use compatability	
Entertainment Place of Assembly			X - flood protection and land use compatability	

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Hospital			X - flood protection and land use compatability	
Library			X - flood protection and land use compatability	
Nightclub			X - flood protection and size limitation	
Park	X			
Place of Assembly			X - flood protection, land use compatability and size limitation	
Place of Worship			X - flood protection, land use compatability and size limitation	
Recreation Use			X - flood protection and size limitation for certain recreation uses	
Respite Care Facility			X - flood protection and land use compatability	
Sports Place of Assembly				X
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot			X- structured parking and faced with active uses at grade	
Passenger Terminal			X - integrated in a mixed-use building	

** Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

PIC MIXED USE

Based on the Commercial Residential Employment (CRE) Zone in the City of Toronto Zoning By-law 569-2013, as amended, with modifications. All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any precinct planning or rezoning process.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop	X			
Custom Workshop	X			
On-location filming	X			
Production Studio	X			
Arts, Design and Cultural Related Uses				
Art Gallery			X - flood protection	
Artist Studio	X			
Bindery	X			
Museum			X - flood protection	
Ancillary Office	X			
Office			X - flood protection	
Performing Arts Studio	X			
Printing Establishment	X			
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics		X		
Laboratory		X		
Renewable Energy		X		
Software Development and Processing		X		
Market Garden (excluding trees/shrubs)			X - vertical agriculture and size limitation associated with retail store uses	
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard				X
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other				X
Light-Intensity Manufacturing Uses				
Apparel and Textile Manufacturing Use		X		
Beverage Manufacturing Use		X		
Cold Storage		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Clay Product Manufacturing Use		X		
Food Manufacturing Use		X		
Furniture Manufacturing Use		X		
Glass Product Manufacturing Use		X		
Medical Equipment and Supplies Manufacturing		X		
Metal Products Manufacturing Use		X		
Optical Media Manufacturing Use		X		
Pharmaceutical and Medicine Manufacturing Use		X		
Plastic Product Manufacturing Use		X		
Wood Product Manufacturing Use		X		
Contractor's Establishment		X		
Crematorium				X
Dry Cleaning or Laundry Plant				X
Heavy Intensity Manufacturing*				X
Medical marihuana production facility				X
Medium-Intensity Manufacturing**				X
Open Storage				X
Recovery Facility				X
Industrial Sales and Service Use		X		
Self-storage Warehouse				X
Shipping Terminal				X
Recycling Sorting Activities in an Enclosed Building				X
Warehouse			X	
Waste Transfer Station				X
Wholesaling Use			X	
Automated Banking Machine		X		
Drive Through Facility				X
Eating Establishment		X		
Financial Institution			X - may not be located on a corner site	
Massage Therapy			X - flood protection	
Medical Office			X - flood protection	
Outdoor Patio		X		
Outdoor Sales or Display		X		
Personal Service Shop		X		
Pet Services		X		
Retail Service		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Retail Store under 3,500m ²		X		
Retail Store over 3,500m ²				X
Service Shop		X		
Take-out Eating Establishment		X		
Veterinary Hospital		X		
Wellness Centre			X - flood protection and size limitation	
Crisis Care Shelter			X	
Group Home			X	
Hospice Care Home			X	
Hotel			X	
Municipal Shelter			X	
Nursing Home			X	
Private Home Daycare			X	
Religious Residence			X	
Residential Building/Dwelling Unit			X	
Residential Care Home			X	
Retirement Home			X	
Rooming House			X	
Seniors Community House			X	
Student Residence			X	
Tourist Home			X	
Education Use		X		
Post Secondary School			X - flood protection	
Private School			X - flood protection	
Public School			X - flood protection	
Religious Education Use			X - flood protection	
Adult entertainment use				X
Amusement Arcade		X		
Animal Shelter		X		
Cabaret			X - flood protection and size limitation	
Club			X - flood protection	
Community Centre			X - flood protection and land use compatability	
Day Nursery			X - land use compatability	
Entertainment Place of Assembly			X - flood protection and land use compatability	

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Hospital			X - flood protection and land use compatability	
Library			X - flood protection and land use compatability	
Nightclub			X - flood protection and size limitation	
Park	X			
Place of Assembly			X - flood protection, land use compatability and size limitation	
Place of Worship			X - flood protection, land use compatability and size limitation	
Recreation Use			X - flood protection and size limitation	
Respite Care Facility			X - flood protection and land use compatability	
Sports Place of Assembly				X
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot			X- structured parking and faced with active uses at grade	
Passenger Terminal			X - integrated in a mixed-use building	

** Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

PIC CORE

Based on the Employment Light Industrial Zone (EL) Zone in the City of Toronto Zoning By-law 569-2013, as amended, with modifications. All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any rezoning process.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop	X			
Custom Workshop	X			
On-location filming	X			
Production Studio	X			
Arts, Design and Cultural Related Uses				
Art Gallery			X - flood protection	
Artist Studio	X			
Bindery	X			
Museum			X - flood protection	
Ancillary Office	X			
Office			X - flood protection	
Performing Arts Studio	X			
Printing Establishment	X			
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics		X		
Laboratory		X		
Renewable Energy		X		
Software Development and Processing		X		
Market Garden (excluding trees/shrubs)			X - vertical agriculture and size limitation associated with retail store uses	
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard			X - in a wholly enclosed building and no open storage	
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other			X - in a wholly enclosed building and no open storage	
Light-Intensity Manufacturing Uses				
Apparel and Textile Manufacturing Use		X		
Beverage Manufacturing Use		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Cold Storage		X		
Clay Product Manufacturing Use		X		
Food Manufacturing Use		X		
Furniture Manufacturing Use		X		
Glass Product Manufacturing Use		X		
Medical Equipment and Supplies Manufacturing		X		
Metal Products Manufacturing Use		X		
Optical Media Manufacturing Use		X		
Pharmaceutical and Medicine Manufacturing Use		X		
Plastic Product Manufacturing Use		X		
Wood Product Manufacturing Use		X		
Contractor's Establishment		X		
Crematorium				X
Dry Cleaning or Laundry Plant		X		
Heavy Intensity Manufacturing*				X
Medical marihuana production facility				X
Medium-Intensity Manufacturing**				X
Open Storage				X
Recovery Facility				X
Industrial Sales and Service Use		X		
Self-storage Warehouse				X
Shipping Terminal				X
Recycling Sorting Activities in an Enclosed Building				X
Warehouse			X	
Waste Transfer Station				X
Wholesaling Use			X	
Automated Banking Machine		X		
Drive Through Facility				X
Eating Establishment		X		
Financial Institution			X - may not be located on a corner site	
Massage Therapy			X - flood protection	
Medical Office				X
Outdoor Patio		X		
Outdoor Sales or Display		X		
Personal Service Shop		X		
Pet Services		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Retail Service		X		
Retail Store under 3,500m ²		X		
Retail Store over 3,500m ²				X
Service Shop		X		
Take-out Eating Establishment		X		
Veterinary Hospital		X		
Wellness Centre			X - flood protection and size limitation	
Residential				
Crisis Care Shelter				X
Group Home				X
Hospice Care Home				X
Hotel				X
Municipal Shelter				X
Nursing Home				X
Private Home Daycare				X
Religious Residence				X
Residential Building/Dwelling Unit				X
Residential Care Home				X
Retirement Home				X
Rooming House				X
Seniors Community House				X
Student Residence				X
Tourist Home				X
Education				
Education Use		X		
Post Secondary School			X - flood protection	
Private School				X
Public School				X
Religious Education Use				X
Recreation and Entertainment				
Adult entertainment use				X
Amusement Arcade		X		
Animal Shelter		X		
Cabaret			X - flood protection and size limitation	
Club				X
Community Centre				X
Day Nursery			X - land use compatibility	
Entertainment Place of Assembly			X - flood protection and land use compatibility	
Hospital				X
Library				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Nightclub			X - flood protection and size limitation	
Park	X			
Place of Assembly			X - flood protection, land use compatability and size limitation	
Place of Worship				X
Recreation Use			X - flood protection and size limitation	
Respite Care Facility				X
Sports Place of Assembly				X
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot			X- structured parking and faced with active uses at grade	
Passenger Terminal			X - integrated in a mixed-use building	

** Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

DESTINATION AND/OR CATALYTIC

All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any precinct planning or rezoning process. Uses are as defined in the City of Toronto Zoning By-law 569-2013, as amended.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop		X		
Custom Workshop		X		
On-location filming		X		
Production Studio		X		
Arts, Design and Cultural Related Uses				
Art Gallery	X			
Artist Studio	X			
Bindery	X			
Museum	X			
Ancillary Office	X			
Office				X
Performing Arts Studio	X			
Printing Establishment		X		
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics				X
Laboratory				X
Renewable Energy		X		
Software Development and Processing				X
Market Garden (excluding trees/shrubs)			X - vertical agriculture and size limitations associated with retail and service uses (see below)	
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard				X
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other				X
Industrial				
Contractor's Establishment				X
Crematorium				X
Dry Cleaning or Laundry Plant				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Artisnal Light-Intensity Manufacturing*	X			
Other Light-Intensity Manufacturing*				X
Medium-Intensity Manufacturing**				X
Heavy Intensity Manufacturing***				X
Medical marihuana production facility				X
Open Storage				X
Recovery Facility				X
Self-storage Warehouse				X
Shipping Terminal				X
Recycling Sorting Activities in an Enclosed Building				X
Warehouse				X
Waste Transfer Station				X
Wholesaling Use				X
Automated Banking Machine		X		
Drive Through Facility				X
Eating Establishment		X		
Financial Institution				X
Massage Therapy		X		
Medical Office				X
Outdoor Patio			X - noise restrictions if associated with a cabaret, entertainment place of assembly or night club	
Outdoor Sales or Display		X		
Personal Service Shop		X		
Pet Services				X
Retail Service		X		
Retail Store under 3,500m ²		X		
Retail Store over 3,500m ²				X
Service Shop		X		
Take-out Eating Establishment		X		
Veterinary Hospital				X
Wellness Centre		X		
Crisis Care Shelter				X
Group Home				X
Hospice Care Home				X
Hotel			X - small hotel may be considered subject to precinct planning and addressing noise/air quality	
Municipal Shelter				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Nursing Home				X
Private Home Daycare				X
Religious Residence				X
Residential Building/Dwelling Unit				X
Residential Care Home				X
Retirement Home				X
Rooming House				X
Seniors Community House				X
Student Residence				X
Tourist Home				X
Education Use				
Education Use	X			
Post Secondary School	X			
Private School				X
Public School				X
Religious Education Use				X
Adult Entertainment Use				
Adult entertainment use				X
Amusement Arcade		X		
Animal Shelter				X
Cabaret			X - size limitation and noise restrictions	
Club		X		
Community Centre	X			
Day Nursery		X		
Entertainment Place of Assembly			X - size limitation and noise restrictions	
Hospital				X
Library		X		
Nightclub			X - size limitation and noise restrictions	
Park	X			
Place of Assembly		X		
Place of Worship				X
Recreation Use	X			
Respite Care Facility				X
Sports Place of Assembly	X			
Vehicle Use				
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot				X
Marine Passenger Terminal	X			
Passenger Terminal				X

** Light Intensity Manufacturing Uses: Apparel and Textile Manufacturing Use, Beverage Manufacturing Use, Cold Storage, Clay Product Manufacturing Use, Food Manufacturing Use, Furniture Manufacturing Use, Glass Product Manufacturing Use, Medical Equipment and Supplies Manufacturing, Metal Products Manufacturing Use, Optical Media Manufacturing Use, Pharmaceutical and Medicine Manufacturing Use, Plastic Product Manufacturing Use, Wood Product Manufacturing Use*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

**** Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

1 - Not permitted in Promontory Park. Multi-storied and compact form required for Sports Places of Assembly except in the Hearn. An outdoor skating rink is not a Sports Place of Assembly.

Note: Destination and/or Catalytic uses may require the implementation of flood protection measures associated with the Don Mouth Naturalization and Port Lands Flood Protection Project depending on the location of the site within the Port Lands.

PORT

All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any rezoning process. Uses are as defined in the City of Toronto Zoning By-law 569-2013, as amended, except for Port uses which require definition during the rezoning process.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop				X
Custom Workshop				X
On-location filming				X
Production Studio				X
Arts, Design and Cultural Related Uses				
Art Gallery				X
Artist Studio				X
Bindery				X
Museum				X
Ancillary Office		X		
Office				X
Performing Arts Studio				X
Printing Establishment				X
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening and lands not required for port purposes	
Computer Communications Electronics				X
Laboratory				X
Renewable Energy		X		
Software Development and Processing				X
Market Garden (excluding trees/shrubs)				X
City-Serving				
Ambulance Depot				X
Fire Hall				X
Police Station				X
Public Utility			X - enclosed by walls/attractive screening and lands not required for port purposes	
Public Works Yard			X - demonstrating lands not required for port purposes	
Transportation Use - Streetcar/bus loop/plaza				X
Transportation Use - Other				X
Port Uses				
Marine Passenger Terminal	X			

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Port Marine Services (Ship Chandlery, Vessel Storage, Container Storage, Vehicle and Equipment Storage, Tug and Barge Towing Operations, Container Repair/Storage)	X			
Marine Shipping Terminal	X			
Ship Boat Building / Repair / Dry Dock	X			
Port-related Cold Storage	X			
Marine, Boat & Yacht Club	X			
Marine Fueling Installation	X			
Port-related Warehouse or Cargo Terminal	X			
Port-related Open Storage	X			
Moorage for Ships and Boats	X			
Commercial Businesses serving Maritime Workforce		X		
Marine Emergency Services	X			
Port Authority Use	X			
Ancillary Asphalt Plant; Cement Plant, or Concrete Batching Plant		X		
Ancillary Truck or Bus Staging Lot		X		
Marine Security Services and Operations	X			
Contractor's Establishment				X
Crematorium				X
Dry Cleaning or Laundry Plant				X
Medical Marijuana Production Facility				X
Light Manufacturing Uses*				X
Medium-Intensity Manufacturing**				X
Other Heavy-Intensity Manufacturing***				X
Recovery Facility			X - demonstrating lands are not required for port purposes	
Industrial Sales and Service Use				X
Self-storage Warehouse				X
Recycling Sorting Activities in an Enclosed Building			X - demonstrating lands are not required for port purposes	
Waste Transfer Station			X - demonstrating lands are not required for port purposes	
Shipping Terminal - Other and Dangerous goods				X
Warehouse				X
Wholesaling Use				X
Automated Banking Machine				X
Drive Through Facility				X
Eating Establishment				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Financial Institution				X
Massage Therapy				X
Medical Office				X
Outdoor Patio				X
Outdoor Sales or Display				X
Personal Service Shop				X
Pet Services				X
Retail Service				X
Retail Store under 3,500m ²				X
Retail Store over 3,500m ²				X
Service Shop				X
Take-out Eating Establishment				X
Veterinary Hospital				X
Wellness Centre				X
Crisis Care Shelter				X
Group Home				X
Hospice Care Home				X
Hotel				X
Municipal Shelter				X
Nursing Home				X
Private Home Daycare				X
Religious Residence				X
Residential Building/Dwelling Unit				X
Residential Care Home				X
Retirement Home				X
Rooming House				X
Seniors Community House				X
Student Residence				X
Tourist Home				X
Education Use				X
Post Secondary School				X
Private School				X
Public School				X
Religious Education Use				X
Adult entertainment use				X
Amusement Arcade				X
Animal Shelter				X
Cabaret				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Club				X
Community Centre				X
Day Nursery				X
Entertainment Place of Assembly				X
Hospital				X
Library				X
Nightclub				X
Park		X		
Place of Assembly				X
Place of Worship				X
Recreation Use				X
Respite Care Facility				X
Sports Place of Assembly				X
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot				X
Passenger Terminal				X

* *Light Intensity Manufacturing Uses: Apparel and Textile Manufacturing Use, Beverage Manufacturing Use, Cold Storage, Clay Product Manufacturing Use, Food Manufacturing Use, Furniture Manufacturing Use, Glass Product Manufacturing Use, Medical Equipment and Supplies Manufacturing, Metal Products Manufacturing Use, Optical Media Manufacturing Use, Pharmaceutical and Medicine Manufacturing Use, Plastic Product Manufacturing Use, Wood Product Manufacturing Use*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

****Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

INDUSTRIAL

All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any rezoning process. Uses are as defined in the City of Toronto Zoning By-law 569-2013, as amended.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop				X
Custom Workshop				X
On-location filming				X
Production Studio				X
Arts, Design and Cultural Related Uses				
Art Gallery				X
Artist Studio				X
Bindery				X
Museum				X
Ancillary Office		X		
Office				X
Performing Arts Studio				X
Printing Establishment				X
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics				X
Laboratory		X		
Renewable Energy		X		
Software Development and Processing				X
Market Garden (excluding trees/shrubs)				X
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard		X		
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other		X		
Industrial				
Contractor's Establishment				X
Crematorium				X
Dry Cleaning or Laundry Plant				X
Medical Marihuana Production Facility				X
Light-Intensity Manufacturing Uses*				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Medium-Intensity Manufacturing**		X		
Asphalt Plant; Cement Plant, or Concrete Batching Plant		X		
Other Heavy-Intensity Manufacturing***				X
Port Use (see Port)		X		
Recovery Facility		X		
Industrial Sales and Service Use		X		
Self-storage Warehouse				X
Recycling Sorting Activities in an Enclosed Building		X		
Waste Transfer Station		X		
Shipping Terminal		X		
Shipping Terminal - Dangerous Goods				X
Warehouse		X		
Wholesaling Use				X
Automated Banking Machine				X
Drive Through Facility				X
Eating Establishment		X		
Financial Institution				X
Massage Therapy				X
Medical Office				X
Outdoor Patio				X
Outdoor Sales or Display				X
Personal Service Shop				X
Pet Services				X
Retail Service				X
Retail Store under 3,500m ²				X
Retail Store over 3,500m ²				X
Service Shop				X
Take-out Eating Establishment		X		
Veterinary Hospital				X
Wellness Centre				X
Crisis Care Shelter				X
Group Home				X
Hospice Care Home				X
Hotel				X
Municipal Shelter				X
Nursing Home				X
Private Home Daycare				X
Religious Residence				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Residential Building/Dwelling Unit				X
Residential Care Home				X
Retirement Home				X
Rooming House				X
Seniors Community House				X
Student Residence				X
Tourist Home				X
Education Use				
Education Use				X
Post Secondary School				X
Private School				X
Public School				X
Religious Education Use				X
Adult entertainment use				
Adult entertainment use				X
Amusement Arcade				X
Animal Shelter				X
Cabaret				X
Club				X
Community Centre				X
Day Nursery				X
Entertainment Place of Assembly				X
Hospital				X
Library				X
Nightclub				X
Park		X		
Place of Assembly				X
Place of Worship				X
Recreation Use				X
Respite Care Facility				X
Sports Place of Assembly				X
Vehicle Dealership				
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				
Body rub service				X
Kennel				X
Commercial Parking Lot				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Passenger Terminal				X

** Light Manufacturing Uses: Apparel and Textile Manufacturing Use, Beverage Manufacturing Use, Cold Storage, Clay Product Manufacturing Use, Food Manufacturing Use, Furniture Manufacturing Use, Glass Product Manufacturing Use, Medical Equipment and Supplies Manufacturing, Metal Products Manufacturing Use, Optical Media Manufacturing Use, Pharmaceutical and Medicine Manufacturing Use, Plastic Product Manufacturing Use, Wood Product Manufacturing Use*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

****Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

LIGHT INDUSTRIAL AND PRODUCTIONS

Based on the Employment Light Industrial Zone (EL) Zone in the City of Toronto Zoning By-law 569-2013, as amended, with modifications. All policies in the Framework, as applicable, apply to uses identified. Additional conditions may apply for certain uses in accordance with the Zoning By-law and/or as determined in any rezoning process.

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Screen-Based Industries				
Carpenter's Shop	X			
Custom Workshop	X			
On-location filming	X			
Production Studio	X			
Arts, Design and Cultural Related Uses				
Art Gallery				X
Artist Studio	X			
Bindery	X			
Museum				X
Ancillary Office	X			
Office			X - flood protection	
Performing Arts Studio	X			
Printing Establishment	X			
Green and Knowledge Based Industries				
Cogeneration Energy			X - enclosed by walls/attractive screening	
Computer Communications Electronics		X		
Laboratory		X		
Renewable Energy		X		
Software Development and Processing		X		
Market Garden (excluding trees/shrubs)			X - vertical agriculture and size limitation associated with retail store uses	
City-Serving				
Ambulance Depot		X		
Fire Hall		X		
Police Station		X		
Public Utility			X - enclosed by walls/attractive screening	
Public Works Yard			X - in a wholly enclosed building and no open storage	
Transportation Use - Streetcar/bus loop/plaza		X		
Transportation Use - Other			X - in a wholly enclosed building and no open storage	
Light-Intensity Manufacturing Uses				
Apparel and Textile Manufacturing Use		X		
Beverage Manufacturing Use		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Cold Storage		X		
Clay Product Manufacturing Use		X		
Food Manufacturing Use		X		
Furniture Manufacturing Use		X		
Glass Product Manufacturing Use		X		
Medical Equipment and Supplies Manufacturing		X		
Metal Products Manufacturing Use		X		
Optical Media Manufacturing Use		X		
Pharmaceutical and Medicine Manufacturing Use		X		
Plastic Product Manufacturing Use		X		
Wood Product Manufacturing Use		X		
Contractor's Establishment		X		
Crematorium				X
Dry Cleaning or Laundry Plant		X		
Heavy Intensity Manufacturing*				X
Medical marihuana production facility				X
Medium-Intensity Manufacturing**				X
Open Storage				X
Recovery Facility				X
Industrial Sales and Service Use		X		
Self-storage Warehouse				X
Shipping Terminal				X
Recycling Sorting Activities in an Enclosed Building				X
Warehouse			X	
Waste Transfer Station				X
Wholesaling Use			X	
Automated Banking Machine		X		
Drive Through Facility				X
Eating Establishment		X		
Financial Institution			X - may not be located on a corner site	
Massage Therapy				X
Medical Office				X
Outdoor Patio		X		
Outdoor Sales or Display		X		
Personal Service Shop		X		
Pet Services		X		

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Retail Service		X		
Retail Store under 3,500m ²		X		
Retail Store over 3,500m ²				X
Service Shop		X		
Take-out Eating Establishment		X		
Veterinary Hospital		X		
Wellness Centre			X - flood protection and size limitation	
Crisis Care Shelter				X
Group Home				X
Hospice Care Home				X
Hotel				X
Municipal Shelter				X
Nursing Home				X
Private Home Daycare				X
Religious Residence				X
Residential Building/Dwelling Unit				X
Residential Care Home				X
Retirement Home				X
Rooming House				X
Seniors Community House				X
Student Residence				X
Tourist Home				X
Education Use		X		
Post Secondary School			X - flood protection	
Private School				X
Public School				X
Religious Education Use				X
Adult entertainment use				X
Amusement Arcade		X		
Animal Shelter		X		
Cabaret				X
Club				X
Community Centre				X
Day Nursery				X
Entertainment Place of Assembly				X
Hospital				X
Library				X

Land Use	Desirable	Permissible	Open for Consideration	Not Permitted
Nightclub				X
Park	X			
Place of Assembly				X
Place of Worship				X
Recreation Use				X
Respite Care Facility				X
Sports Place of Assembly			X - multi-storied and compact form	
Vehicle Dealership				X
Vehicle Depot				X
Vehicle Fuel Station				X
Vehicle Service Shop				X
Vehicle Washing Establishment				X
Body rub service				X
Kennel				X
Commercial Parking Lot			X- structured parking and faced with active uses at grade	
Passenger Terminal			X - integrated in a mixed-use building	

** Heavy Intensity Manufacturing Uses Include: Abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery; Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing; Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing; Tannery*

***Medium Intensity Manufacturing Uses include all manufacturing uses not included in the Light Manufacturing or Heavy Intensity Manufacturing*

APPENDIX 3
**FILM SECTOR
CONSULTATION
SUMMARY**

December 3, 2014

Invitation

To: Producers, Production Managers, Location Managers, Transport
Co-ordinators

From: Toronto Film Office, DGC and CMPA

Subject: 2-Part Consultation & Discussion Session

The Toronto Film, Television & Digital Media Office, in co-operation with DGC Ontario and CMPA, invites film industry staff to an important meeting to discuss the future of the Port Lands area, and to have an open discussion on unit parking regulations.

Date: Thursday, December 11, 2014

Location: Metro Hall, Rooms 308-309

Time: 6:00 pm – 9:30 pm

Part One: Urban Planning Consultation on the Port Lands – 7:00 pm – 8:30 pm

The City of Toronto and Waterfront Toronto are developing a long-term plan that will see the revitalization of the Port Lands into a 'Modern Media City.' City Planner Cassidy Ritz will discuss the infrastructure planning and how it will impact studios, the film and creative sectors, location filming and special event spaces. This is your opportunity to have your opinions and concerns heard and to participate in the consultation process that will shape the future of the Port Lands.

Part Two: Parking Regulations & Restrictions in Downtown Toronto – 8:30 pm – 10:00 pm

Eric Jensen and Michele Alosinac from the Toronto Film Office will be joined by Staff Sergeant Michael Perrault to host an open forum on existing and future parking regulations in the downtown area, including unit size restrictions that will be coming into effect in the coming months, and the projected impact of the 2015 summer Pan Am & Parapan Games.

In Attendance:

Manager of Film Office, Eric Jensen

Film Sector Development Officer, Michele Alosinac

Film Office staff

City Planner, Cassidy Ritz

Toronto Police Service, Staff Sergeant Michael Perrault

RSVP: Please respond to filmtoronto@toronto.ca by **Tuesday, December 9, 2014.**

We hope to see you there and look forward to having a constructive conversation on these two important topics that will affect the future of the film industry. Refreshments will be provided!

Purpose: The purpose of the meeting was to provide an overview of the current planning initiatives in the Port Lands and to obtain feedback on the types of uses and other requirements the City and Waterfront Toronto should be considering from a Film Industry perspective in the Film Studio District.

Attendees: City Staff: Cassidy Ritz, Michele Alosinac, Eric Jensen, Angela Stea, Kyle Knoeck
Waterfront Toronto Staff: Amanda Santo
Approximately 40 Film Industry Attendees (Location Managers, Production Managers, Producers and Transport)

C. Ritz provided an overview of the current planning work underway in the Port Lands. It was noted that additional opportunities for feedback from the Industry will be provided in the new year. Following the presentation, there were questions of clarification, as well as the opportunity for attendees to provide feedback. To assist attendees in providing feedback, three questions the City and Waterfront Toronto were looking specifically for feedback on were identified:

1. What do you think are the top two or three issues affecting the Film Industry in Toronto today? Do you see any potential for those issues to be addressed in the planning for the Film Studio District? If yes, how do you think they should be addressed?
2. In your experience working in the industry day-to-day, does Toronto need additional purpose built studio space? Please explain why in more detail. If you indicated that more studio space is required, what would you recommend by way of size and type of facilities?
3. What associated uses (e.g. restaurants, hotels, cafes etc.) or other requirements (on-site parking, on-street parking, other infrastructure etc.) are needed for a successful "media city" that should be taken into account when planning for the Film Studio District? Why are these important?

QUESTIONS OF CLARIFICATION:

Q: What are the timeframes for the Plan?

A: Completion of the Planning Framework and other studies is being targeted for the end of the second quarter of 2015. Implementing the plan is a long-term initiative

Q: Who's funding the river valley/redevelopment?

A: A. Santo indicated that Waterfront Toronto has submitted business case to the Federal and Provincial governments requesting one-third funding from each of the levels of government. The City has included some of the required works in its Development Charges By-law. These Development

Charges are being collected from development across the City and represents the City's contribution to funding the required works. Other costs are being determined and a financial strategy is under development. Funds from the sale of land will in part cover remaining costs associated with the redevelopment.

Q: How will the Jumbo stage be impacted by the new river valley? What about other existing uses?

A: The Jumbo stage is located where the future river valley/Don Greenway is located. The Land Use Direction recognizes there are existing film and film-related uses in the Lower Don Lands that will be impacted and identifies that the Film Studio District is an opportunity for relocating these uses. Pinewood Toronto Studios has preliminary plans for a new special effects stage. Other uses could be relocated in new buildings in the Film Studio District

Q: Is the introduction of residential uses a done deal?

A: Council did adopt the Land Use Direction as the basis for continued planning in the Port Lands. However, we would like to work with the industry to refine this Land Use Direction and to address concerns.

Q: Airplanes currently head over the Jumbo Stage. This is an issue when filming. Is this an issue that is being addressed? There are also noise/vibration issues with the truck traffic in the area. Truck traffic with the cement operations really resonates and the Lafarge operation is very noisy.

A: It was our understanding that the flight paths to the airport, for the most part, could not fly over the Port Lands due to the Hearn's chimneystack. This is an issue that would need to be looked into further. There is a separate process underway that is dealing with the airport. An Environmental Assessment, being undertaken by the Toronto Port Authority, is addressing the potential expansion of the airport.

C. Ritz asked whether the noise issues were also prevalent when filming in the purpose-built Pinewood studios, or if this was just experienced in the Jumbo Stage? Attendees indicated that Pinewood is better insulated and noise issues can be dealt with in new studios.

With respect to the impacts from industrial operations, it was identified that the City is undertaking a noise and air quality study. The purpose of this study is to assess the existing industrial operations that will remain in the Port Lands for the foreseeable future. The study will identify where it is appropriate to introduce sensitive uses and what mitigation may be required, such as baffles on industrial operations, to reduce impacts.

Q: When construction does get underway, how will this impact this area? Will there be road closures? There has been construction on Leslie. Would the construction impacts be similar?

A: This is still very early days and how the river valley etc. all gets constructed is something that has to be determined. In association with this, traffic management plans would be developed. There have been a number of issues with the construction on Leslie and the construction has not proceeded as originally anticipated. In the development of traffic management plans for this project, it is hoped that these issues could be avoided.

Q: Have you looked at other studios in the world and whether there are any comparables to what you are proposing?

A: When the Land Use Direction was being developed, some precedent research had been undertaken. One example of a studio where there was residential development surrounding it was Culver City studios. However, whether there had been any tensions between residential and film use did not come up in the research.

It was noted by attendees that the type of productions being filmed is important to consider. A sitcom filmed in studio space like what might happen at Culver City is very different than the type of productions being filmed in Toronto. In the types of studios where sitcoms are filmed, there would not be as much truck traffic in and out.

Q: What's driving the redevelopment of the Port Lands? Is it market driven?

A: The redevelopment of the Port Lands is not tied to market demand. The lands have long been identified for redevelopment, dating back to the Unlocking the Port Lands document in the 1990s. Given its location on the waterfront, it is essentially the city's front porch, it has a lot of potential. Population projections have been developed and there has been some market work completed. Development in the Port Lands will proceed based on market uptake and how much additional development the market can absorb.

FEEDBACK:

Feedback provided by attendees is identified below. The feedback received has been organized based on thematic issues raised at the December 11, 2014 meeting.

Introduction of Residential Uses:

- Concerns were raised by a number of attendees about introducing residential uses. The industry has experienced complaints and issues with filming in residential areas.
- Issue of introducing residential uses is not just next door (re: buffers/transitional uses identified in the Land Use Direction). It was noted that the Industry would likely have an impact beyond this.
- It was identified that there are more moratoriums on filming in residential areas than in the past.
- E. Jensen noted that a scene filmed recently in Toronto could be heard by residents up to three kilometres away.
- C.Ritz indicated that the impacts from the Industry can be taken into account in refining the Land Use Direction. For instance, if there is outdoor shooting of explosions/gun fire, the consultant the City is retaining could measure the noise impact as part of the noise and air quality study.

Industry Impacts:

- The Industry was pushed out of the West Don Lands and concerns were raised that this would happen again in the Port Lands.

- The Port Lands was noted as being an area that the industry has been able to rely on for filming.
- It was identified that Commissioners Street is a go to place for car chases and there is nowhere left for that to happen in the City.
- Attendees noted that often when filming in a studio, they will utilize space outdoors for a variety of purposes like explosions etc.

Type of Productions in Toronto and Filming Impacts:

- The types of productions in Toronto are not like romantic comedies. There are more action-oriented productions in Toronto.
- There will always be trucks coming in and out. Some filming occurs in the studios, but then goes on location.
- Having facades that replicate Parisian or other streetscapes would be good, but even non-residential uses adjacent to outdoor filming could complain about location filming.

Studio Space:

- There is a need for more studio space. The types of studios in Toronto cater to different productions. Converted warehouses have a certain price point and fulfill a demand for smaller productions. American productions have more flexibility and ability to accommodate a higher price point and to film in new studios.

Parking:

- Infill development in Toronto has been consuming the parking that the Industry has been relying on.
- The introduction of bike lanes on streets has also been a problem. Areas that used to be places for the Industry to park on location are now no longer available due to new cycling lanes. Placing bike lanes so that they are not adjacent to the curb and to allow truck parking would assist. C. Ritz noted that through the Environmental Assessment, we are looking at how the streets in the Port Lands are designed and can comprehensively address cycling and on-street parking in the new streets.

January 28, 2015 – Cinespace Studios Owner/Operator Meeting
Meeting Summary

Attendees: Jim Mirkopoulos, Steve Mirkopoulos, Rebecca Condon, Andrea Old, Angela Stea, Michelle Alosinac, Cassidy Ritz

- Three studios in Toronto and one in Chicago. The Etobicoke facility uses an interior courtyard as a frame for temporary facade construction and to control views in and out.
- Sites located in closer proximity to the downtown are attractive. Out of town talent like to stay downtown. Yorkville was mentioned. Local hotels would not be an asset. Not seen as a desirable or interesting place to stay.
- Reusing existing facilities has been a successful financial approach. Used beams from the removal of the Gardiner in the construction of two studios.
- High demand for parking on site for cast and crews. Need to move tools and equipment, long hours and distant locations make parking important. Transit less of an issue.
- Traffic on Eastern Avenue is a problem between the Booth and Eastern facilities. Do not like the bike trail and feel it is a duplication of the facility on Lake Shore Boulevard.
- Enclosure - emphasis placed on safety of the public as opposed to privacy.
- Moving to TV (serials) away from features and use of ambient light has decreased the demand for higher spaces. Greater demand for 20 foot (6m) high spaces. No need to have big lights. No need to heat top of space.
- Most needs taken care of on-site. Carpentry spaces, wardrobe, etc. Trend towards feeding cast and crew on site to enhance productivity.
- There is a substantial amount of activity on site (e.g. explosions) on site. Not so much within studios. Noise would be an issue for surrounding sensitive uses. Relationships with surrounding neighbours is actively managed.
- Concerns with introducing taller buildings in the area which would generate complaints and drive them away. Experience at Distillery was that development of condos made shooting impossible.
- Surrounding noise can impact operations. Noise of the dismantling of the Gardiner was an issue. Concerns regarding surrounding future construction.
- A clear surrounding skyline is helpful.

May 7, 2015 – Showline Studios Owner/Operator Meeting
Meeting Summary

Attendees: Peter Lukasz, Michelle Alosinac, Eric Arm, Cassidy Ritz

Evolution of the Industry

- Started in 1973 with a building on Oxford and Milton. There was a demand for commercial productions. Built a proper studio to support advertising/commercial demand and gave a “clean toilet for morning consternations”
- 308 Jarvis – converted and had a small studio
- Bought 65 Trinity, invested \$1.9 M and built two stages. City expropriated
- We had to do everything ourselves
- City has been of no assistance – tried to get info on Pinewood. Had to spend \$130K to get it
- Industry shifted. Core was commercials in early days
- Hollywood came to Toronto and kept coming back. Toronto did very well in the late 70s and 80s. 80 cent dollar and CAVCO tax credit helped. More recently – Ontario reduced the 25% credit to 21.5%. This has the potential to hurt industry.
- A \$100M Hollywood production if filmed here they would get a tax credit (37M). Vancouver had higher tax credit. LA followed tax credits
- FLICK – was a Film liason group. We were going well without the Film Commissioner. Arthur Potts and Ann Johnson – 50 times knowledge of Film Industry – gained knowledge by FLICK meetings

Showline Studios

- Built from scratch in 13 months
- Business is a downtowners business. Needs to be close to Gardiner, DVP, Kingston Road
- Can accommodate 400 seat audience
- 2 story building and also equipped with a back lot
- The number of productions vary and depends on the type of productions in any given year
- Big Brother currently being filmed. For Big Brother, guests live 24 hours a day in the studio
- Bigger productions get filmed as well. Examples include Blues Brothers and Hairspray
- Original plan included 48,000 square feet of production office. Decided not to build because not in the office business and only built studio. 2.5 acres of vacant land.
- Location was good because it was close to the city core
- At the time, lands were owned by the Toronto Harbour Commission. Put in a proposal and asked for 6.5 acres of land. Originally, the Commission wanted to lease, but felt that a project of this magnitude couldn't be done on a lease and needed to own

Demand for New Studios

- Missed the boat. A production wanted through to December. Cinespace couldn't accommodate them

- Barabara Hall designated Film and Television as an Industry of special Interest
- Don't build too many studios. It's a matter of balance. The time to build studios is now. There is healthy growth in the Industry
- Do not want handouts. Just want a level playing field. Invested \$25M. Over the last 15 years, tilting of the playing field. Why invest another nickel?
- Water problem when So You Think you can Dance was being filmed. Finally put in a new watermain from Carlaw to Leslie.

Residential Compatibility

- Would convert to a condo development. This would only make money
- Some studios are surrounded by residential

November 6, 2015 - Pinewood Toronto Studio Owner/Operator Meeting
Meeting Summary

Attendees:

Councillor Fletcher	Alfredo Romano, Castlepoint Numa
John Livey, Deputy City Manager, Cluster B	Michael Kralchavik, Toronto Port Lands Company
Joe Farag, Director, Finance and Administration	Bill Brick, Build Toronto
Zaib Shaikh, Commissioner, Film and Entertainment Office	David Hardy
Meg Davis, VP, Development	Gregg Lintern, City Planning
Amanda Santo, Development Manager	Kyle Knoeck, City Planning
	Cassidy Ritz, City Planning

Purpose:

- Through development of Port Lands Planning Framework and reporting to Council on the 2014 Land Use Direction, directed to complete additional consultation with Film Studio Owners and Operators
- Broadened consultation efforts with the Film and Entertainment Office to better understand how industry operates in Toronto. Met with Location Managers, Production Managers and Producers. Completed a series of meetings with different studio owners and operators in the area.
- Meeting with Pinewood is part of the consultation efforts and to understand from Pinewood's perspective where the Industry is headed and what should be taken into consideration as part of the Planning Framework

Pinewood Ownership and Leases

- Build owns 20% share of Pinewood, with Pinewood at 46%, Comweb Studios at 20% and Castlepoint at 14%
- Total area of Pinewood leased and option lands is approximately 30 acres. Build owns 10 acres of land that is leased to Pinewood. Remaining lands are owned by TPLC. Two acres of TPLC owned lands have been leased to Pinewood. The remaining lands are part of an option for Toronto Waterfront Studios Development Inc.
- The option has a number of conditions such as timing for taking down the option. An extension was granted by TPLC until planning in the area was completed.
- When the lease and option was originally developed it was acknowledged that given the large land area the lands wouldn't get built all in one shot.
- The Master Agreement identifies the uses that are permitted. For the surrounding lands, the uses are required to be film related. However, no new studios can be constructed on the surrounding lands. There was also an exclusionary zone that prevented new studios with a 1KM area for an 8 year period. This will lapse next year
- The original lease included options for two parcels to the north of Commissioners Street of 8 acres and 2 acres in size.
- TPLC purchased back the 8 acre parcel and there is no longer an option agreement or lease restrictions for these lands.

- The remaining 2 acre parcel continues to be held by Rose Corp.

Overview of Pinewood Studios

- Studio has been performing reasonably well – particularly with drop in dollar
- Operated at capacity in 2015 and likely 2016
- Toronto boasts a great skilled workforce and amazing infrastructure to support film
- Competitive with Atlanta, LA/Hollywood
- Did lose a production to Detroit. Detroit offered huge incentives

Trends

- Change in the business is occurring. For instance, Netflix a much bigger player
- Television doesn't require same facilities as movies
- Industry in Toronto was built on warehouse conversions
- Importance of ancillary uses like wardrobe, offices and workshops
- Productions will lease space 6 months earlier with shooting happening well down the road.
- Given gaps in timing/schedule, its hard to achieve full revenue
- Currently Pinewood is at 300,000 square feet of spaces. Need to expand to 600,000 square feet with more office, wardrobe etc. Also anticipate that one or two additional studios are needed
- A mixed-use zone around the studios would be a benefit. There are precedents and do not want to feel like an island. Housing could be affordable and offered as long-term leases rather than freehold.
- Pinewood inherited the studios and it was noted that the studio layout is not how it would be designed today. There is too much white space around the studios. There are infill opportunities within the existing leased lands. Trailors stay for a long time. Important for proximity, but also recognition of a lack of space. New approaches to wardrobe or other space is being explored. Has been looking at footprints of other studios.
- Parking on site has been "willy nilly" – Every major studio has structured parking. Pinewood is working to introduce structured opportunities and/or below grade parking and to instill discipline for where people park. The overhead hydro lines would need to be removed to accommodate structured parking.
- Culver and Studio City and Atlanta provide integrated facilities. This type of facility is what Toronto really lacks. Desire to wrap residential uses west and south and a trend seen in North America, especially in US. Surrounding lands could be utilized for "talent attraction".
 - LA example was provided where there is a nucleus of creative uses centred around studios
 - Sony Columbia in LA has a "common" which is quite vibrant.
 - Fox Studios/Century City is immediately adjacent to mixed-use area. It has mixed-use spaces and the street network is narrow. The support space exceeds

studio space largely due to more television productions than film. Television requires more support space.

- Culver City was noted and the density of the site. There is a lot of pedestrian activity and every square foot is a film opportunity.
- Currently, Pinewood can accommodate one tent pole production. Need to be able to expand to two. There is a need for pre- and post-production spaces.
- Fully behind Broadview extension, but a big challenge. Important to resolve how streets interact with bridge connections and explore swing versus lift bridges. Also whether this will create intermittent promenade. Pinewood is protecting for a 19m promenade
- Two entrances to the studios are needed – main/front door and truck traffic which is currently from Basin
- CR noted that initially only one additional studio identified as needed, now two studios identified. Asked if there would not be the potential need for more in the future.

Port Lands Planning Framework
Film Ontario

MINUTES

January 28, 2016 @

Location: City Hall, 19E Large Boardroom

ATTENDEES:

Film Ontario (FO): Mimi Wolch (MW), David Hardy (DH), Jayson Mosek (JM),
Jonathan Ahee (JA), Sue Milling (SM), Monty Montgomerie (MM)

City: Zaib Shaikh (ZS), Michelle Alosinac (MA), Eric Jensen (EJ), Gregg
Lintern (GL), Kyle Knoeck (KK), Cassidy Ritz (CR)

Waterfront Toronto (WT): Amanda Santo (AS), Kristina Verner (KV)

Purpose of the Meeting:

- To provide members of Film Ontario with a briefing on the plans under development in the Port Lands area

Introduction and Briefing Presentation:

- GL provided introductory remarks:
 - City and WT completed significant public interaction in November 2015 consisting of an all day open house and two evening workshops
 - The team is still in the mode of consultation so briefing is timely
 - The team is looking for feedback from FO and are interested in hearing from FO on key aspects the team should be looking at
 - The City and WT are currently in the process of completing due diligence work on the flood protection solution and naturalization of the Don River. This is a major piece of the planning done to date and the City will be amending the Central Waterfront Secondary Plan to reflect this work as well as the Port Lands Planning Framework
 - The end objective is for the amendments to the City's plan is to put the City and WT in a better position to talk about development in the Port Lands
- CR and AS presented an abbreviated presentation of the materials presented to the public during the November 2015 consultations with a focus on aspects related to film
- ZS noted that the Film and Entertainment office are going to be undertaking a studio district study looking at real estate development and potential impacts

Discussion and Questions:

- The river goes through the existing Jumbo Stage in the Lower Don Lands
 - There would be relocation opportunities elsewhere in the Port Lands. The team is not yet at that stage in the due diligence/design
- What is the role of Waterfront Toronto and relationship with the City?
 - Waterfront Toronto is an agency under the Corporations Act created by the three orders of government and is responsible for the revitalization of the waterfront. WT was created to unlock the morass that was happening in the waterfront with all of the different agencies and levels of government
 - City and waterfront Toronto are co-leads for the Port Lands Planning Framework
- What is the timing of construction of the river?
 - Construction is anticipated of getting underway in 2017 and its anticipated it will take 7 years to construct
- Doesn't seem like if someone wanted to build a studio that it could happen right now ?
 - There are areas of the Port Lands that could be developed with new studios while the river is being constructed.
 - Some areas of the Port Lands have existing zoning permissions for studios
 - The planning work underway is crystallizing the future vision. We would want to ensure that key aspects of the planning underway is not impacted, such as putting a building in the middle of where a street is proposed
 - There would still be the need for Planning Act approvals such as Site plan and requirements to flood proof the studio development
- What would happen to the plan if there was a 2025 EXPO?
 - Aspects would work with the plan like the need for infrastructure investments
 - It was noted that there has been discussion of once the EXPO was done of moving buildings to other cities in Canada
 - Legacy buildings would not be conducive for film activity
- Has there been any consideration to fibre?
 - Waterfront Toronto, as part of the Innovation district in East Bay Front, has been expanding fibre optics and linking in with SIRTNet and increasing bandwidth.
 - Waterfront Toronto has also been working with Beanfield
 - There would be opportunities to protect space for fibre in ROWs
- Important to understand how Pinewood operates/land arrangement and the key players that can make something work in the Port Lands
 - CR is in the process of drafting minutes from a meeting held in November with Pinewood.

- TPLC is in best position to outline Pinewood arrangements and City can ask they do this
- Would Waterfront Toronto lease or sell land and put requirements that decisions can not be appealed to the Ontario Municipal Board and stay in public ownership?
 - WT enters into legal agreements with builders
- What would the construction and phasing be for the river be and it looks like Existing studios east of the Don roadway would be impacted by construction
 - The due diligence is working through details on construction phasing now
 - There would be the requirement for a traffic management plan much like with any major infrastructure project.
- MA noted that the process for the planning framework so far has been good and appreciate the flexibility and open to ideas suggested as the project has moved forward. The City is in desperate need of studio space. With the low dollar, we are in a safe place for a few years. Construction will be extremely disruptive and if businesses can't continue this will be an issue
- MW noted that the Industry is a global industry. London is booked for three years which means productions will need to look elsewhere. Toronto is competitive and within top 3/5. Need to know far in advance of any changes/disruptions. A significant amount of Toronto business is television and often television series are multi-year and want to continue and need studio space to shoot
- EJ noted that while industry is global, Toronto is considered "local" because in North America and we have good amenities like the international airport and hotel stock
- DH noted that all jurisdictions are building studios. If there is 18 months for approvals that is an issue
 - GL noted that the City has a Gold Star application process to assist in expeditiously reviewing and approving applications that are important employment generators
- The Mayor will be in Los Angeles for three days and we could work with Economic Development on some key messages
- MW asked if there would be any value to being on set. CR and AS indicated absolutely. Helps to understand the operations and what's required. MW and DW indicated this could be arranged
- EJ asked about impacts and status of noise and air quality study
 - CR noted that impacts from the Film industry are different than heavy industry in the area. CR is asking consultants to address and they have indicated they have noise measurements from shooting ranges
- It was noted that backlots are good for the City and producers. However studios are discouraging

- SM noted that would be important for a commitment to use land and helps to protect the land. Consultation is great. There is also a need for private sector investment to keep money in the game. Employment growth will be very helpful and City should consider using policy to inoculate the land. Stability is also really important and there is a need to keep away parasitic uses
- What about impacts from LRT and Pinewood studios
 - There is proposed LRT on Commissioners and Broadview. The new streetcars are quieter. Timing of transit is still being determined
 - The team is aware of Pinewood's concerns with the Broadview extension and we are working to resolve the issues and ensure that we do not impact any studio buildings.

Next Steps and Action Items

- CR to forward minutes and the presentation provided
- Coordinate a meeting with the Councillor and the Film Board

APPENDIX 4 VIEWS

Skyline Views

1. Port Lands Skyline

Views to the Port Land's skyline along the Central Waterfront promenade from the foot of Yonge Street to Sherbourne Common will create a symbolic connection between the city and the next area of waterfront revitalization. The City's image will be enriched by the expansion of its skyline in a way that varies dramatically from that of the Downtown Toronto.

The Port Land's skyline will be curated and sculpted to convey the identity of the evolving city district by preserving views to and showcasing the collection of prominent heritage structures and landmarks. These consist of the Commissioners chimneystack, the Hearn and its chimneystack, the silos, the Dominion Boxboards building, and any conserved attributes of Marine Terminal 35 as determined through a more detailed assessment. New development will be carefully sited and building heights controlled to ensure the landmarks remain dominant within the evolving skyline, with generous skyview surrounding the Hearn's chimneystack.

2. Downtown/Financial District Skyline

The dramatic view to the city's internationally recognized Downtown and Financial District skyline from the Islands and existing Jennifer Kateryna Koval's'kyj Park are expanded on to capture the reflect the public realm adjacent to the Inner Harbour envisioned by this Framework.

From:

- The water's edge associated with Promontory Park fronting the Inner Harbour; and
- Polson Quay water's edge promenade adjacent to the river and Inner Harbour.

3. North West from Tommy Thompson Park

This picturesque, unobstructed view of the Hearn amid a naturalized landscape will be framed on either side by the new urban districts in the Port Lands and Unilever precinct, with the Downtown and Financial District skyline and silhouette of the CN Tower in the background.

From:

- The access road to the Outer Harbour Marina.

4. Leslie Slip Outlook

The open space at the terminus of the Ship Channel will provide an outlook and long view down the Ship Channel, an integral part of the original 1912 plan for the Port Lands, and the Port Lands evolving skyline. The view captures the full breadth of uses and activities envisioned in the Port Lands and activation of the Ship Channel. Development lining the Ship Channel will frame the water's edge promenade and be articulated to create interest.

Additionally, landmark heritage features, including the chimneystacks of the Hearn and the Transfer Station and their axial relationship, are juxtaposed against the contemporary city district emerging around these, including the new lift bridge at the Broadview extension. This rich collage

of uses and history will act as a backdrop to the ongoing industrial maritime activity occurring within the Ship Channel.

From:

- The Parks and Open Space area at the terminus of the Leslie Slip.

Prominent and/or Heritage Buildings, Structures and Landscapes

A. Villiers Street and Lake Ontario Portland Cement Company Silos

Views from the east and west along Villiers Street will be dominated by the dramatic scale and prominent location of the Lake Ontario Portland Cement Company silos at existing Cherry Street, and lined to the north by the historic Toronto Harbour Commissioners buildings. The silos will be a distinctive centre piece for the street as it evolves into a pedestrian priority retail / recreation destination. Development will frame the view, ensuring that buildings are sited and oriented to maintain the prominence of the silos through setbacks and/or generous setbacks.

From:

- West -Promontory Park and Villiers Street eastward; and
- East - Villiers Park and Villiers Street westward.

B. Commissioners Stack

An intimate, oblique view of the historic Commissioner's Incinerator chimneystack, a totem of the Port Lands, will be achieved by generally

aligning new east-west streets in Villiers Island and the McCleary District to capture a long view of the chimneystack from the west, while preserving the historic Foundry building in its original location. Skyview will be provided around the chimneystack by stepping back development above a mid-rise height.

The new east-west streets will also visually connect Villiers Island, the McCleary District and the Turning Basin District. The three districts become linked to each other through their common experience of the view to the chimneystack. Protecting for an easterly extension of the east-west street through the Warehouse District through any redevelopment will enable this view to be extended to Leslie Street and span the entire Port Lands geography.

From:

- West -Promontory Park and the new central east-west street in Villiers Island (south side of the street); and
- East - New east-west street with the view protected for in any redevelopment in the Warehouse District.

C.
Canada Cement Company Silos

Built in the 1920s, the Canada Cement Company's silos still in active use today creates a powerful focal point at the juncture of Polson Street and a new north-south local street or mid-block pedestrian connection to the Ship Channel, flanked by the historic Dominion Box Boards building.

From:

- A new local street or mid-block connection at the eastern edge of the Dominion Boxboard's building.

D.
Strauss Trunion Bascule Bridge

The Strauss Trunion Bascule bridge terminates views on Cherry Street north and south of the Ship Channel. Development north of the Ship Channel will accentuate the view terminus to the bridge. South of the Ship Channel, the Cherry Street is reimaged as a gateway to Cherry Beach and forms part of the Maritime Hub.

From:

- The southern edge of the new river crossing along Cherry Street; and
- Unwin Avenue along both the east and west sides of Cherry Street.

E.
**Keating Channel, Lake Ontario
Portland Cement Company
Silos and Toronto Harbour
Commissioners buildings**

The Keating Channel, an important heritage asset and reminder of the Don River's historic reconfiguration, provides long views down the Channel to Villiers Island and emerging neighbourhoods in the Central

Waterfront. This view prominently features the Essroc Silos and Toronto Harbour Commission buildings, conveying a strong sense of place and celebrating the Port Lands heritage. Development adjacent to the Keating Channel Promenade will be low-rise in nature and be massed to maintain the prominence of the historic resources.

From:

- The east edge of the Keating Channel at the Don Roadway.

F.
The Hearn from Broadview

The Hearn and its 213 metre high chimneystack, with its immense scale and high degree of visibility within the existing landscape, are an inalienable part of the Port Lands' identity. As the Port Lands transforms, new opportunities are needed to preserve and maintain the Hearn's visibility. The Broadview extension's alignment into the Port Lands creates a view to this impressive and landmark industrial complex.

Development adjacent to the extension will emphasize the continuity of the new urban fabric and elegantly frame the chimneystack. A new, linear open space contemplated south of Commissioners Street that integrates the historic Sun Oil building will enable the view to dramatically open up. Any new development contemplated on the east side of the extension in this area will be of a low-rise nature to preserve the long-view.

G. The Hearn from Carlaw Avenue

This view is currently identified in the listing of the Hearn on the City's Heritage Registrar. The preservation of the existing view of the Hearn's chimneystack when looking south on Carlaw Avenue will likewise reinforce the Hearn's identify as a powerful symbol of the Port Lands. Development south of Lake Shore Boulevard will be organized and massed to preserve views of the chimneystack north of Lake Shore Boulevard.

From:

- Carlaw Avenue (west sidewalk and travel portion of the right-of-way) from Queen Street to Lake Shore Boulevard.

H. The Commissioners Incinerator and the Hearn

At the intersections of Lake Shore Boulevard at both Logan Avenue and the existing or relocated Bouchette Street and across the expanded McCleary Park, both the Commissioners Incinerator building and the Hearn, and their respective chimneystacks, can be viewed in one compelling instant. With both complexes constructed in the same era and representing major civic projects of the time, these views are powerful gestures to this bygone era. With these two complexes reimagined as a community focal point and major destination, the view symbolizes the Port Lands' past and re-emergence through the prominence of heritage resources.

From:

- LakeShore Boulevard and Bouchette; and
- Lake Shore Boulevard and Logan.

I. The Hearn Chimneystack on Unwin Avenue

The view looking east on Unwin from Cherry is dominated by the Hearn's chimneystack and surrounding naturalized wilds and parkland. The prominence of the Hearn's chimneystack, isolated within this green frame, reinforces its identity as a symbol of the Port Lands and reinforces the natural character of the lands south of Ship Channel. In combination with requirements for naturalized landscaped setbacks adjacent to Unwin Avenue, development will be sited and designed to maintain this view and reinforce the green frame.

From:

- Unwin Avenue and Cherry Street east to the Hearn

J. Old Cherry Street

The view looking south from Silo Square down Old Cherry Street and its ensemble of heritage buildings – the Bank of Montreal, William McGill and Company, Toronto Hydro Substation and the Dominion Bank buildings – on the east side of the street. Development on the east side of the street will be massed and sited to preserve views of the buildings and complement their low-rise scale.

From:

- Silo Square

K. Fire Hall No. 30

Fire Hall No.30 at 39 Commissioners stands at the terminus of the current alignment of Munitions Street, with the Queen's City Foundry building on

the west side of Munitions Street. Fire Hall No. 30 will be relocated slightly south of the widened Commissioners Street. Munitions Street will be shifted eastward to preserve the Toronto Harbour Commissioners buildings. A mid-block connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the view of the connection.

From:

- The north side of Villiers Street at the Munitions Street mid-block connection

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IMAGE SOURCES

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Presqu'île Rollet Park

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Water Access at Brooklyn Bridge Park, Brooklyn, NY

Source: Michael Van Valkenburgh Associates, Inc.

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Exhibition Road, London UK

Source: Royal Borough of Kensington and Chelsea

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Swimming in the Danube, Vienna

Source: <https://sweeneyseas.files.wordpress.com/2013/08/floating-pool.jpg>

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Kater Holzig in Berlin

Source: www.residentadvisor.net

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Institute of Contemporary Art, South Boston

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Keelung Port

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Boxpark, Shoreditch

Source: <http://qwerkylaces.com/QWerkyness/box-park-market-place-shoreditch>

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Adaptively re-used brick building in Liberty Village

Source: https://condos.ca/blog/wp-content/uploads/2015/04/2481337002_0dc1bf87a7_o.jpg

Light projections on a salt pile

Source: collabcubed

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Movies projecting off silos

Source: Heart of the City Auckland

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Hafencity, Hamburg

Source: HafenCity Hamburg

Java, Amsterdam

Amsterdamming

Dumbo Festival

Source: National Geographic

DUMBO, Brooklyn

Source: Google Pro

Showplace Square, San Francisco

Source: Google Pro

King and Parliament

Source: Google Pro

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Bjorkiva, Oslo

Source: Paul Esser

Ship moored in the Ship Channel
Source: Jerrold Litwinenko

Cheswick Office Park buildings
Source: manchester-offices.co

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Southeast False Creek, Vancouver
Source: Adapted from Google Earth Pro

Mission Hill, San Francisco
Source: Adapted from Google Earth Pro

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Restaurant in Liberty Village Employment Area
Source: Ate by Ate

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Pedestrian Shopping Street
Source: Andrew Roberts

Neighbourhood Grocery Store
Source: Globe and Mail

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Event Space at Brooklyn Bridge Park
Source: Michael Van Valkenburgh and Associates

Playground in Brooklyn Bridge Park
Source: Michael Van Valkenburgh and Associates

Beach Volleyball in Brooklyn Bridge Park
Source: Michael Van Valkenburgh and Associates

Boat Launch at Brooklyn Bridge Park
Source: Michael Van Valkenburgh and Associates

Ice Ribbon, Maggie Daley Park, Chicago
Source: Michael Van Valkenburgh and Associates

Event Lawn at Mill Race Park
Source: Michael Van Valkenburgh and Associates

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Wetland Habitat
Source: Michael Van Valkenburgh and Associates

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Tate Modern Open Space

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Public Open Space at the Zollverein Coal Mine

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Basketball court in David Crombie Park

Source: Ben Carlier

Regent Park

Source: [OCAD](#)

Kensington Pedestrian Sundays in the Park

Source: torontoism.com

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Dockside Green Open Space and Stormwater Feature

Source: docksidegreen.com

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Tommy Thompson Park

Source: The Living City Foundation

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Soccer Pitch in Brooklyn Bridge Park

Source: turftheslab.com

Kayaking in Brooklyn Bridge Park

Source: Etienne Frossard

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Northacres Park, Seattle

Source: Elisa Murray

Dog park

Source: blogto.com

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Wooded Copse in a Park

Source: <http://static.panoramio.com/photos/original/73812444.jpg>

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1912 Map of the Port Lands

Source: City of Toronto Archives

1912 Toronto Harbour Commissioners Plan
Source: City of Toronto Archives

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The Strauss Trunion Bascule Bridge, 1920
Source: City of Toronto Archives

Construction of the Ship Channel
Source: City of Toronto Archives

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1914 View s.e. showing Keating Channel, the Harbour Commission Workshop and Office, and Queen's City Foundry
Source: Toronto Public Library; Baldwin Collection; 942-1-9

Harbour Commissioners Building
Source: Stinson, 1986

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Strauss Trunion Bascule Bridge
Source: torontoist.com

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Toronto Hydro Electric building at 450 Commissioners
Source: City of Toronto Archives

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Ashbridge's Marsh looking northeast, circa 1909
Source: City of Toronto Archives

Ashbridge's Bay looking south-east - 1904
Source: City of Toronto Archives

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Artistic rendering of Ontario Place ravine with Moccasin Identifier
Source: Ministry of Tourism, Sport and Culture

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Community Hub at the Dock in Melbourne's Docklands
Source: www.hayball.com.au

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Children playing at the first net-zero school in New York City.
Source: James Ewing/OTTO

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Community centre integrated in a mixed-use building
Source: Sustainable Architecture and Building Magazine

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Kids playing basketball on a rooftop schoolyard in Perth, Australia
Source: St George's Anglican Grammar School

North Toronto Collegiate - a co-located school in a mixed-use building
Source: Tom Arban, Shai Gil Photography

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Rooftop schoolyard in a mixed-use building in Hafencity, Hamburg
Source: <http://www.future-megacities-2013.org>

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Wychwood Barns
Source: gailatlarge.com

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Regent Park Aquatic Centre
Source: www.archdaily.com

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Coney Island, Brooklyn YMCA
Source: YMCA of Greater New York

Richmond City Centre Community Centre
Source: www.hdrinc.com

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Louise Fire Station No. 6 in Calgary, Alberta integrated in a mixed-use development
Source: GEC Architecture

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San Wayao Community Sports Center.
Source: ARCH-EXIST

A concept rendering for a multi-storeyed skate park
Source: Guy Hollaway Architects

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Underpass Park
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Toronto Community Housing located at 60 Richmond Street East.
Source: Teeple Architects

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Toronto Community Housing building in the West Don Lands.
Source: Core Architects

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Hammersby Sjostad, Sweden
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Via Verde in New York City
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Pedestrians
Source: Mackenzie Blake

Cyclists
Source: Toronto Star

Streetcar in Dedicated Right-of-Way
Source: Randy Hoffman

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A residential green street with curb extensions and bioswales and mature tree canopy
Source: City of Portland

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Kaptensgatan - a Woonerf in Stockholm, Sweden
Source: La Citta Vita

Exhibition Road, London
Source: Royal Borough of Kensington and Chelsea

Shared Street, Binghampton
Source: NACTO

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Bastille, Paris
Source: As Easy As Riding A Bike

London, England
Source: The Alternative Department for Transport

Boulder, Colorado
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Copenhagen, Oslo – Retitle to: Janskerkhof, Utrecht
Source: Bicycle Dutch

City Quay, Dublin
Source: William Murphy

Cultural Trail, Indianapolis
Source: Green Lane Project

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Queen’s Quay
Source: Connie Tsang

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Bycicle bridge in Denmark
Source: Rasmus Hjortshøj - Coast Studio

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Valencia Bascule Bridge
Source: Waagner-Biro

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Johnson Street Bridge, Victoria
Source: City of Victoria

Bascule Bridge, Netherlands
Source: Christian Richters

Millennium Bridge, London
Source: Chronicle Live

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Los Angeles Design Centre Multi-functional parking area
Source: <https://you-are-here.com/modern/cisco.jpg>

Surface parking area
Source: PLAT

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The “living” garage in Miami
Source: nextstl.com

Welbeeck Street Car Park
Source: buildingcentre.co.uk

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Cenni di Cambiamento, Milane

Source: Pietro Savorelli

Green Mid-rise Community in Lyon

Source: Jerome Ricolleau

Southeast False Creek, Vancouver

Source: Rec Collective

T3 Minneapolis Office Building

Source: Ema Peter

West Don Lands

Source: Canadian Design-Build Institute

Parkrand, Amsterdam

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Paris Rive Gauche

Source: Guilhem Vellut

Kanaleneiland in Utrecht, Netherlands

Source: Mecanoo Architecten

LP2 office building with louvered wooden facades, Tehran

Source: Parham Taghioff

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Three-storey adaptive reuse of an industrial building

Source: Ryan Moffat

Adaptive re-use of a warehouse building in the LA Design District

Source: Benny Chan / Fotoworks

Faba Office Building, Warsaw

Source: E & L Architects

Cheswick Business Park, London

Source: Sonata Crew

Rendering of a 5 storey wood frame office building

Source: Hullmark

Five storey office in Aker Brygge, Oslo

Source: Jonas Adolfsen

Steiner Studios, Brooklyn
Source: IndieWire

Sports Hall, Slangen
Source: Marcel van der Burg

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Lely Industries NV, Netherlands
Source: Lely Industries NV

Sesc Pompeia, Brazil
Source: SESC Sao Paulo

Pasadena Water and Power building
Source: Sibylle Allgaier

Smestad Recycling Centre, Oslo
Source: Ivan Brodey

Research building in Cologne, Germany
Source: Joern Lehmann

Levering Trade Building in Zapopan, Mexico
Source: Onnis Luque

DSNY-Parking Garage and Salt Shed
Source: Albert Vecerka

Chelsea Salt Piles, MA under cover in red, white and blue tarps
Source: resal

Bermuda Point office building
Source: Tony Owen Partner

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Climbing Silos, Montreal
Source: Stéphane Brugger

Ragnarock, Copenhagen
Source: Ragnarock Museum

Rendering of a 5 storey wood frame office building
Source: Hullmark

King Edward Street, Leeds
Source: Andrew Roberts

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An adaptive Re-use and Mid-rise project in Baltimore

Source: Design Collective

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New York City Salt Shed

Source: Brian Rose

Adémia Office Building and Industrial Warehouse

Source: Nelson Garrido

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Industrial/Office building in the Netherlands that used salvaged shipping crates for the building's siding

Source: Marcel van der Burg/primabeeld

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Example of a retail ground floor with a high ground floor and transparency along the main street

Source: Art Gray

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Richardson Apartments, San Francisco

Source: Bruce Damonte

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Bâtiment Home, Paris

Source: Takuji Shimmura & Milène Servelle

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Dan Corson's solar powered flower installation: Sonic Bloom

Source: designboom.com

Flotsam and Jetsam made of castoff plastic - temporary art installation as part of the Winter Stations Design Competition

Source: alumind.com

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Jeppé Heine's "Labyrinth NY" Installed in Brooklyn

Source: ArchDaily

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Murals painted on silos in Granville Island

Source: Malania Delacruz

The artwork “Source” - a monumental art installation in France on four high-tension transmission towers

Source: electric-art.eu

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First Nations inspired public art in Vancouver, BC

Source: <http://www.picmonkey.com>

Futurefarmers, Flatbread Society, Oslo, Norway - portable bread oven in a canoe

Source: huckmagazine.com

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Kunststad (‘Art City’) NDSM, Amsterdam - a architectural monument housing some four hundred artists, designers, architects and set designers

Source: NDSM

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Concert in Brooklyn Bridge Park

Source: pbs.twimg.com

Page 337

A green roof and solar panel combination with amenity space

Source: Forbes

Concept design for a bladeless, bird-friendly turbine

Source: Wired

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Berlin - Potsdamer Platz - On-street E-vehicle car-share charging stations

Source: Wikipedia

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A sustainable building in the Netherlands that recycled demolition material as well as other materials found on site for building materials

Source: ArchDaily

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Office building in Tjuvholmen, Oslo

Source: propertyeu.info

A film shoot on a downtown Toronto street

Source: citynews.ca

Ships in port in Toronto

Source: Ports Toronto

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People doing yoga in Canada Square

Source: BlogTO

People basking in the sun at Trinity Bellwoods Park

Source: CP24

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Concept design for the Inner Hørrebro area using a corridor of “blue-green” spaces that can hold water in the event of sudden flashes of rain

Source: SLA

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Cormorant Nesting Area, Tommy Thompson Park

Source: Robert Burley

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In stream habitat

Source: Eckbert John

Urban bird box

Source: Web Urbanist

Corktown Common

Source: Synthetica

Honeycomb Bee Hotel

Source: InHabitat

Rouge Park understorey

Source: Robert Hurley

Stork nest on a transmission tower

Source: Wikimedia Commons

Wetted fringe

Source: duska.ca

Tommy Thompson Park

Source: tommythompsonpark.ca

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Coywolf traversing the rail tracks adjacent to Unwin Avenue

Source: cbc.ca

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A green wall

Source: National Geographic

Rainwater collection pond

Source: eco-structure.com

A green wall

Source: National Geographic

Urban bioswale

Source: criaticidades.com.br

The Highline

Source: Big Cities. Bright Lights

In street polinator landscaping

Source: Pollinator Pathway

Allotment Gardens

Source: https://thelandsapedotorg.files.wordpress.com/2013/09/usuo_001.jpg

Planter boxes on seating

Source: contemporist.com

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Evergreen tree planting event

Source: evergreen.ca

2015 Don River Watershed BioBlitz

Source: Diana Troya

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Urban Bioswale

Source: Land Perspectives

Urban Bioswale

Source: Greywater Action

Urban Bioswale

Source: Kevin Perry

Stormwater open channel

Source: planning.ubc.ca

Stormwater Open Channel

Source: SvR design

Ruin garden and stormwater feature
Source: Barbara Campagna

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A Hydro transmission tower crumples under the weight of the ice.
Source: Department of National Defense

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VSVSVS Collective in the Dominion Box Boards building
Source: VSVSVS

Old ship transformed into a pavilion
Source: deviantworld.com

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Strauss Trunion Bascule Bridge
Source: City of Toronto Archives

Inside the Kunststad NDSM, Amsterdam
Source: ndsm.nl

Kunststad NDSM, Amsterdam
Source: ndsm.nl

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Light projections on the Chelsea Salt Piles, Boston
Source: Landing Studio

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The Hearn and PEC from the Turning Basin
Source: BlogTO

Pick-up hockey in the Turning Basin
Source: Joe Lobko

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Landscaping at the Philadelphia Navy Yard
Source: Landezine

Promenade at the Presquile Rollet Park
Source: Landezine

Promenade at the Presquile Rollet Park
Source: Landezine

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Carlaw Avenue activation potential

Source: Google

Landscaping at the Presquile Rollet Park

Source: Landezine

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The Leslie Street Spit

Source: BlogTO

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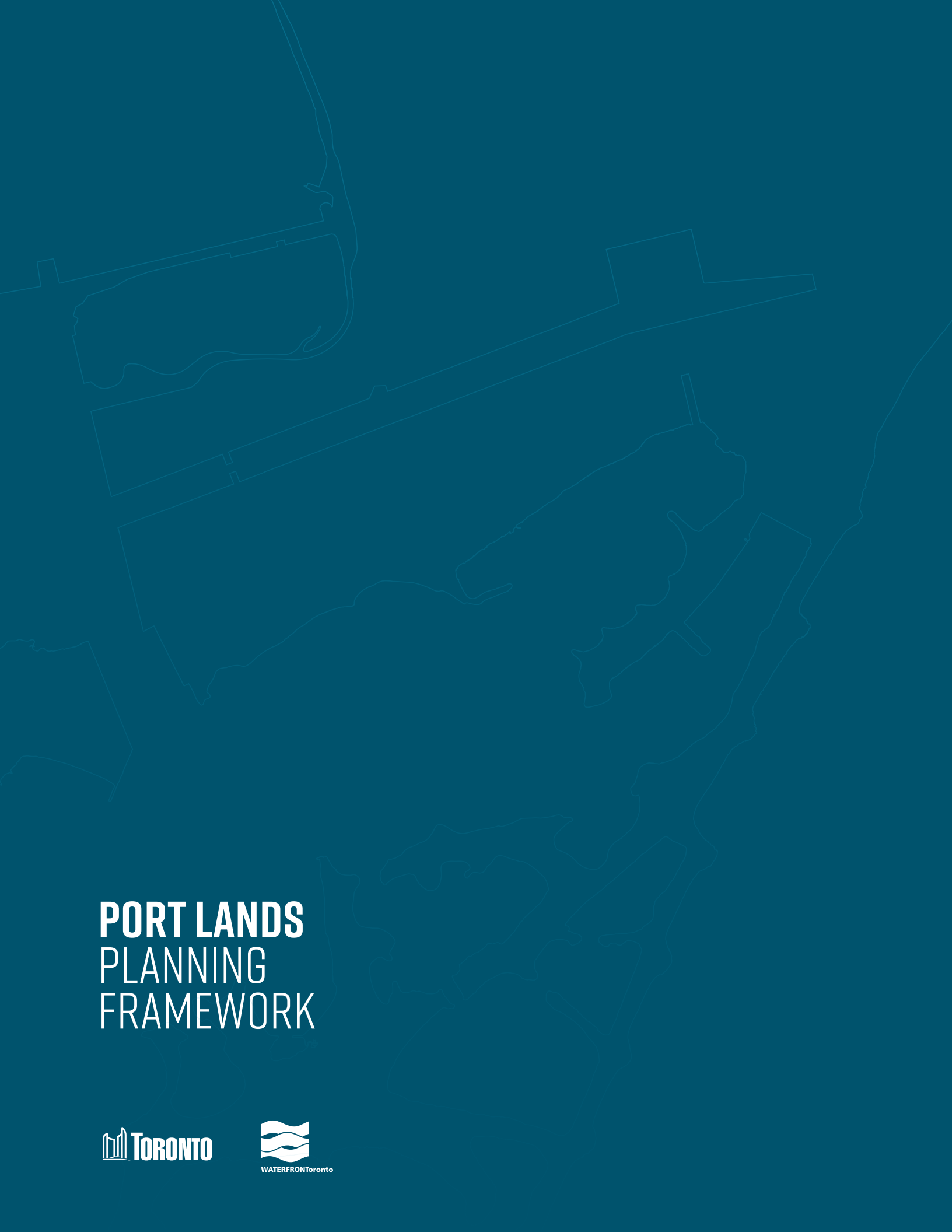
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