

**MAKING TORONTO  
A PLACE WHERE  
BUSINESS AND  
CULTURE THRIVE**

**The Future of the Hearn Generating Station**

Presentation to the Economic Development Committee  
January 18, 2018

# Hearn Generating Station



Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Port Lands Property Map - The Hearn Generating Station



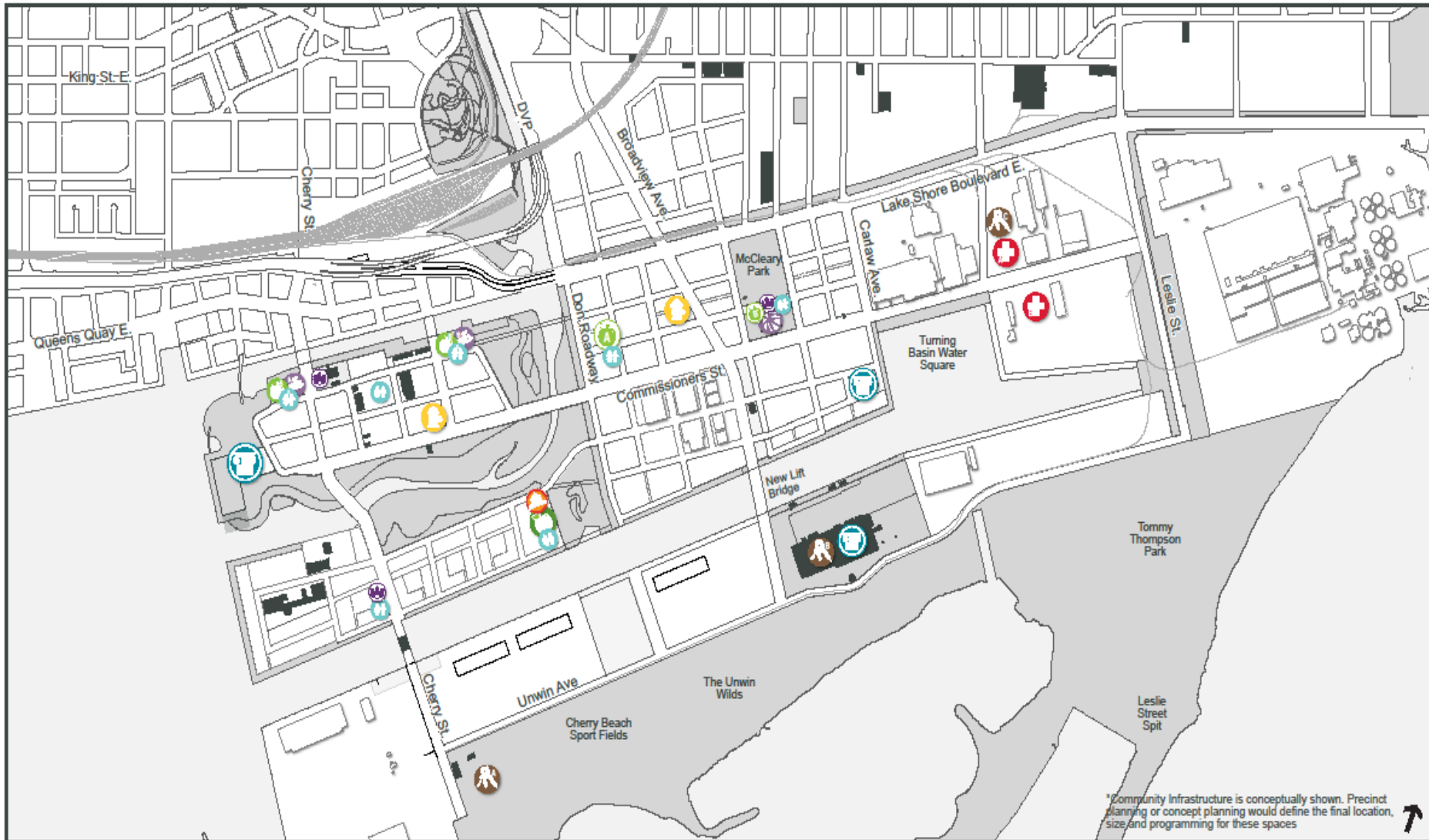


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\*Community Infrastructure is conceptually shown. Precinct planning or concept planning would define the final location, size and programming for these spaces



**Port Lands  
Planning Framework**

**Community Infrastructure**

- |   |                        |   |                    |   |                                    |
|---|------------------------|---|--------------------|---|------------------------------------|
|  | Public School Options  |  | Libraries          |  | Fire Station Options               |
|  | Public/Catholic School |  | Child Care Centre  |  | Emergency Medical Services Options |
|  | Community Centre/Pool  |  | Human Agency Space |  | Arena Options                      |
|  | Community Centre/Hub   |  | Catalytic/Cultural |   |                                    |



# PORT LANDS PLANNING FRAMEWORK

## Precedents/Opportunities for the Hearn

### 1 HEARN BUILDING



### 3 MAPLE LEAF GARDENS = 1 Hearn Building



### 2 TATE MODERNS = 1 Hearn Building



### 6 ELBP HILHARMONIE HALLS = 1 Hearn Building



**Hearn Generating Plant**

Existing Floor Area: 33,000m<sup>2</sup>  
 Building Footprint: 24,000m<sup>2</sup>  
 Building Height: 41.5 metres  
 Chimneystack Height: 213 metres  
 Land Use: Vacant



**Maple Leaf Gardens (Toronto, Canada)**

Reuse of the former NHL hockey venue  
 Floor Area Prior to Redevelopment: 9,100 m<sup>2</sup>  
 Building Footprint: 9,100 m<sup>2</sup>  
 Building Height: 26 metres to flat roof & 46 metres to the dome  
 Floor Area Post Redevelopment: 32,500 m<sup>2</sup>  
 Land Use: Grocery Store, Office and an NHL Sized Hockey Rink



**Tate Modern (London, England)**

Reuse of a former power plant  
 Building Footprint: 13,000m<sup>2</sup>  
 Building Height: 35 metres  
 Chimneystack Height: 99 metres  
 Floor Area Post Redevelopment: 34,500 m<sup>2</sup>  
 Land Use: Art gallery



**Elbphilharmonie Concert Hall (HafenCity, Hamburg)**

Reuse and addition to a former industrial warehouse  
 Building Footprint: 5,000m<sup>2</sup>  
 Building Height with Addition: 110 metres  
 Floor Area Post Redevelopment: 62,000m<sup>2</sup>  
 Land Use: Two concert halls, five-star hotel, 45 residential units, international conference centre, spa and a nightclub