

# **1. Port Lands Area Update**

# **2. Purchase of 915 and 945 Lake Shore Boulevard East (Showline Studios) and Sale of 675 Commissioners Street - Update**

March 2018

**Michael Kraljevic**

# Agenda

- Port Lands Portfolio
- Land Ownership in the Port Lands
- Port Lands Planning Framework
- Don River Renaturalization
- Current Film Activities
- Port Lands Opportunities
  - First Gulf Development
  - Sidewalk Labs
  - Showline Studios
- Q/A

# View West from the Port Lands



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# Port Lands Ownership Map



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# Port Lands Portfolio

- CreateTO is largest landowner in the Port Lands
  - Owns and manages 425 acres
  - Other large land owners include the private sector, provincial (OPG Lands) and federal governments/government bodies (PortsToronto)
- Leases/licenses
  - In excess of 120 tenancy arrangements, including film media leases in excess of 90 years and dockwall leases for original terms of 999 years
- Of the 5,579 jobs in the Port Lands, CreateTO directly supports 5,000 jobs through its tenancy arrangements



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# Land Ownership in the Port Lands

Ownership	AREA – ha (acres)	%
CreateTO	175 (425) 3 miles of dockwall 4 miles of rail	54
City of Toronto	53 (131)	17
Province of Ontario	33 (89)	11
Private Sector	36 (84)	11
PortsToronto	23 (56.8)	7
Federal Government	2 (4.9)	< 0.1

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# Port Lands Planning Framework



# Cherry Street Lakefilling

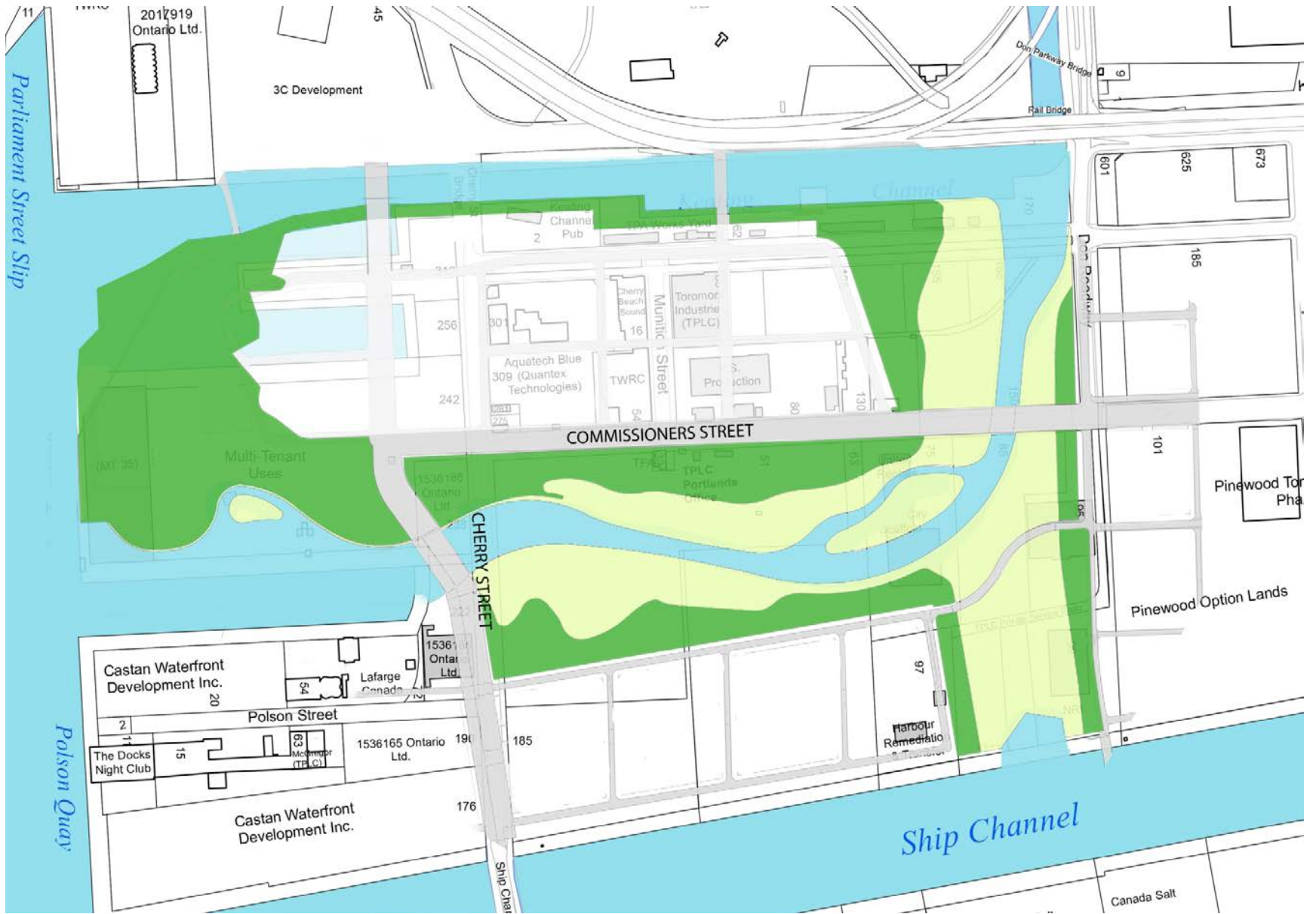
## Phase 1: Port Lands Flood Protection



**LEGEND**

<span style="color: red;">■</span> Cherry Street Lakefilling	<span style="background-color: yellow;">■</span> Land Owned by Others
<span style="background-color: blue;">■</span> TPLC	<span style="background-color: grey;">■</span> TPLC Owned Buildings
<span style="background-color: purple;">■</span> Municipal	<span style="background-color: brown;">■</span> Provincial
<span style="background-color: brown;">■</span> Federal	<span style="background-color: green;">■</span> Municipal Parkland

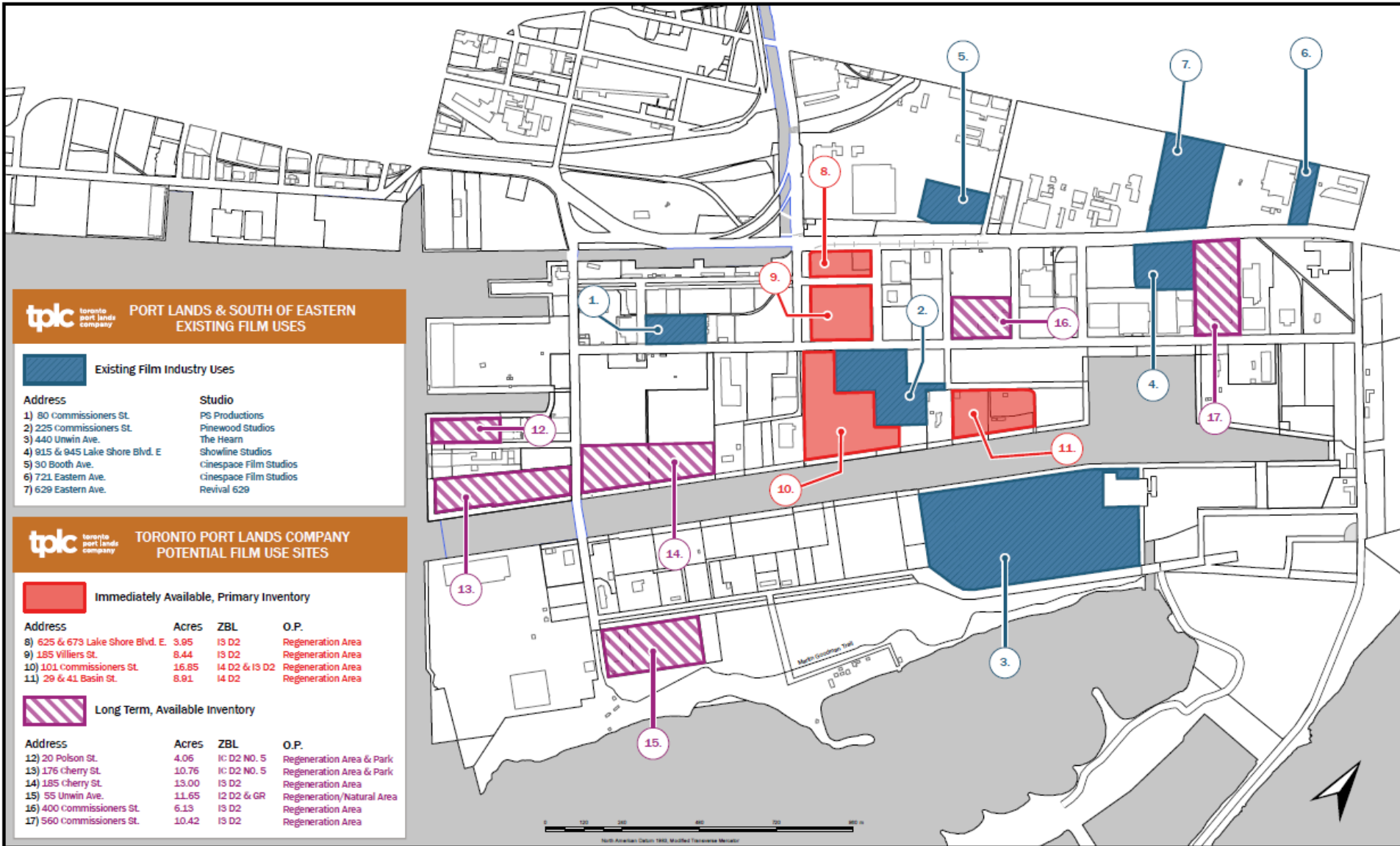




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# Current Film Activities

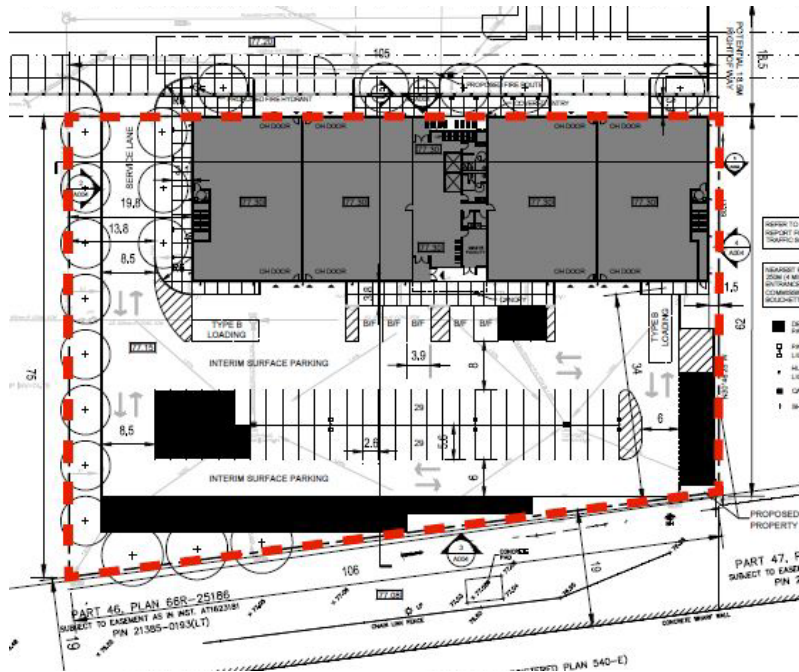


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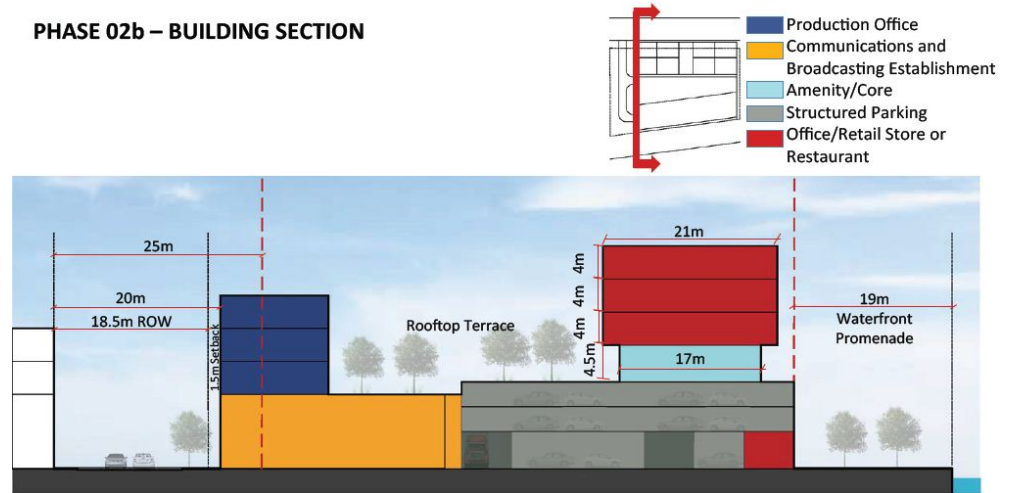
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# Film Studio Precinct– Pinewood Studios

17 Basin Street



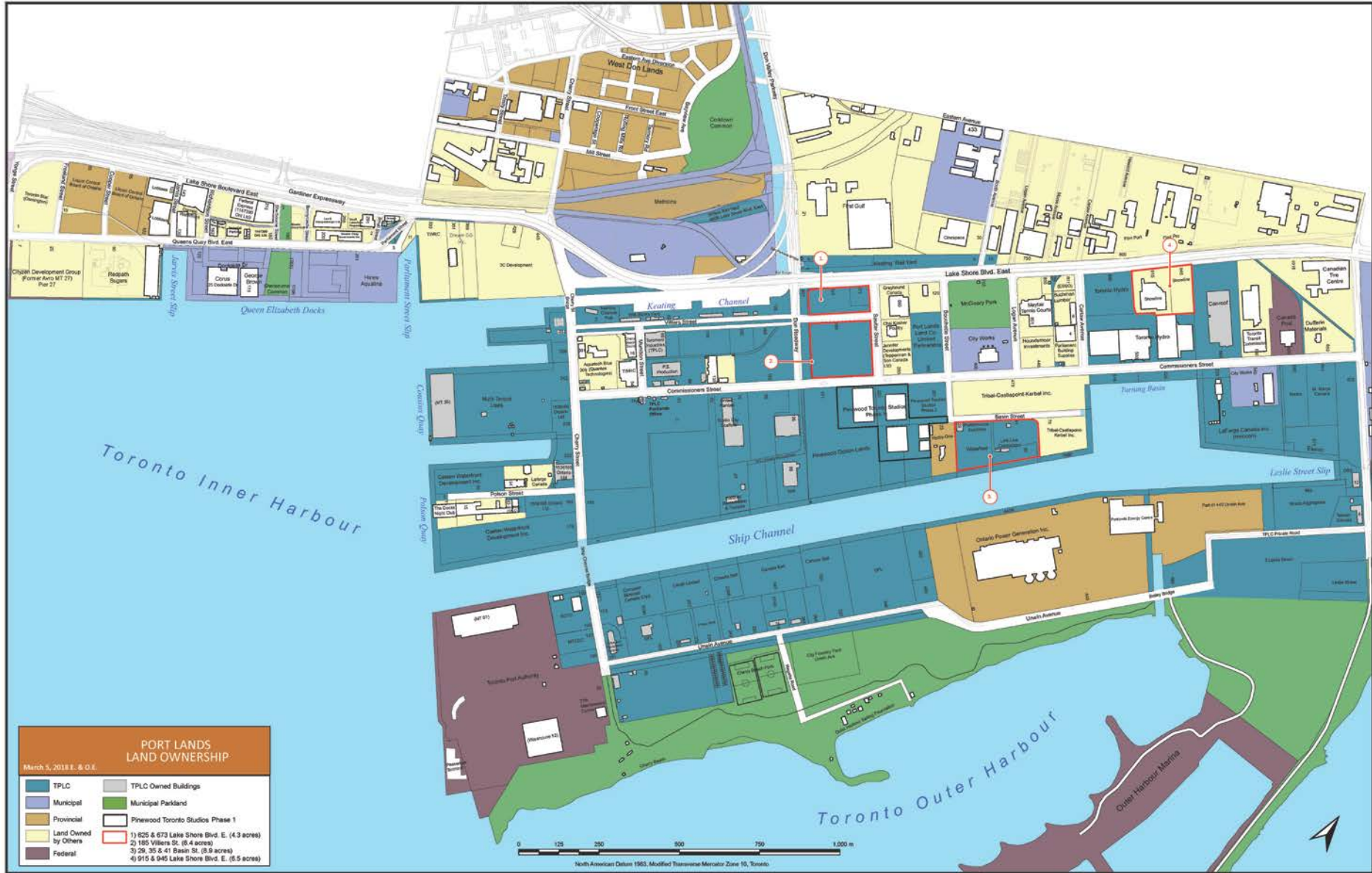
PHASE 02b – BUILDING SECTION



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# Toronto Port Lands - Potential Film Industry Uses



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# First Gulf Development

## Regeneration of former Unilever Site



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# First Gulf Development Lands



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# Sidewalk Labs





Located just southeast of Downtown Toronto, the Eastern Waterfront contains more than 325 hectares (800 acres) of land subject to future revitalization, including Quayside and the Port Lands.

# Showline Studios

915 – 945 Lake Shore Boulevard East

**915-945  
Lake Shore Blvd. East**  
*(Showline Studios)*

## Legend

-  915-945  
Lake Shore Boulevard East
-  Film Studio Precinct

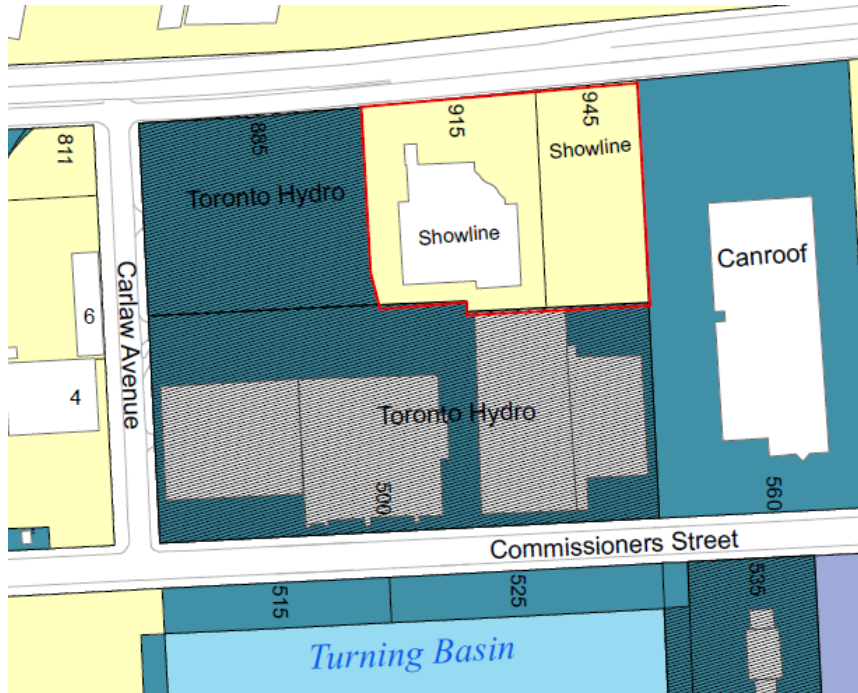
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# Showline Studios

915 – 945 Lake Shore Boulevard East

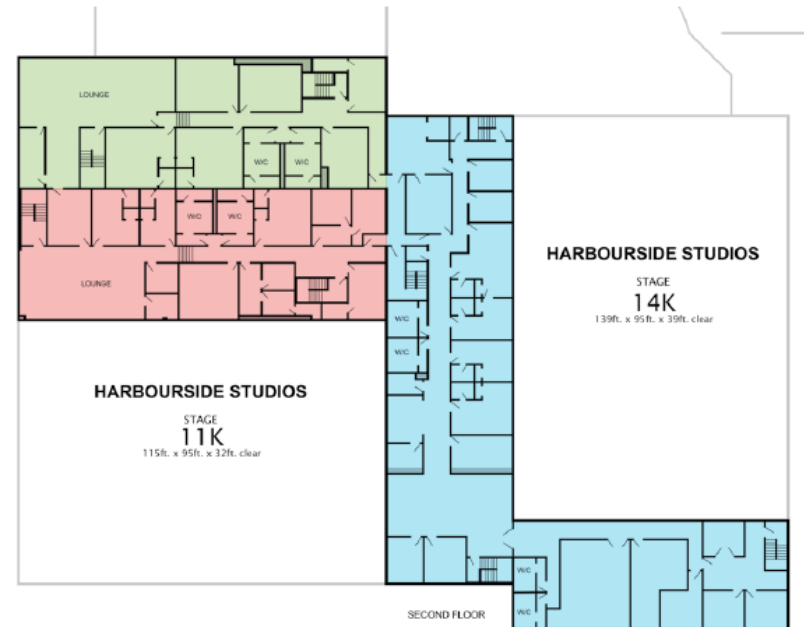
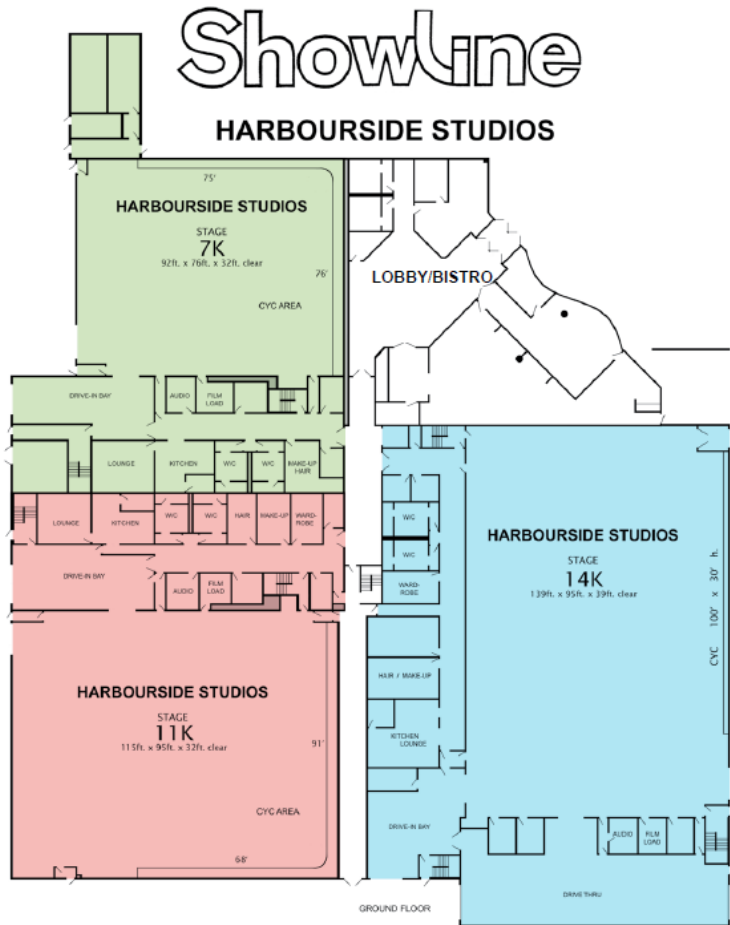


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# Showline Studios

## Floor Plans

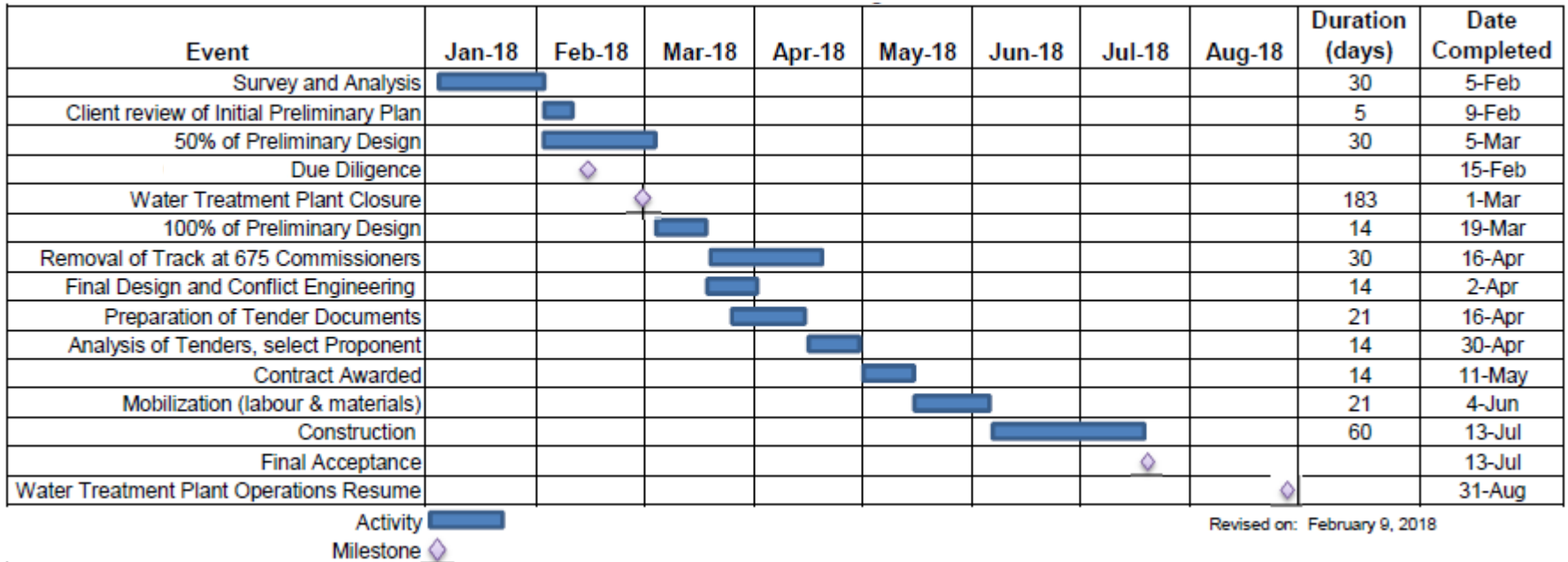


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# Showline Studios

## Leslie Street Track Realignment Schedule



# Thank You



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