



McCleary District Precinct Plan

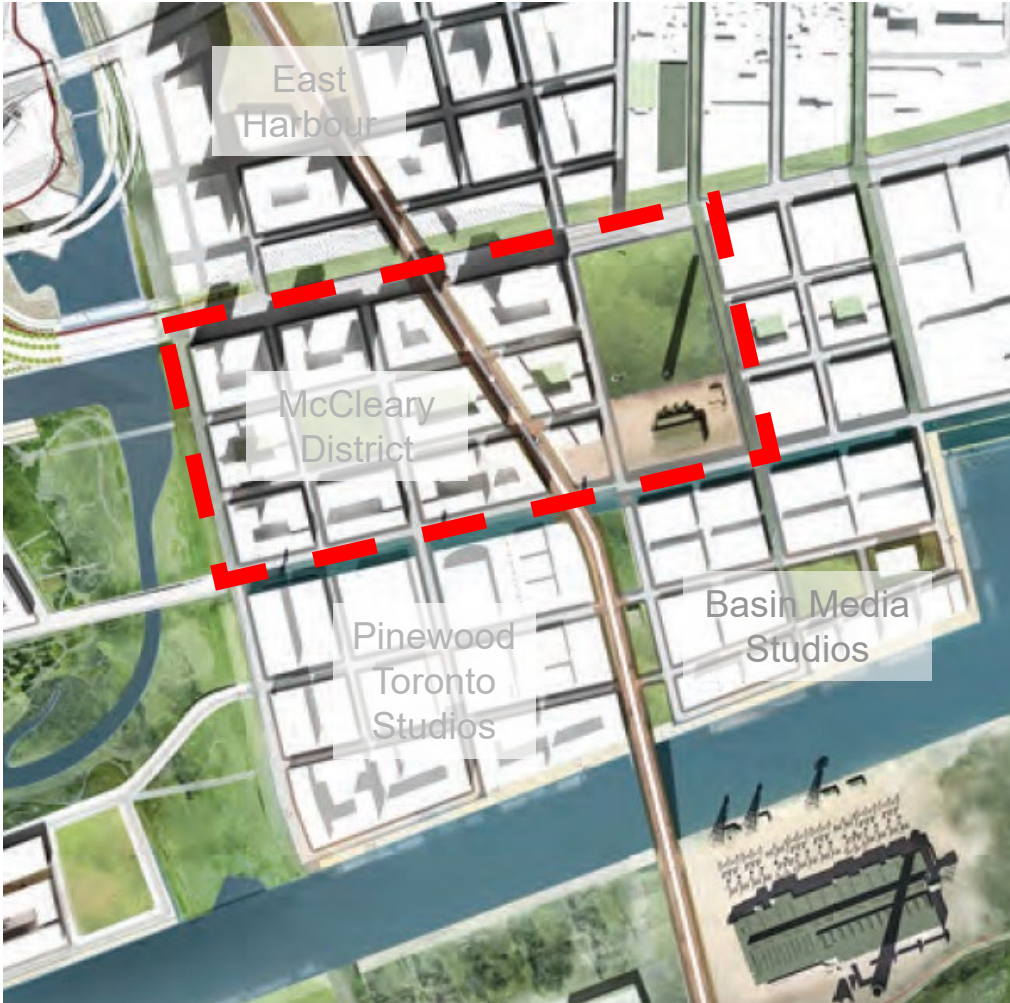
Film Board – March 1, 2023

CREATE TO

Toronto

WATERFRONT
Toronto

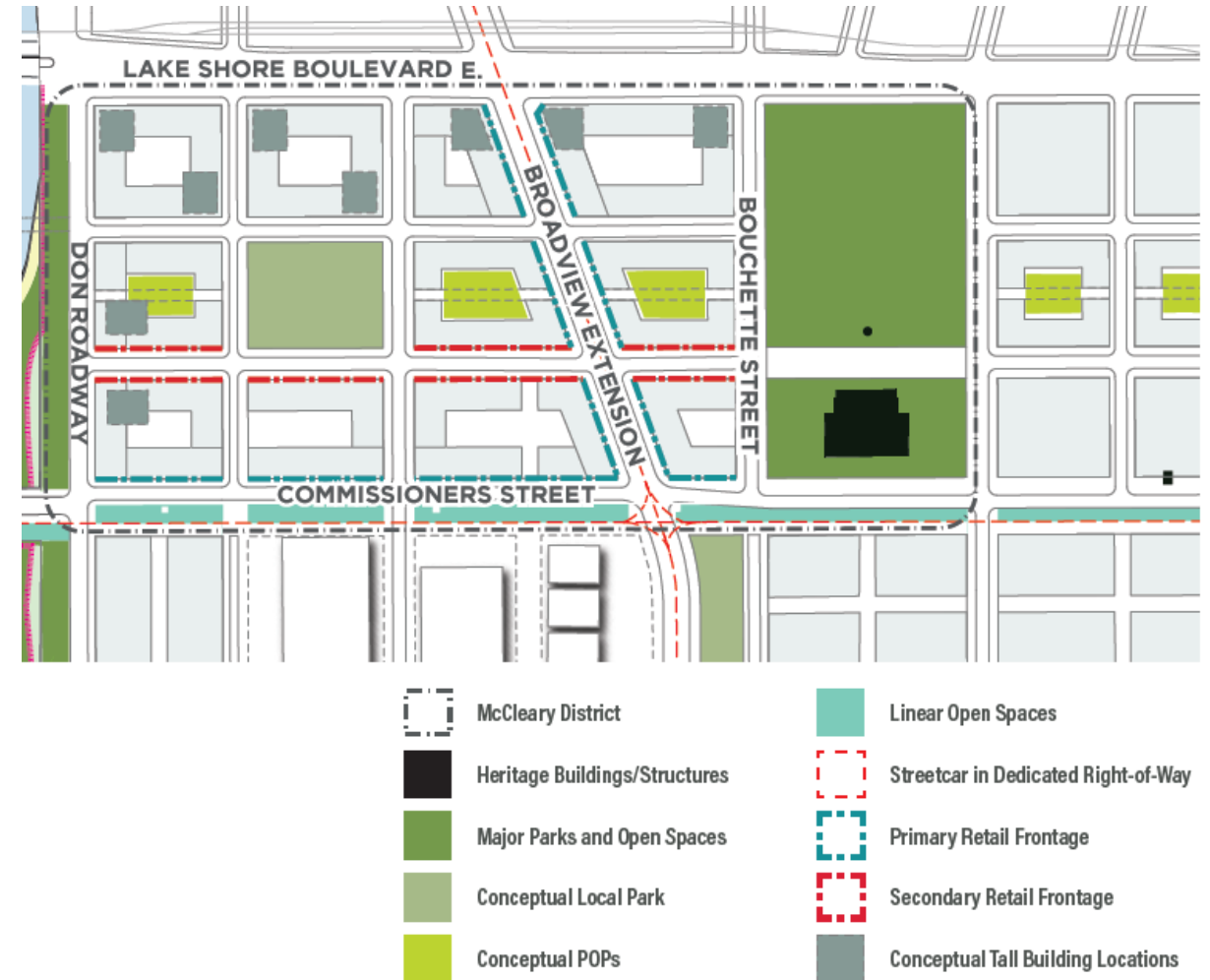
Background



- McCleary District is identified in the Port Lands Planning Framework and Area Specific Policy as a **Production, Interactive, and Creative (PIC) Mixed Use** district, which includes a minimum of 25% of GFA per block dedicated to PIC-related employment uses.
- Major capital projects involving the McCleary lands, including the Port Lands Flood Protection project and the Lake Shore Boulevard East public realm project are scheduled for completion in 2025/26.
- A development application has already been submitted for one of the private parcels in the district, highlighting the need to advance the McCleary District Precinct Plan now.

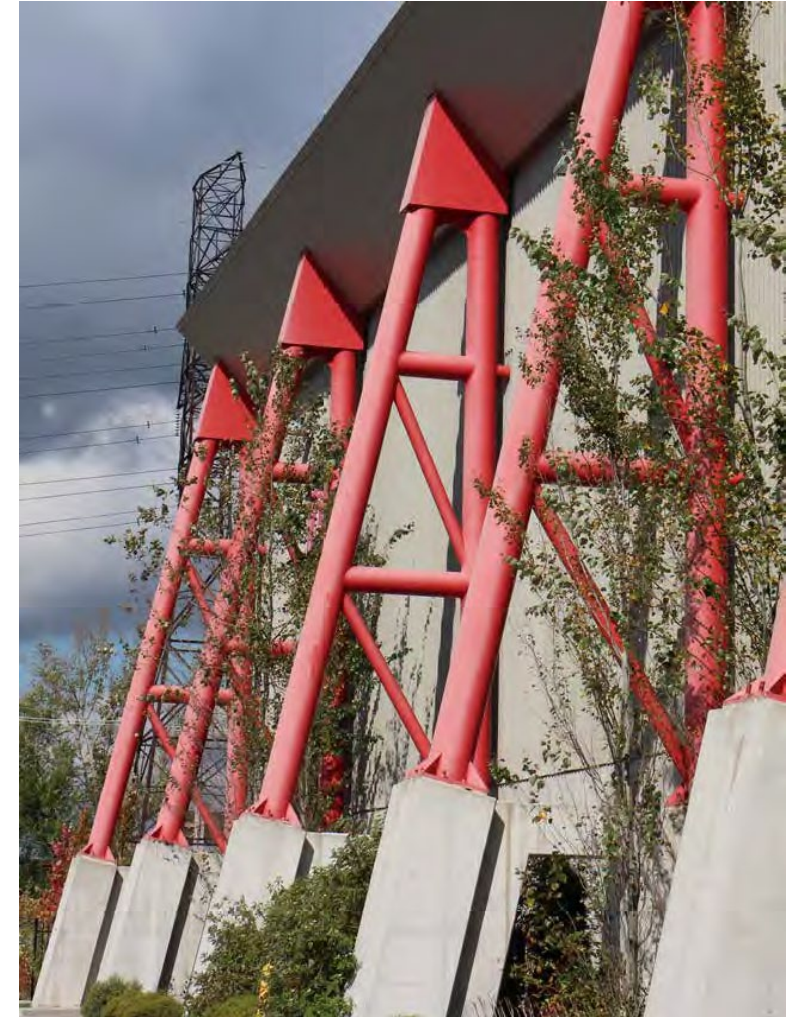
Project Overview

- CreateTO is leading the Precinct Planning exercise in collaboration with the City and Waterfront Toronto.
- The McCleary District Precinct Plan will provide more detailed direction for the District, building on the Port Lands Planning Framework and Central Waterfront Secondary Plan.
- The precinct plan will establish:
 - local street and block patterns
 - locally-oriented parks and open spaces
 - preferred locations for community infrastructure
 - urban design and streetscape guidelines
 - heritage, passive design, and sustainability recommendations
 - strategies for commercial activation and affordable housing



Opportunities for Film and other PIC Uses

- The McCleary work program includes a study of commercial activation opportunities and a market study of PIC uses.
- The market study will:
 - analyze the District in terms of physical and locational attributes and clustering opportunities for film and PIC industries;
 - analyze the current state, future demand, market absorption, and mixed-use compatibility of a variety of PIC sectors; and,
 - identify incentives and other requirements for attracting target uses
- The Project Team will be supported by an Economic Development Workstream including staff from the Film Office and Economic Development & Culture with an initial focus on the non-residential component of the District.



Next Steps

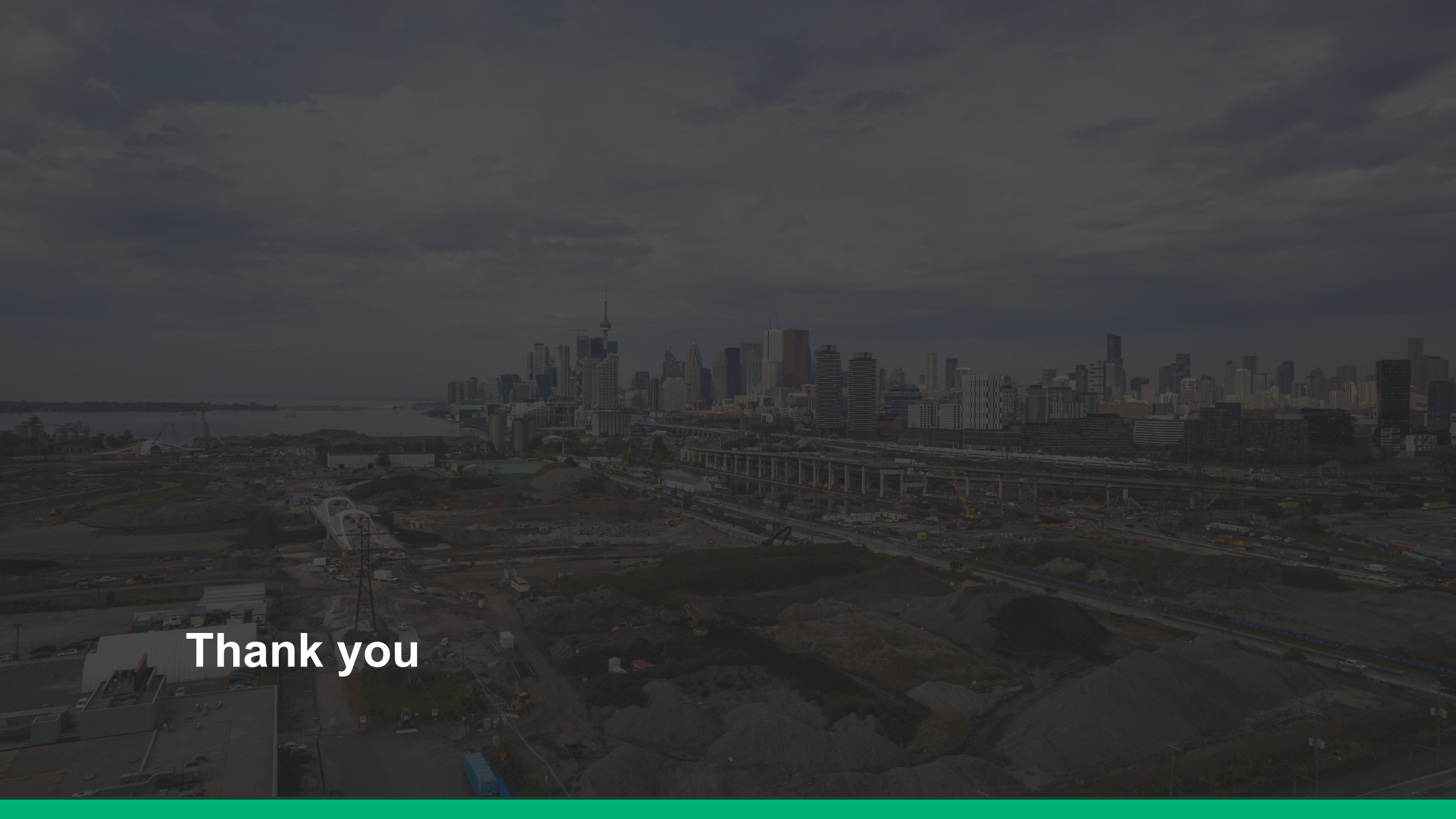


March 27th

First appearance at the Waterfront Design Review Panel

April

First round of public engagement

An aerial photograph of a city skyline, likely Toronto, with the CN Tower visible. The foreground is dominated by a large construction site with various cranes, dirt mounds, and partially completed infrastructure. A multi-lane highway runs horizontally across the middle ground. The sky is overcast with grey clouds. The text "Thank you" is overlaid in white on the lower-left portion of the image.

Thank you