

McCleary District Precinct Plan Study Update

Date: October 17, 2024

To: Planning and Housing Committee

From: Executive Director, Development Review and Interim Chief Planner and
Executive Director, City Planning

Wards: 14 - Toronto-Danforth

SUMMARY

This report provides an overview of the progress to date on the McCleary District Precinct Plan. The study is being undertaken by a project team led by CreateTO, working closely with the City of Toronto and Waterfront Toronto. Official Plan and Zoning By-law Amendments will accompany the Precinct Plan in a final report, targeted for early 2025.

The McCleary Precinct is bounded by the Don Roadway to the west, Commissioners Street to the south, Lake Shore Boulevard East to the north and Logan Avenue to the east. Of the developable land in the Precinct, approximately two-thirds is City of Toronto and CreateTO lands.

The McCleary District Precinct is envisioned to grow into a dense, urban mixed-use, mixed-income, complete community in the Port Lands. It also plays a unique role as a transitional area between the emerging mixed-use areas (the new island, formerly Villiers Island, and East Harbour) the Productions, Interactive and Creative ("PIC") employment-focussed districts (Turning Basin and Media City), as well as the port and industrial areas that continue to be instrumental to meeting city building objectives in the area (South Port and East Port).

The purpose of the study is to implement the policy direction in the Central Waterfront Secondary Plan, providing detailed design and implementation guidance for development in the Precinct. The study is sufficiently advanced to inform ongoing discussions about private lands in the Precinct with under-appeal development applications, in the context of Ontario Land Tribunal appeals with key information and exchange dates occurring through Q4 of 2024.

RECOMMENDATIONS

The Executive Director, Development Review and Interim Chief Planner and Executive Director, City Planning recommend that:

1. The Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

The City Planning and Development and Growth Divisions confirm that there are no financial implications resulting from the recommendation included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

EQUITY IMPACT STATEMENT

Through the City's HousingTO 2020-2030 Action Plan, Toronto is envisioned as a city where all residents have equal opportunity to reach their full potential. This plan adopts a human rights-based approach to housing, recognizing that housing is essential to a person's well-being, and crucial for building healthy, equitable, inclusive and sustainable communities.

Ensuring collaboration and engagement with First Nations, Inuit, Métis, and urban Indigenous communities in developing the McCleary District, as well as the broader Port Lands development, aligns with the City's Reconciliation Action Plan. Increasing affordable housing in this proposed development will positively impact Indigenous peoples, who are overrepresented among those experiencing homelessness in Toronto. Through the development of McCleary District, a range of new homes will also be created for people from equity-deserving groups including Black and other racialized peoples, women, 2SLGBTQIA+, seniors, and persons with disabilities.

DECISION HISTORY

Port Lands Planning Initiatives Final Report and Ontario Land Tribunal Appeals

The Port Lands Planning Framework, Precinct Plan and Port Lands Official Plan Modification (the "Port Lands OPM", consisting of Port Lands Area Specific policies and amendments to the Central Waterfront Secondary Plan) were adopted by City Council in December 2017. As a part of implementing this work, Council directed staff to undertake Precinct Planning for districts with residential permissions, including the McCleary Precinct.

Through Ontario Land Tribunal appeal proceedings, policy modifications were endorsed and approved by the Ontario Land Tribunal to resolve most concerns, with scoped ongoing appeals related to site specific concerns regarding some of the policies pertaining to parks, affordable housing and community benefits.

For more information on the Planning Framework and Precinct Plan see the Council consideration and Report for Action here:

<https://secure.toronto.ca/council/agendaitem.do?item=2017.PG24.6>

The most recent Council decision on appeals and policy modification are available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC41.8>

The consolidated version of the Central Waterfront Secondary Plan and Port Lands Area Specific Policy (February 2, 2023) is available here: <https://www.toronto.ca/wp-content/uploads/2023/02/8da8-city-planning-centralwaterfront-secondary-plan.pdf>

Next Phase of Waterfront Revitalization

In November 2021 and July 2022, City Council endorsed priorities for the Next Phase of Waterfront Revitalization, focusing on equity, inclusion, and access, and Indigenous engagement. This initiative includes further collaboration with federal and provincial counterparts.

The Council decisions and staff reports are available here: November 2021 - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX27.6>, and July 2022 <https://secure.toronto.ca/council/agenda-item.do?item=2022.EX34.10>

Housing System Transformation

On December 13, 2023, Council adopted report 2023.EX10.2, "Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts." The report directed CreateTO to leverage City lands and partnerships to facilitate the creation of complete communities as well as prioritize the delivery on affordable housing units.

The Council decision is available here:

<https://secure.toronto.ca/council/agendaitem.do?item=2023.EX10.2>

2023 Housing Action Plan

In December 2022, City Council directed City staff to develop a Housing Action Plan for 2022-2026 supporting the City in achieving the provincial housing targets. As part of this Plan, Council directed staff to optimize housing densities in the Port Lands through the lens of complete communities and infrastructure. The Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC2.1>

Transportation and Servicing Plans

The City of Toronto's Waterfront Sanitary Servicing Master Plan (WSSMP), updated in 2017, outlined a deep, gravity-fed sewer along Commissioners Street, connecting to an upgraded Carlaw Avenue sewer at Eastern Avenue. An interim pumping station at Don Roadway and Commissioners Street is being delivered as a part of the Port Lands Flood Protection project, with a permanent station at 545 Commissioners Street currently undergoing detailed design.

In 2017, City Council adopted the Transportation and Servicing Master Plan (TSMP) for the Port Lands and South of Eastern areas, detailing key improvements like enhancements to Commissioners Street, the Broadview Avenue Extension, Bouchette Street relocation, a new east-west street, and potential changes to McCleary Park. The TSMP also emphasizes coordinating with Hydro One and Toronto Hydro for infrastructure integration. As a "living document," the TSMP allows ongoing adjustments as the Port Lands evolves.

<https://secure.toronto.ca/council/agendaitem.do?item=2017.PG24.6>

Economic Development

On April 4, 2022, the Film, Television and Digital Media Board considered a presentation from City staff on the Productions, Interactive, Creative (PIC) Core Urban Design Guidelines for information purposes. The presentation outlined progress on planning work on the districts south of Commissioners Street which inform and complement the Precinct Planning work in the McCleary Precinct as these projects are being completed in tandem. Direction for ongoing Indigenous engagement is also outlined.

The presentation to the Committee is available here:

[Agenda Item History - 2022.FB11.3 \(toronto.ca\)](#)

On September 18, 2024 the Economic and Community Development Committee adopted the McCleary District Precinct Plan and the Business and Implementation Plan - Requests from the Film, Television, and Digital Media Advisory Board. This item outlined a request that the Film, Television, and Digital Media Board continue to be engaged throughout the planning phases of the McCleary District Precinct Plan. Directions in the report also relate to specific considerations for built form, sector housing, film friendly features and public art.

The Committee decision is available here:

[Agenda Item History - 2024.EC15.7 \(toronto.ca\)](#)

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Toronto Official Plan

Although the Official Plan is not in force for the Port Lands due to outstanding resolution of appeals to the Central Waterfront Secondary Plan, which was adopted under the former City of Toronto Official Plan, it represents City Council's strategic direction for the development of the City.

The McCleary Precinct is designated Regeneration Areas, Parks and Natural Areas on Map 18: Land Use Plan. In addition, Map 2: Urban Structure specifies that the McCleary Precinct is within the Downtown and Central Waterfront Area and includes part of the Green Space System

Toronto Official Plan policies can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Former City of Toronto Official Plan

The former City of Toronto Official Plan is the in-force Official Plan for the Precinct. The former City of Toronto Official Plan supports a waterfront Precinct Planning approach and sets out a policy framework, including goals and objectives for the waterfront in Chapter 14. The primary goal for the waterfront, as set out in Policy 14.2., is to promote increased and sustainable public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors help to achieve objectives such as improving public access to the waterfront, increasing the amount of public parkland, and enhancing the quality of the waterfront as a place.

Central Waterfront Secondary Plan (2003)

The Central Waterfront Secondary Plan ("CWSP") designates the Port Lands as Existing Use Areas, Regeneration Areas, and Parks and Open Space Areas allowing for a diverse mix of uses including residential, commercial, and industrial, alongside

significant open spaces and community services. This approach supports the establishment of new mixed-use residential communities, innovation districts, and cultural and recreational amenities, ensuring the Port Lands' ongoing economic contribution to the city.

Port Lands Area Specific Policy (2017)

The Port Lands Planning Framework ("the Framework") guides the revitalization of the Port Lands. The Framework outlines a detailed long-term vision for the Port Lands and provides the planning rationale for the Port Lands Area Specific Policies.

The Framework envisions transforming the Port Lands into new, vibrant districts with unique and memorable local identities that promote social interaction, cultural enrichment, ecological health, a low-carbon future and a prosperous local economy. It establishes a resilient urban structure, connecting the Port Lands to the city and providing a robust legacy of fine-grained streets and blocks to allow the area to evolve and transform over time. The Framework provides careful consideration to the introduction of sensitive uses in the area, recognizing that portions of the Port Lands will continue to have port and industrial uses.

The McCleary Precinct has a land use typology of Productions, Interactive and Creative Mixed Use, which include a broad range of uses in a compact urban form, including residential uses, commercial uses (office, retail, service, and hotels), and media uses.

An extensive consultation process supported the Port Lands Planning Framework and the Precinct Plan, including six Stakeholder Advisory Committee meetings, five Land Owner and User Advisory Committee meetings, industry-specific meetings, and outreach to First Nations. There were also five broad community consultation meetings, a two-day Vision Workshop, and multiple presentations to Waterfront Toronto's Design Review Panel.

Zoning

The former City of Toronto Zoning By-law 438-86 is in effect for the McCleary Precinct. An Interim Control By-law 979-2017 also applies to McCleary, which is currently in place until appeals at the Ontario Land Tribunal on the matter are resolved.

City of Toronto Zoning By-law No. 569-2013 does not yet apply to the McCleary Precinct. As appeals are resolved and implementation work progresses, this Precinct is intended to be brought into 569-2013.

Airspace Considerations

The federal government has sole jurisdiction for regulating the airspace around Canada's airports, including height limits for buildings and establishing standards for airport operations. Under federal Aeronautics Act, Airport Zoning Regulations restrict the heights of buildings, structures, and objects near airports to protect the current and future accessibility and usability, based on airport's obstacle limitation surfaces established in federal Aerodromes Standards and Recommended Practices - TP 312.

The McCleary Precinct lies outside of the existing Airport Zoning Regulations (SOR/85-515) established for Billy Bishop Toronto City Airport. However, several flight instrument procedures overlay the precinct. The City is working with Transport Canada, NAV Canada and PortsToronto to ensure that airport safety is not compromised by development around the airport.

Beyond regulated surfaces, airports rely on instrument flight procedures to guide aircraft under conditions, such as bad weather. These procedures, published or approved by NAV Canada, are designed in accordance with federal standards outlined in the "Criteria for the Development of Instrument Procedures - TP 308." They ensure safe separation between aircraft and potential obstacles. However, unlike the regulated surfaces defined in TP 312, not all segments of TP 308 procedures are protected by federal Airport Zoning Regulations. Instrument flight procedures can be redesigned to accommodate new obstacles, such as tall buildings, as long as the revised procedures maintain an equivalent level of safety and comply with regulatory criteria.

City staff will engage with NAV Canada through its land use program to ensure planned developments are assessed for safe airspace operations. This engagement, along with encouraging private developers to collaborate with NAV Canada, will help advance development compatible with airspace regulations.

Land Use Compatibility

The Port Lands Noise and Air Quality Feasibility Study (2016) was completed in support of the Port Lands Planning Framework Precinct Plan. It evaluated potential land compatibility challenges and recommended mitigation strategies to permit new mixed-use residential communities to coexist with existing employment, industrial, and port uses. Industries identified as potential sources of noise and air quality challenges for the Precinct and surrounding areas include the 400 Commissioners Street Waste Transfer Station, the Lafarge Cement Terminal and Port Lands Energy Centre.

In 2020, the study was refined through a Port Lands Noise and Air Quality Study Update, presented to the Ontario Land Tribunal in 2021 as evidence at the Port Lands Official Plan Modification settlement hearing.

ENGAGEMENT

Over nearly two decades, engagement has been shaped by the Environmental Assessments related to Port Lands Flood Protection, and from planning related to the Port Lands and its Precincts. From 2005 to 2014, through extensive community consultation, a preferred approach was established for the naturalization of the Don River and Port Lands Flood Protection. Between 2013 and 2016, extensive public, landowner and user consultation was conducted for the Port Lands Planning Framework, Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) and for the design of Port Lands Flood Protection.

In sum, the flood protection, river valley, regional parks, street and bridge designs were presented to the Waterfront Design Review Panel on 20 separate occasions. The

resulting designs, based upon extensive consultation, have been constructed as part of the Port Lands Flood Protection and Enabling Infrastructure Project, which will be completed this year.

Community and stakeholder engagement identified natural greenspace and affordable housing as [key](#) priorities. Other priorities [identified](#) were new jobs, places to learn, a low carbon footprint, inclusive communities, places to play, access to transit, and the ability to access and interact with the surrounding waters.

In February 2024, together with the City and Waterfront Toronto, Create TO commenced Precinct Planning for the McCleary Precinct. This has been supported by extensive public engagement.

Indigenous Engagement

The re-naturalization and restoration of the mouth of the Don River returns water and natural processes to the industrial landscape of the Port Lands. Building on this foundation of reconnecting with land and water, the redevelopment of the Port Lands offers a unique moment to support Indigenous cultural revitalization on the waterfront.

Engagement with First Nations, Inuit, Métis and urban Indigenous communities about the Port Lands will guide us on opportunities for Indigenous knowledge systems, oral histories, protocols, and connections to the land to shape the processes of waterfront revitalization.

There is ongoing work to incorporate these opportunities across the Port Lands. Initial ideas for McCleary Precinct include:

- Facilitating economic development related to key industries in the area;
- Exploring opportunities for Indigenous-led affordable housing as part of the affordable housing strategy;
- Celebrating water and the connection to the river valley; and
- Embedding Indigenous cultures and worldviews in the landscape and public spaces of the Precinct through materials, plantings, public art and use of Indigenous languages.

Recent engagements including the Next Phase of Waterfront Planning on the PIC Core districts led by Minokamik and Lura hold a number of pertinent and transferrable teachings for the McCleary Precinct. Engagement on strategies set out in the Reconciliation Action Plan are underway, including issue specific sessions with the Indigenous film sector and with affordable housing stakeholders (Strategies 4 and 14). Sharing Circles specific to the McCleary Precinct are expected to be scheduled for the end of 2024.

Waterfront Toronto Design Review Panel

The project team presented to the Waterfront Toronto Design Review Panel on March 27th, 2024 and also on July 24th, 2024. Summary feedback from the panel included the following recommendations:

- Establish a clear vision to celebrate the uniqueness of the Precinct and its natural features;
- Foreground Indigenous engagements and how they are reflected in the plan;
- Prioritize green space and restore the natural heritage in addition to the industrial heritage of the Precinct;
- Build on the relationship between land and water;
- Look to ways of expanding the green space network and allowing public realm to lead (e.g. reconfigure mid block connections, role of streets in the public realm); and
- Consider built form that explores flexible uses.

The project received conditional support of the panel at the July 2024th meeting. A final presentation to the panel is forthcoming.

September 2024 Public Meeting

On September 18th, 2024, the project team hosted a public open house at the Ralph Thornton Community Centre to review progress on the Precinct Plan. The event was well attended with approximately 60 members of the public. Key points raised by members of the public include:

- A desire for as much residential density as possible to meet housing needs;
- Interest in the role of housing providers and how the range of housing affordability needs could be met;
- Concerns around air and noise impacts and land use compatibility related to the Port Lands Energy Centre;
- Support for the approach to parks with a desire to see more innovation in the public realm;
- Questions around the implementation of higher order transit and major road extensions to serve the area; and
- General interest in the transformative potential of the Precinct for the Eastern Waterfront.

Meetings with Stakeholders

The Infrastructure and Sustainability Working Group of the Film, Television and Digital Media Advisory Board ("Working Group") is regularly engaged in the McCleary Precinct Planning process. Project team staff presented to the Working Group on April 19th, 2024 and September 16th, 2024 to discuss emerging built form, housing and land use implications in the Precinct. Based on input from the Working Group, staff also made presentations to the Film, Television and Digital Media Advisory Board on July 5th, 2024. Close collaboration with these key stakeholders is ongoing.

The project team met with the private landowners on May 29th and on September 17th, 2024 to discuss progress of the Precinct Plan and better understand the ambitions of the private sites. Discussion touched on tower separation and heights, streets and blocks, housing and the provision of Productions, Interactive and Creative uses. Further meetings with the landowners (independent of the OLT) are expected to continue into the fall and winter.

The project team also presented to the Port Lands Landowners and Users Advisory Committee (LUAC) on July 11th, 2024 and the Stakeholders Advisory Committee (SAC) on July 16th, 2024 to present the vision and guiding principles and discuss elements of the public realm, built form, and transportation network.

APPLICATIONS AND APPEALS

Approximately one-third of the developable lands in the Precinct are privately owned. The Precinct Planning efforts are advancing in tandem with these applications for the private sites to ensure the city-building objectives for the Precinct and surrounding area are sufficiently integrated. The City has received the following applications:

- 685 Lake Shore Boulevard East (subject to an appeal at the Ontario Land Tribunal with a hearing scheduled in early 2025) - Official Plan Amendment, Zoning By-law Amendment and Site Plan
- 115 Saulter Street - Official Plan Amendment
- 120 Bouchette Street - Official Plan Amendment and Zoning By-law Amendment and
- 280 Commissioners Street - no active application at the time of writing

All of the above applications are being reviewed in the context of the ongoing Precinct Planning work and several complex infrastructure projects that are working toward resolution noted in the 'Infrastructure and Due Diligence' section below.

The Central Waterfront Secondary Plan sets out that the review of private development applications may happen concurrently with the Precinct Planning process. Staff priorities include many common objectives, including the importance of providing housing, meeting economic development objectives, and a need to identify solutions around land use compatibility challenges.

Issues identified with the private applications include tower separation, height, site organization, and appropriate mix of uses. The project team and the private landowners continue to meet, share information, iterate their respective projects and resolve issues.

COMMENTS

The McCleary District Precinct Plan Study implements the direction set out in the Central Waterfront Secondary Plan (CWSP) and further elaborated in the Port Lands

Area Specific Policy (PLASP). The Precinct Plan is proceeding into two phases (see Attachment 2):

- First Phase: lands west of the future Broadview Avenue extension, including both publicly and privately held lands including 120 Bouchette.
- Second Phase: lands east of the future Broadview Avenue extension, including the 400 Commissioners Street Waste Transfer Station and Bouchette Street.

This phased approach allows for an orderly implementation of the Precinct, recognizing the distinct characteristics presented in each area.

As part of Council direction to implement the policies in the Central Waterfront Secondary Plan, the Precinct Plan sets out design guidance, Zoning By-law Amendments and policy updates as necessary. The McCleary Precinct Plan will detail further direction on the vision for the McCleary Precinct providing detailed planning direction to guide the revitalization of the Precinct into a walkable, sustainable mixed-use community connected by parks and open space. The Zoning By-law implements the Precinct Plan, enabling development to proceed.

The McCleary Precinct Plan

The McCleary Precinct Planning work is well advanced and is actively informing development review of applications received for private sites, as well as informing the staff positions in active OLT appeals for 685 Lake Shore Boulevard East, and ongoing collaboration with key economic sectors.

A working demonstration plan that sets out baseline expectations for height, density, public realm and streets and blocks is now complete. This demonstration plan is iterative and will change based on inputs from technical studies (e.g. sustainability, transportation, wind, air and noise, retail and activation etc.). The plan depicts the precinct as generally a grid pattern with the Broadview Avenue extension bisecting the precinct with the privately held lands centred along Broadview Avenue. Iterations and refinements to the conceptual plan are expected.

The highlights of the emerging Precinct Plan include the following:

Parks and Public Realm

The District Park location is now determined to be along the Don Roadway frontage on the western edge of the Precinct. This location is preferred based on opportunities to engage with the renaturalized Don Valley and themes of water, connectivity to the new Don River trail system, and potential for a larger park offering over time as options for the Hydro Corridor along the Don Roadway are further explored. While programming decisions will be determined through a future detailed design process, this space is envisioned to accommodate a mix of active sports uses (e.g. fields, courts, skateboarding spots) and passive uses. The future detailed design of this park may also explore opportunities for the interpretation of natural and cultural history, including themes of water.

From a historical perspective, pre-contact, the site was a coastal marsh and an important fishing and hunting grounds for First Nations. This context informs the emerging approach to parks and public realm.

Height and Density

The project team has explored the previous direction on height and density in relation to more recent city initiatives (e.g. the new island formerly Villiers Island in the Port Lands) informing the built form direction for the McCleary Precinct. Approximately two thirds of the lands in the McCleary Precinct are in public ownership which represents a significant opportunity to accommodate a range of housing options. This change to accommodate more housing is the most significant revision to the 2017 Port Lands Planning Framework direction.

Analysis to date indicates that an increase in density of up to 60% over and above the initial 2017 planning projections may be accommodated in the Precinct. As a result, the project team is recommending a shift to a taller and more dense character for the Precinct, while ensuring a comfortable and inviting public realm. This is a departure from the 2017 Port Lands Planning Framework which anticipated a primarily mid-rise district. Heights and densities are subject to further testing of assumptions and inputs from technical studies.

The demonstration plan tests heights in the range of 60 storeys along Lake Shore Boulevard East, stepping down to lower heights along Commissioners Street. This height strategy represents a balance between maximizing housing objectives, providing a diversity of building types and transition, while also demonstrating sensitivity to the operations of the production studios south of Commissioners. The height approach is expected to evolve based on public feedback, discussions with private landowners, project team iterations and technical studies.

Productions, Interactive and Creative ("PIC") uses will help provide architectural variation in building forms and will underscore the importance of these uses in developing an identity for the Precinct.

Use Mix

PIC uses are a defining feature of the identity of the Precinct. These PIC uses include a wide range of creative industries, including screen based and productions uses, broadcasting, technology, software processing, studios and workshops, life sciences and laboratories, green technology and other uses that support the cluster.

The project team is adopting a scenario of PIC use allocation for the area that advances a feasible amount of PIC uses while also enabling future growth and advancing city-building objectives of the Precinct playing a key PIC-supporting role in the competitiveness of the cluster. Integrating PIC uses will help to provide architectural variation in the built form and will underscore the importance of PIC uses in the identity of the Precinct.

Roads

The right-of-way widths for local roads that are not subject to Environmental Assessment process are evolving to be narrower in the Precinct than the direction as set out in the Port Lands Planning Framework. This direction is set out to achieve slower, less car-centric and more pedestrian and cyclist-friendly street network on local streets that are carrying less infrastructure given the strong sustainability targets for development in the Port Lands. Streets will also need to accommodate a wide range of accessibility, stormwater, transportation, and public realm functions within the right-of-way.

As further described in the infrastructure and due diligence section below, several roads are subject to Environmental Assessment (EA) processes, including the new East-West Street, the Broadview Extension, Bouchette and Commissioners Streets. While not in the scope of the Precinct Plan, the findings of this work can inform future EA processes.

Infrastructure and Due Diligence

Full build-out of the McCleary Precinct is expected to occur between 2035-2045. Build-out is dependent on completion of a suite of infrastructure, flood protection and due diligence work required to support the area.

A number of due diligence activities are underway that support the emerging Precinct Planning process for the area. The City has retained an air and noise consultant to collect data and measure impacts from a variety of sources including the Port Lands Energy Centre. The City, Waterfront Toronto and CreateTO are invested in finding safe solutions that enable the building of healthy, complete communities that meet today's housing needs – as well as those of the future – while providing proper air quality safety and reliable energy service. Provincial policy requires municipalities to consider land use compatibility matters between major facilities, including energy generation facilities, and proposed sensitive land uses when they are proposed close to these facilities. Municipalities are required to consider avoiding, or if avoidance is not possible, minimizing and mitigating any potential adverse effects and minimizing risk to public health.

Several policies in the Central Waterfront Secondary Plan policies specific to the Port Lands speak to land use compatibility studies and requirements. The McCleary District Precinct Plan Noise, Air Quality and Odour Assessment is currently underway and will assess the potential adverse impacts the proposed development, identify potential approaches for managing potential adverse impacts, and recommend zoning by-law provisions and legal agreement provisions for land use compatibility and mitigation.

Some industrial operations in the surrounding districts are City-serving and are expected to remain. The City-operated waste transfer station at 400 Commissioners Street is also a land use compatibility issue to be further evaluated in Phase 2 of the Precinct Plan. Options for this facility are being evaluated in a forthcoming feasibility study to be initiated in Winter 2024-25.

A number of streets in the Precinct are subject to future and ongoing Environmental Assessment processes, including the new East-West street, the Broadview Extension, Bouchette and Commissioners Street. These network improvements were identified as part of the 2017 Transportation and Servicing Master Plan, which encompasses a broader area than McCleary, covering both the Port Lands and the South of Eastern area. This plan established a comprehensive approach to transportation and municipal servicing infrastructure that will support the ongoing transformation to the Port Lands. These streets are shown notionally in the Precinct Plan, acknowledging that some flexibility will be required in the implementing Official Plan Amendments and Zoning By-law Amendments.

Servicing infrastructure required to enable development is a key consideration to how development proceeds in the area. Key elements include the ultimate design for the Commissioners Street Pumping Station and the design and implementation of a sanitary collector sewer from Don Roadway to the Commissioners Street Pumping Station. The ultimate condition of the above-ground hydro corridor currently adjacent to the new Don Roadway is the subject of ongoing discussion between the energy providers and public stakeholders.

Productions, Interactive and Creative (PIC) Uses

McCleary Precinct is unlike any other district in the Port Lands that has advanced to the Precinct Planning phase. It will be home to both a large residential population, like the new island to the west (formerly Villiers Island), and also a concentration of PIC uses to complement a wide range of creative industries, including screen based and productions uses, broadcasting, technology, software processing, studios and workshops, life sciences and laboratories, green technology and other uses that support the cluster. McCleary shares the same CWSP land use designation as both South River and Polson Quay

The film sector in the Port Lands is an important economic driver for the city as a whole. The established geographic cluster of film and productions in the Port Lands represents a key competitive advantage for the city to retain and attract production work of all scales in a globally competitive way. The McCleary Precinct will play an important supporting role by requiring minimum amount of PIC uses.

Recognizing the importance of this sector, the project team is actively engaged with the Film, Television and Digital Media Board through the Infrastructure and Sustainability Working Group and the Film Office in the Economic Development and Culture Division.

At its meeting on September 19th, 2024 the Economic and Community Development Committee passed an item for staff to consider the following for both the McCleary District Precinct Plan and the Business and Implementation Plan:

- Maintain building height peak along Lake Shore Boulevard East and lower peak alongside Commissioners Street;
- Provide support for film workers by being eligible as preferred residents for new affordable housing in the McCleary area;

- Include Agent of Change principles, with a focus on awareness of proximity to film production, in place for area real estate purchases;
- Provide support for film-friendly features throughout the area as defined in the Urban Design Guidelines (including access to grid power, parking areas and lay-bys, removable street furniture); and
- Leverage public art as a means of celebrating the local film industry.

The project team continues to work to integrate the recommendations above into the Precinct Plan as appropriate.

The Central Waterfront Secondary Plan contains a number of policies requiring PIC uses and how they can be deployed. The project team will update these policies where required as they relate to the emerging directions in the plan. The policy language currently requires 25% of each block for PIC uses, with the ability to transfer to other sites within the Precinct.

Given the height and density being explored to implement the directions of the Housing Action Plan, the percentage-based gross floor area calculation of PIC uses results in set requirements for sites across the precinct. The percentage-based PIC requirements for tall building sites (in comparison to the mid-rise character set out in the Port Lands Planning Framework) raised issues around the viability of this amount of PIC and suggests that a policy revision is required to account for the emerging built form in the Precinct. The project team retained a consultant as a part of a due diligence effort to test the market feasibility of PIC in the Precinct. The consultant report concluded that a lower yield of PIC uses in the Precinct is anticipated as compared to the projections that came forward in 2017 as a part of the Port Lands Planning Framework. The reasons for this are complex, including the evolving supply of productions facilities and ongoing changes to flexible working arrangements for office workers.

The project team is proposing a PIC allocation which is a numerical requirement versus a percentage of gross floor area, to enable future growth of the cluster in the McCleary Precinct, supported by the consultant's findings and the Infrastructure and Sustainability Working Group. While this number is lower than the 2017 PIC percentage-based projections (based on density alone), it represents a feasible approach that provides for growth of the industry over time and changing market conditions. The Precinct Plan is expected to provide direction to update the PIC market feasibility approximately every 5 years to ensure the spatial requirements of the sector are being met.

Housing

Housing remains a top priority for the project team as it represents one of the most important changes from the 2017 planning outcomes.

Building affordable housing is a crucial objective of the City's Central Waterfront Secondary Plan (CWSP), which establishes the long-term vision for the waterfront. The in-force policies of the CWSP apply in the McLeary Precinct, including policy direction to achieve 20% affordable rental housing, and 5% low-end-of-market housing in-force policy guidance continues to apply. The target for affordable rental housing on public lands is a minimum of 20% of the total residential gross floor area. Additional

contributions above 20% are being actively explored by the project team, however, this will require funding and financing from all levels of government, as well as contributions and participation from non-profit stakeholders. All affordable rental homes to be developed will remain affordable in perpetuity (i.e. 99 years minimum). Furthermore, the housing objectives in the Precinct will focus on delivering a range of purpose-built rental homes for a range of incomes, including rent-geared-to-income, affordable rental and market rent controlled homes.

There are active applications on three of the four privately-owned parcels in the Precinct and the policies of the CWSP, including the requirement to provide 20% of the proposed residential gross floor area as affordable rental housing, are in-force for these sites. Historically, this requirement has been met through one or a combination of approaches, including the provision of "bricks and mortar" units, land, and cash-in-lieu. Given the City's current priorities and Council's direction for deeper affordability and longer term affordable housing even on private lands, the City has, more recently, accepted contributions that have better reflected these current priorities and direction, such as a lower percentage of affordable rental units with a 99-year affordability period and affordability levels that meet the City's Official Plan definition of affordable housing, while still addressing the overall policy direction of the CWSP.

Next Steps

The content of the Precinct Plan is now advanced enough to meaningfully inform detailed conversations with the private landowner stakeholders with applications in the area, including in the context of active Ontario Land Tribunal appeals. This includes overall direction for height, density and a refined PIC use mix. While some elements of the approach for the Precinct will change based on key input from ongoing Indigenous engagement, stakeholder discussions and technical studies, the work done to date provides an important foundation to inform site specific discussions and to ensure complementarity the emerging Precinct Plan.

The project team will advance a report with final recommendations in 2025. This includes a Precinct Plan and implementing Official Plan Amendments and Zoning By-law Amendments for Phase 1 of the Precinct Plan. These deliverables will be informed by ongoing Indigenous Engagement, a range of supporting studies (e.g. air and noise, sustainability) and discussions with private landowners.

Phase 2 of this work is expected to advance once more information is known on infrastructure works.

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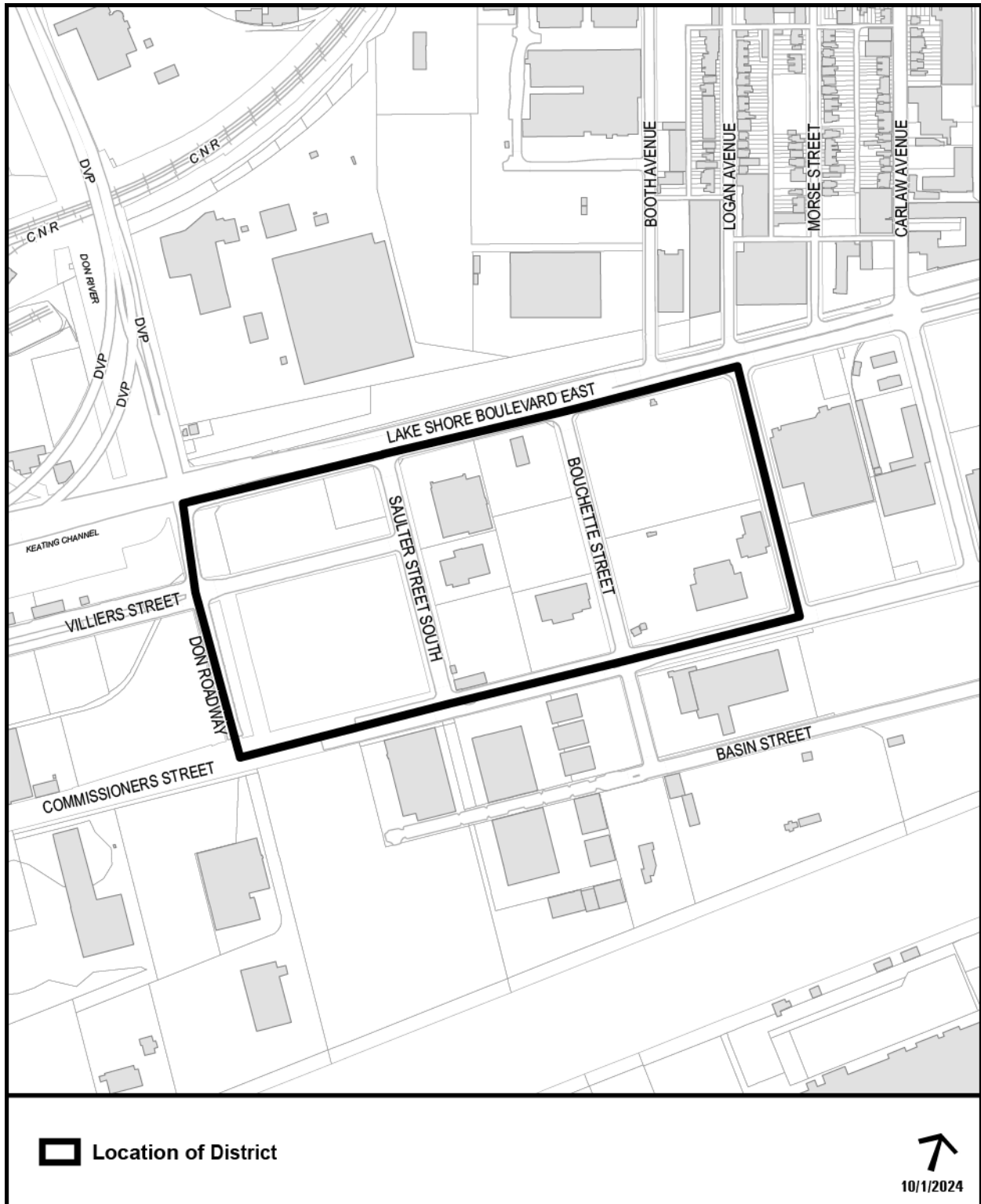
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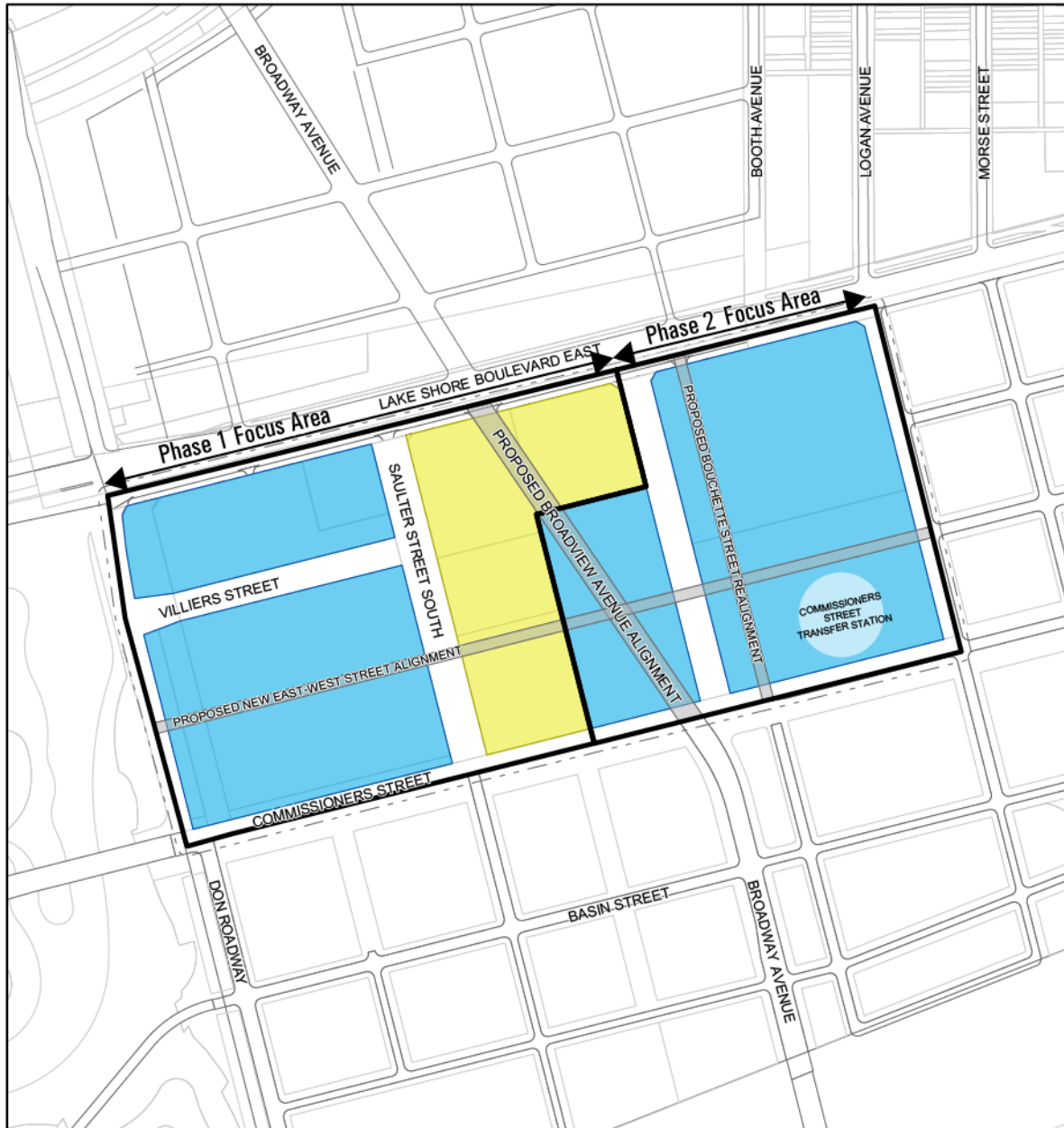
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Phasing and Ownership

Attachment 1 - Location Map



Attachment 2 - Phasing and Ownership



McCleary District Current Land Ownership

McCleary District

File # 24 211659 STE 14 0Z

-  Location of District
-  Publicly-Owned Land
-  Privately-Owned Land
-  Phasing



Not to Scale
Extracted: 10/1/2024