



McCleary District Framework Plan

Film, Television and Digital Media Advisory Board
February 3, 2026

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Agenda



1. Progress Update
2. Emerging Framework Plan & Response to Board Direction
3. Status of Private Development Applications
4. Schedule Update & Future Phases of Work

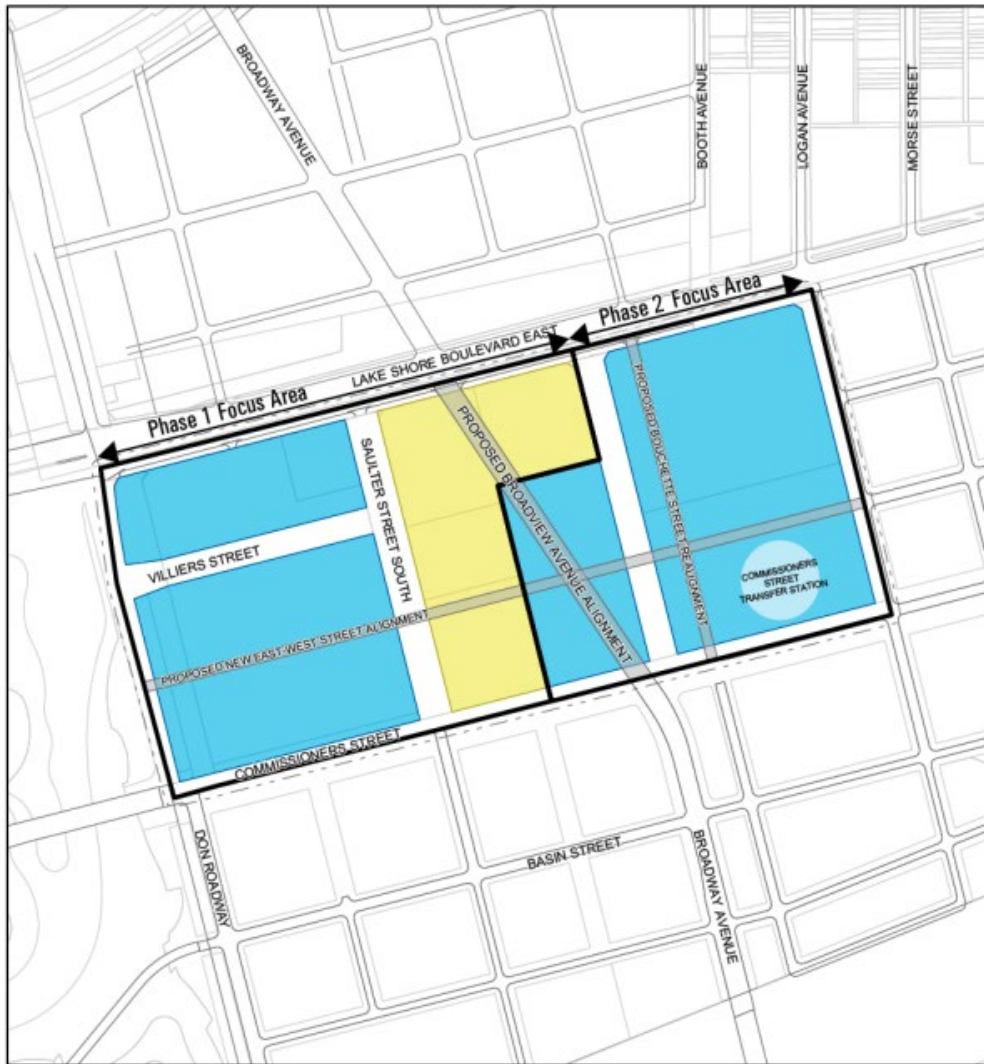
McCleary District - Progress Update

Since our last presentation to the Board:

- Public open house
- Indigenous engagement – two sharing circles with urban Indigenous; two meetings with MCFN
- Status update to City Council
- Two appearances at the Waterfront Design Review Panel
- Three presentations to the Board's Infrastructure & Sustainability Subcommittee
- First draft of Framework Plan complete

Ownership Breakdown

- 32.1 ac / 13.0 ha publicly owned
- 8.6 ac / 3.5 ha owned by four private landowners



McCleary District Current Land Ownership

McCleary District

File # 24 211659 STE 14 02



Emerging Framework Plan for Phase 1 Lands

- Approximately 8,500 – 9,500 new homes, including 700 – 800 affordable units in a predominantly high-rise, mixed-use neighbourhood
- New District Park, elementary school, and child care facility
- 940,000 square feet of Productions, Interactive and Creative uses
- Potential for geographic clustering of PIC uses



What we heard from the Board

Film, Television and Digital Media Advisory Board consideration on July 5, 2024

FB4.3 - Infrastructure and Sustainability Working Group Update

Decision Type: Presentation

Status: Amended

Wards: All

Board Decision

The Film, Television, and Digital Media Advisory Board recommends that:

1. The Economic and Community Development Committee request the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning, and the Chief Executive Officer, CreateTO to continue consultations with the Film, Television, and Digital Media Board throughout the planning phases of the McCleary District Precinct Plan.
2. The Economic and Community Development Committee request the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning, and the Chief Executive Officer, CreateTO to consider both the McCleary District Precinct Plan and the Business and Implementation Plan:
 - a. maintain building height peak along Lake Shore Boulevard East and lower peak alongside Commissioners Street,
 - b. provide support for film workers by being eligible as preferred residents for new affordable housing in the McCleary area,
 - c. include Agent of Change principles, with a focus on awareness of proximity to film production, in place for area real estate purchases,
 - d. provide support for film-friendly features throughout the area as defined in the Urban Design Guidelines (including access to grid power, parking areas and laybys, removable street furniture), and
 - e. leverage public art as a means of celebrating the local film industry.

Decision Advice and Other Information

The Infrastructure and Sustainability Working Group Chair provided verbal updates.

Height Distribution

- The draft Framework Plan maintains the height peak at Lake Shore, stepping down to Commissioners
- Responds to operational sensitivities, emerging context, and flightpath considerations
- Massing will be further explored through future phases of work



Housing for Film Workers

- Direction from this Board for “film workers to be preferred residents for affordable housing in McCleary District”
- Discussions are ongoing, as all affordable units are required to utilize the Centralized Affordable Rental Housing Access System.
 - Report from Housing Secretariat is forthcoming in 2026 to consider the issue City-wide
 - Access System may include identified target groups through a City-approved referral agreement.
- Opportunities related to the majority public ownership of the lands
- Details of affordable housing offerings in McCleary will be advanced at the Business & Implementation Plan stage

Agent of Change Principles

- This requirement is embedded in the Central Waterfront Secondary Plan and will be secured through Site Plan and Project Agreements when development proceeds

4.7.11. Where sensitive land uses are permitted, suitable warning clauses will be included, as required, in Offers of Purchase and Sale, lease/rental agreements and condominium declarations advising residents of:

- a) The proximity of film and television production studios, where sound levels associated with gunfire, explosions and/or other noisy activities occurring within studio compounds may at times be audible within the development;
- b) The proximity of the Billy Bishop Airport and potential impacts;
- c) The proximity of *Port* and *Industrial* uses, with associated heavy truck traffic;
- d) Moored ships which may obstruct views, and create noise and odour;
- e) the proximity of energy generation facilities and transformer stations; and
- f) if the area is classified as Class 4 in accordance with NPC-300, an acknowledgment to that effect.

The City will secure the requirement for the warning clauses in municipal agreement(s), such as Plan of Subdivision, Consent, Site Plan or Plan of Condominium, associated with development approvals as appropriate.

Film Friendly Design (Draft Framework Plan excerpt)

4.1.4.8. Film-friendly Streets

The PLPF identifies the need for film-friendly streets in the Port Lands to support the area's film cluster. Film-friendly streets have design elements such as electricity connections (including power-drops), water connections, removable street furniture and large laybys for trucks. In general, the film industry requires flexible spaces for the staging of production vehicles.

Some features of film friendly streets, such as removable furniture and power availability, can and should be accommodated on all streets in McCleary District. Other features, such as large laybys to accommodate production vehicles, are more challenging to balance with other priorities for streets in McCleary District like robust green infrastructure and cycling infrastructure. To the extent possible all streets in McCleary District will include film-friendly elements, with Don Roadway and Saulters Street South providing the best opportunity to support all film-friendly functions including accommodating production vehicles.



Figure 69: Wellington street with laybys & service access while maintaining an intimate streetscape, Toronto (source: CCxA)



Figure 68: Map showing Film Friendly Streets

Supporting Indigenous Arts and Culture

At the Indigenous sharing circles for McCleary District community members emphasized the importance of creating space for Indigenous-led cultural expression. One idea suggested for exploration is a dedicated venue for Indigenous film and media arts, envisioned as a flexible, community-rooted space for screenings, exhibitions, workshops, and creative production. This space could support Indigenous filmmakers and artists year-round, strengthen cultural visibility, and serve as a place of gathering, celebration, and storytelling on the waterfront. Other ideas included affordable, bookable studio spaces for Indigenous creatives, live-work studios, and using public spaces for Indigenous art fairs in the summer months. Supporting Indigenous arts and culture should include the involvement of youth at every opportunity.

Reconciliation Action Plan Actions:

- #10 Promote Prosperity
- #16 Celebrate Indigenous Arts and Culture
- #25 Increased Indigenous Community Engagement

Film Friendly - Supporting PIC (Draft Framework Plan excerpt)

Embracing PIC



The co-existence of residential and Production, Interactive and Creative (PIC) uses is one of McCleary District's defining features. Together with the productions and light industrial uses in the surrounding districts, this geographic cluster of creative uses is vital to Toronto's global competitiveness in the sector and will evolve over time. The precinct plan is designed to accommodate PIC uses in many different forms – familiar office podiums, flexible warehouse buildings, black box studios, live-work units – and to distribute PIC uses while allowing for clustering in key locations like Commissioners Street.



Figure 2.18: Beijing Enlight Media Workshop C3, Beijing, China.



Figure 2.19: Sunset Las Palmas Studio post-production and office, Hollywood, USA.



Figure 105: The Makery, Munich, Germany (source: www.theplan.it)

Productions, Interactive and Creative Uses Include:

- Production studios
- Light Industrial & green tech
- Creative industries (e.g tech, cultural uses)
- Institutional
- Communications and broadcasting

Recommendation: Public Art Strategy



Figure 62: Render showing Saulters Street



- The draft Framework Plan recommends a public art strategy with key themes being recognition of Production, Interactive, and Creative uses and the contribution of film, media and supportive uses to Toronto's economic and cultural makeup.
- Opportunity to showcase Indigenous contributions to film

Excerpt from the draft Framework Plan:

5.3.2. Public Art Strategy

A future public art strategy is recommended to identify key themes and preferred locations for permanent public art installations in McCleary District. This strategy may include the Turning Basin District given the anticipated shared emphasis of celebration on film and other creative industries in these districts. Indigenous engagement will also inform the public art strategy

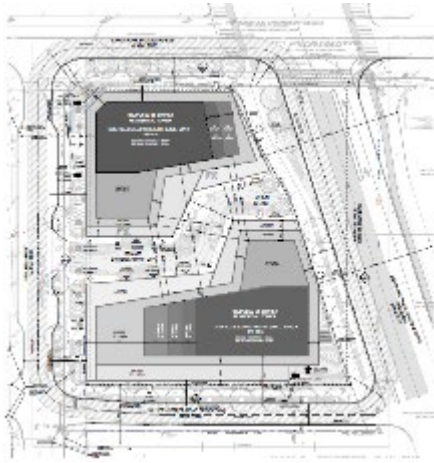
Status of Private Development Applications



Review of applications and OLT proceedings continuing concurrently with the framework plan.

1

685 Lake Shore Boulevard East



- 58 & 54 storeys
- 1,581 units
- 6,681 m² non-residential
- Appealed to OLT in 2023
- Settlement reached in November 2024

2

115 Saulter Street South



- 40 & 45 storeys
- 1,300 units
- 5,410m² non-residential

3

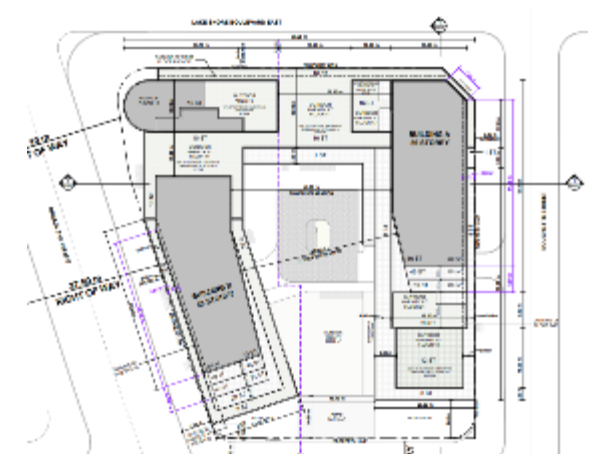
280 Commissioners Street



- 40 & 45 storeys
- Fronting on Commissioners Street
- 937 units
- 16,337m² non-residential
- **Appealed to the OLT in November 2025**

4

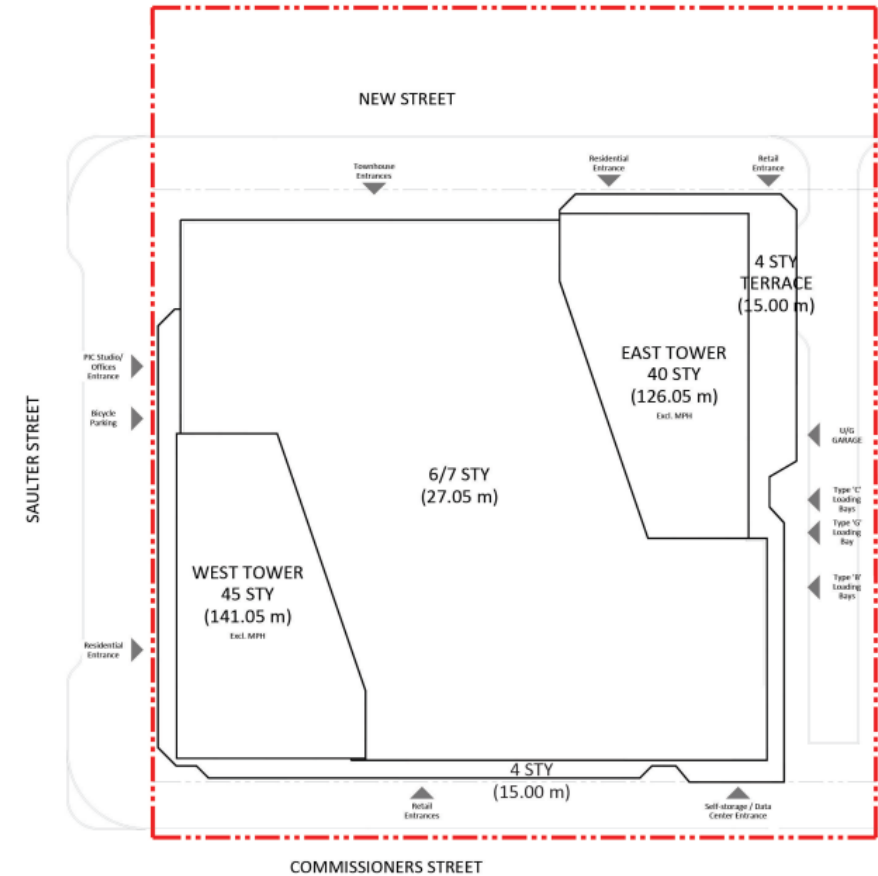
120 Bouchette Street



- 56 & 53 storeys
- 1,626 units
- 1,990m² non-residential
- Appealed to OLT in January 2025
- Settlement reached in October 2025

280 Commissioners Appeal

- 280 Commissioners owners appealed to the Ontario Land Tribunal in November 2025
- Original 40 and 45 storey tower submission with the west tower situated at minimal setback against Commissioners Street
- Framework Plan direction for 10m setback from Commissioners Street
- City considerations in the OLT process include relationship to Commissioners, built form transition and PIC Use



Site Plan

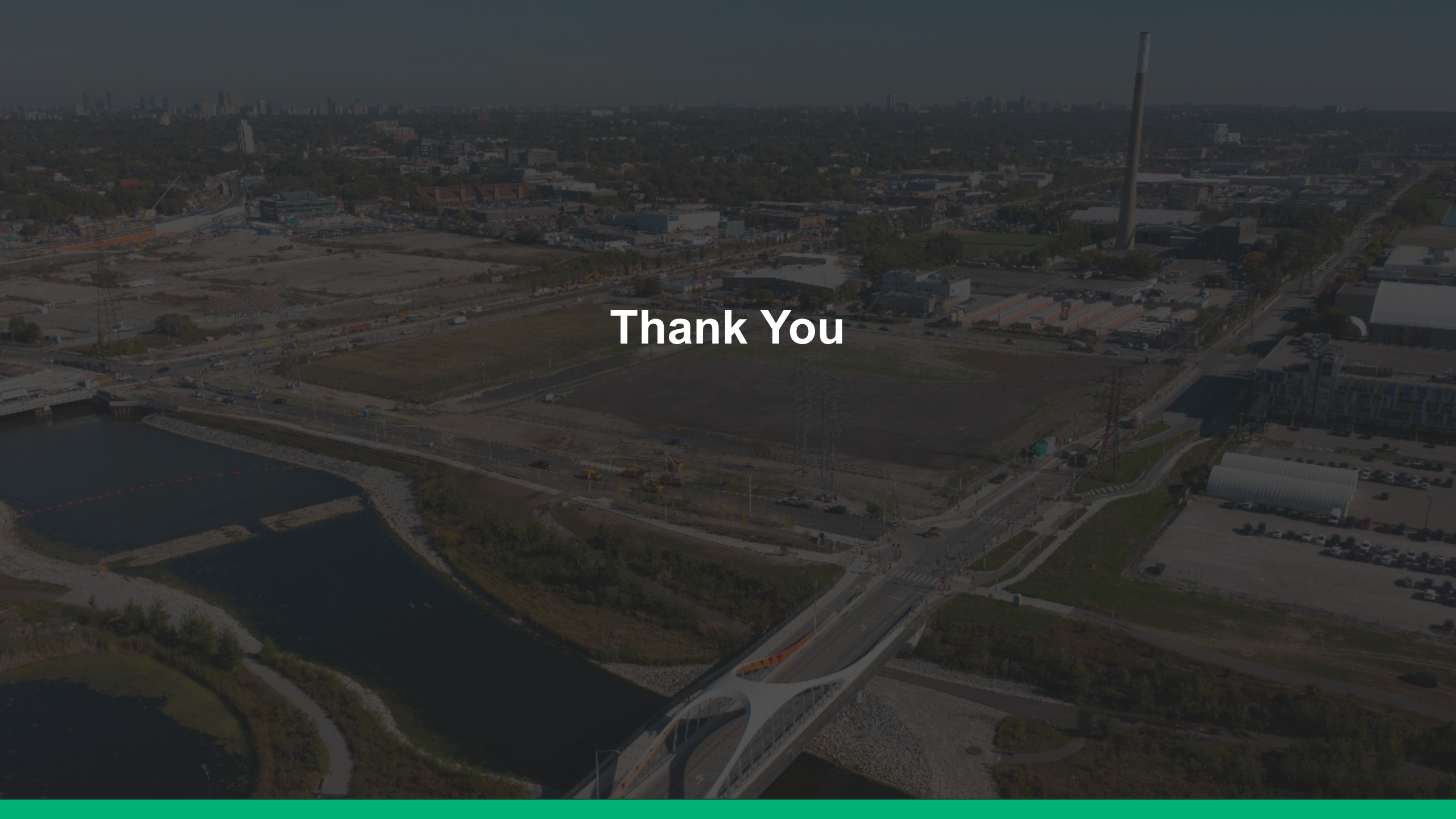
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Schedule Update

Q1 Winter 2026	• Report back to Waterfront Design Review Panel with additional Indigenous engagement and design thinking
February/March 2026	• Completion of Noise, Odour & Air Quality Study • Additional engagement with the Port Lands Landowners and Users Advisory Committee and Stakeholder Advisory Committee
April 2026	• McCleary District Framework Plan report to Planning and Housing Committee • Focus on private sites, key themes and directions from the Framework Plan, enabling meanwhile uses, and setting the stage for future phases of work • <u>Will not</u> include full mixed-use zoning and policy for the public lands
<i>Future Work</i>	• <i>Massing study</i> • <i>Detailed public realm plan & due diligence studies</i> • <i>Public Art Strategy</i> • <i>Comprehensive Precinct Plan</i> • <i>Business & Implementation Plan for development of public lands</i>

An aerial photograph of an industrial and urban landscape. In the foreground, a modern bridge with a curved design crosses a body of water. To the right, there's a large parking lot filled with cars and a building with a corrugated metal roof. In the background, a dense city skyline is visible under a clear sky. The text "Thank You" is centered over the middle of the image.

Thank You