

25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
09
08
07
06
05
04
03
02
01
00

SECTION THREE:
A UNIQUE PLAN IN A
UNIQUE ENVIRONMENT



MAP TWO – CENTRAL WATERFRONT PRECINCTS:

(1) EXHIBITION PLACE/ONTARIO PLACE, FORT YORK/BATHURST-STRACHAN (2) CENTRAL BAYFRONT/HARBOURFRONT (3) EAST BAYFRONT (4) WEST DON LANDS (5) PORT LANDS



THE FOCUS OF THIS PART II PLAN
THE 10 KILOMETRES FROM DOWLING AVENUE TO COXWELL AVENUE

The Plan encompasses Exhibition Place, Ontario Place, Fort York, the existing Bathurst-Strachan, Central Bayfront and Harbourfront neighbourhoods, the East Bayfront, the West Don Lands and the Port Lands.

The communities that make up the Central Waterfront are shown on Map Two. Most of the land capable of accommodating new growth in the Central Waterfront's west end (i.e., Exhibition Place) is "clean" land with existing infrastructure. In the east end, particularly in the West Don Lands and Port Lands, where there is the greatest opportunity for change, much of the land needs soil and groundwater remediation and new infrastructure.

This Part II Plan is a unique plan that will operate in a unique environment. The Plan concentrates on high-level transportation and public realm "Big Moves" and associated policies. These "Big Moves" will demonstrate public sector commitment to the waterfront and, once in place, will create an environment conducive to attracting private sector investment. Major elements include the reconfiguration of the Gardiner Expressway corridor in the Central Waterfront; substantial upgrades to GO Transit and TTC services; a vastly improved, expanded and accessible public open space system; and a number of public initiatives such as soil and groundwater remediation and flood control, which will open up new areas for people to live, work, visit and play.

(BELOW): THE PORT LANDS REPRESENT THE MOST SIGNIFICANT OPPORTUNITY TO REVITALIZE VACANT AND UNDERUTILIZED LAND



A PUBLICLY APPOINTED DEVELOPMENT CORPORATION IS KEY TO SUCCESSFUL IMPLEMENTATION

Detailed development strategies will be prepared next for each Central Waterfront precinct, in consultation with the other levels of government, stakeholders, the public and the Toronto Waterfront Revitalization Corporation. The precinct development strategies will deal with street and block patterns and building heights, urban design, community services and facilities including schools and local parks, and a strategy for achieving affordable housing targets in the Central Waterfront. The precinct development strategies will also address business relocation requirements and financing options.

The precinct development strategies will be implemented through a Development Permit system that has been piloted in other Ontario municipalities and for which the provincial Regulation has recently been put in place. This system allows a streamlined municipal approval process by consolidating the Zoning By-law, Minor Variance and Site Plan processes into one through the enactment of Development Permit By-laws. The Development Permit system is designed to achieve city building objectives by providing certainty of built-form while allowing flexibility in land use. It is particularly well suited for complex large-scale urban revitalization projects such as the renewal of the Central Waterfront.

City Council retains authority for the approval of all planning policies, including the Part II Plan, area-specific precinct development strategies and the Development Permit By-laws. The Toronto Waterfront Revitalization Corporation will be responsible for developing a business plan based on the principles, objectives and ideas expressed in this Part II Plan.

The involvement of a publicly appointed development corporation is key to the successful implementation of Council's policies for waterfront development. Other extensive waterfront renewal projects around the world have been achieved by this kind of catalyzing and coordinating body. Such a body can work best if it has a mandate to deliver public objectives within an overall planning framework, bolstered by a strong business case.

A critical success factor in other major cities has been a clear understanding of the respective roles and working relationships of the development corporation and city council. Without exception, all highly regarded waterfront revitalization endeavours throughout the world have been accomplished when the elected council and the development corporation maintained a solid partnership. Where this partnership did not exist, waterfront renewal has failed. Toronto must pay attention to this convincing evidence.