

D) CREATING DYNAMIC AND DIVERSE NEW COMMUNITIES

The fourth and final principle of the Plan is focused on the creation of dynamic and diverse waterfront communities – unique places of beauty, quality and opportunity for all citizens. New waterfront communities will be acclaimed for their high degree of social, economic, natural and environmental health and cultural vibrancy, which collectively will contribute to the long-term sustainability of the area and the entire city. The following “Big Moves” implement this principle:

D20_OPENING UP THE PORT LANDS TO URBAN DEVELOPMENT

The vast Port Lands, an area more than 10 times the size of London’s Canary Wharf, will be cleaned up and opened to a range of urban development opportunities. The Port Lands will become Toronto’s springboard to the future, a place for wealth creation, originality and creativity in all aspects of living, working and having fun. The Port Lands will be transformed into a number of new urban districts set amid the hustle and bustle of Toronto’s port activities. An enticing environment conducive to the creation of an international convergence district for knowledge-based industries, film and new media activities will be nurtured. It will be a part of the city where “green” industries can be incubated and thrive. The new Port districts will be supported by a rich infrastructure of recreational, cultural and tourist amenities.

Entrepreneurs and creative people in knowledge-based industries will find a variety of choices for both living and working – innovative housing including live/work, lofts, and workplaces that appeal to a range of needs. Businesses will be presented with building and location choices that satisfy all sizes and types of businesses from start-ups to mature international operations.

The Hearn Plant will be an asset to this area with many potential reuse options.

THE BEST OF URBAN LIVING, AMENITIES AND BUILT FORM



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(1) PUBLIC REALM IN THE EAST BAYFRONT (2) PUBLIC REALM ALONG THE DON ROADWAY (3) 20 NIAGARA STREET, KING-SPADINA (4) NATIONAL TRADE CENTRE AT EXHIBITION PLACE (5) RESTORED QUEENS QUAY TERMINAL BUILDING (6) MIMICO PEDESTRIAN BRIDGE (7) VILLAGE OF YORKVILLE PARK

D21_A NEW BEGINNING FOR THE WEST DON LANDS

With the construction of the flood protection berm and the naturalization of the mouth of the Don River, the West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their strategic downtown location, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River’s new environmental health.

D22_THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water’s edge promenade and other public activities in the new East Bayfront Park.

D23_EXHIBITION PLACE, A PLACE FOR WORK, CELEBRATION AND LIVING

Exhibition Place, historically a place for celebration and exhibition, will expand into a dynamic area where people work, visit and live. Housing at select peripheral locations will not detract from Exhibition Place’s primary role. The proposed realignment of Lake Shore Boulevard will add to the land available for development and make it easier to integrate Exhibition Place with Ontario Place.

The National Trade Centre will continue to function as a magnet to attract new businesses and support facilities. Synergies may also be created by the presence of the new media businesses of Liberty Village.

The remade Exhibition Place will feature a world-class public open plaza capable of hosting large gatherings and festivals.

New development will respect and celebrate Exhibition Place’s existing heritage architecture and views of heritage buildings from the water. Opportunities for adaptive reuse of heritage buildings will be explored.

POLICIES

DESIGNING THE BUILT ENVIRONMENT

(P31) Development of the Central Waterfront will maintain Toronto’s successful tradition of city building at a compact scale combining the best of urban living, amenities and built form.

(P32) Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.), parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

(P33) New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

NURTURING A HIGH STANDARD OF COMMUNITY LIVING

(P34) A balance of places to live and work will contribute to the morning-to-evening vitality of new waterfront communities.

(P35) Schools and other community services and facilities will be integral components of new waterfront communities and will be provided in conjunction with new development (Appendix I).

(P36) Local parks will enrich new waterfront communities. Parks planning will take into account such factors as park size, land availability, neighbourhood accessibility, safety and quality of experience in park spaces (Appendix I).

(P37) Innovative approaches for providing the necessary community infrastructure will be explored, including shared use of schools, community services and facilities and local parks as well as integrating community facilities into private developments.

(P38) Public spaces, parks, transportation facilities and other public and private buildings in the Central Waterfront will be designed to ensure accessibility to persons with disabilities.

HOUSING OPTIONS

(P39) A mix of housing types, densities and tenures will accommodate a broad range of household sizes, composition, ages and incomes contributing to the vitality of the Central Waterfront as well as the opportunity for residents to remain in their communities throughout their lives.

(P40) The overall goal for the Central Waterfront is that *affordable rental housing* and *low-end-of-market housing* comprise 25 per cent of all housing units (see Definitions in Schedule B). To the extent possible, and subject to the availability of funding programs and development cross-subsidization, the greatest proportion of this housing will be affordable rental with at least one-quarter in the form of two-bedroom units or larger.

Senior government funding programs to assist in the delivery of *affordable rental housing* will be aggressively pursued, and appropriate opportunities identified to take advantage of such programs.



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(1) PROPOSED YONGE STREET PIER AND FERRY TERMINAL (2) NEW ECONOMY USES ALONG DUNCAN STREET IN KING-SPADINA (3) TORONTO ISLAND FERRY (4) SHIPPING ACTIVITIES IN THE PORT OF TORONTO (5) GUGGENHEIM MUSEUM IN BILBAO, SPAIN (6) CANADA MALTING SILOS – AN INDUSTRIAL HERITAGE LEGACY

CREATING SPECIAL PLACES TO WORK

(P41) The Central Waterfront will accommodate a variety of maritime activities, including cargo shipping, cross-lake ferry service, local ferry and water taxi terminals, excursion boats, cruise ships, berthing areas and marinas, maritime support services and the Port of Toronto.

(P42) Land, dockwall and rail service will be sufficient to meet the needs of cargo shipping, passenger cruise ships, ferries, excursion boats, recreational boating and other water-dependent activities.

(P43) The Port Lands will be developed with new media and knowledge-based businesses and “green” industries in addition to maintaining their important role in the city’s economy as a location for downtown-serving and marine-related industries and the Port of Toronto. Large tracts of vacant land, the proximity to downtown, the existing base of film and new media activities, and strategic marketing and planning

to attract these businesses will support the emergence of a convergence district in the Port Lands. Entertainment industries such as music, film and television production will operate alongside the communications, software development, biotechnology and publishing sectors.

(P44) Large scale, stand-alone retail stores and/or “power centres” are not part of the vision for the Central Waterfront. New retail development will only be considered within the context of comprehensive precinct development strategies and will be supportive of the other core principles and policies of this Plan. Retail uses which require large areas of surface parking will not be permitted.

(P45) Redpath Sugars and other companies that rely on lake access for their operations will remain important maritime industries on the waterfront.

CREATING SPECIAL PLACES TO VISIT, RELAX, PLAY AND LEARN

(P46) The Central Waterfront will become the face of Toronto to the world, with a

quality of experience and environment comparable to that of other international cities, a place to express the future of the city with confidence and imagination.

(P47) Strategies to attract high-value tourism to the Central Waterfront will receive top priority in order to strengthen Toronto’s role as the cultural capital of the nation. The Central Waterfront will be the future location of major international-calibre cultural, entertainment and other tourist attractions.

(P48) A wide variety of year-round experiences for visitors will be offered. Emphasis will be placed on developing new facilities that are enduring, creative and unique to Toronto and its waterfront. Winter conditions will be an important consideration in developing the Central Waterfront’s tourism infrastructure.

(P49) Boating opportunities will be expanded to draw city residents, workers and tourists to the waterfront.

(P50) Toronto’s story will be told by preserving the waterfront’s cultural and natural heritage in the development of new private and public spaces.

(P51) Existing heritage buildings and other elements will be protected and improved. Listed and designated heritage buildings will be conserved for creative reuse in their original locations.