



PLANNING A GREAT CITY, **TOGETHER**



UNILEVER PRECINCT PLANNING STUDY






Community Consultation Meeting

March 21, 2018





Agenda

-  **6:30 Welcome & Context**
Karla Kolli, Dillon Consulting Ltd.
Councillor Paula Fletcher
-  **6:40 Presentations**
City of Toronto
First Gulf
-  **7:15 Questions**
- 7:25 Break for those heading to 7:30 SmartTrack presentations**
-  **8:00 Market Station Open House**
-  **8:55 Next Steps and Close**

Public engagement



4 community meetings



1 Community Office Hours



1 on-site walking tour



1 Landowner meeting



1 community walk-about



4 Stakeholder Committee meetings



6 Online Feedback Tools



400+

attendees at
community meetings

6,300+

visits to the
precinct website

8,800+

views of project video

630+

individual
comments
from the
public



Twitter post statistics:

300+

mentions

515

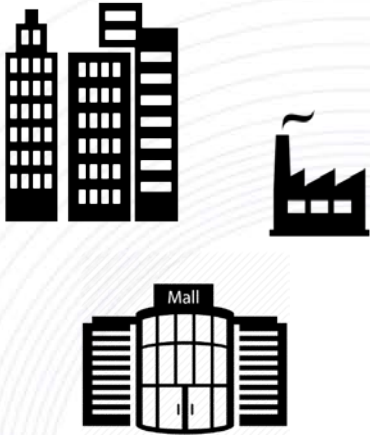
shares
of related posts


1,000

likes
of related posts



Economic Value of Employment Lands



**STAFF REPORT
INFORMATION ONLY**

Economic Value of the City's Employment Lands

Date:	December 12, 2013
To:	City Council
From:	General Manager, Economic Development and Culture and Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	

SUMMARY

As part of the Five Year Official Plan and Municipal Comprehensive Reviews there are over 140 requests to convert the City's designated employment lands (Areas and Districts) to other uses including residential uses. This report provides information on the economic value of the City's designated employment lands to better inform Council's decision on the potential impact of approving or denying the conversion requests.

The economic impact of the City's employment lands is significant:

- They contain almost 25% of the City's jobs. Many of these jobs produce goods and services that are exported.



Toronto collects more taxes (than it costs to provide services) from **commercial and industrial properties**

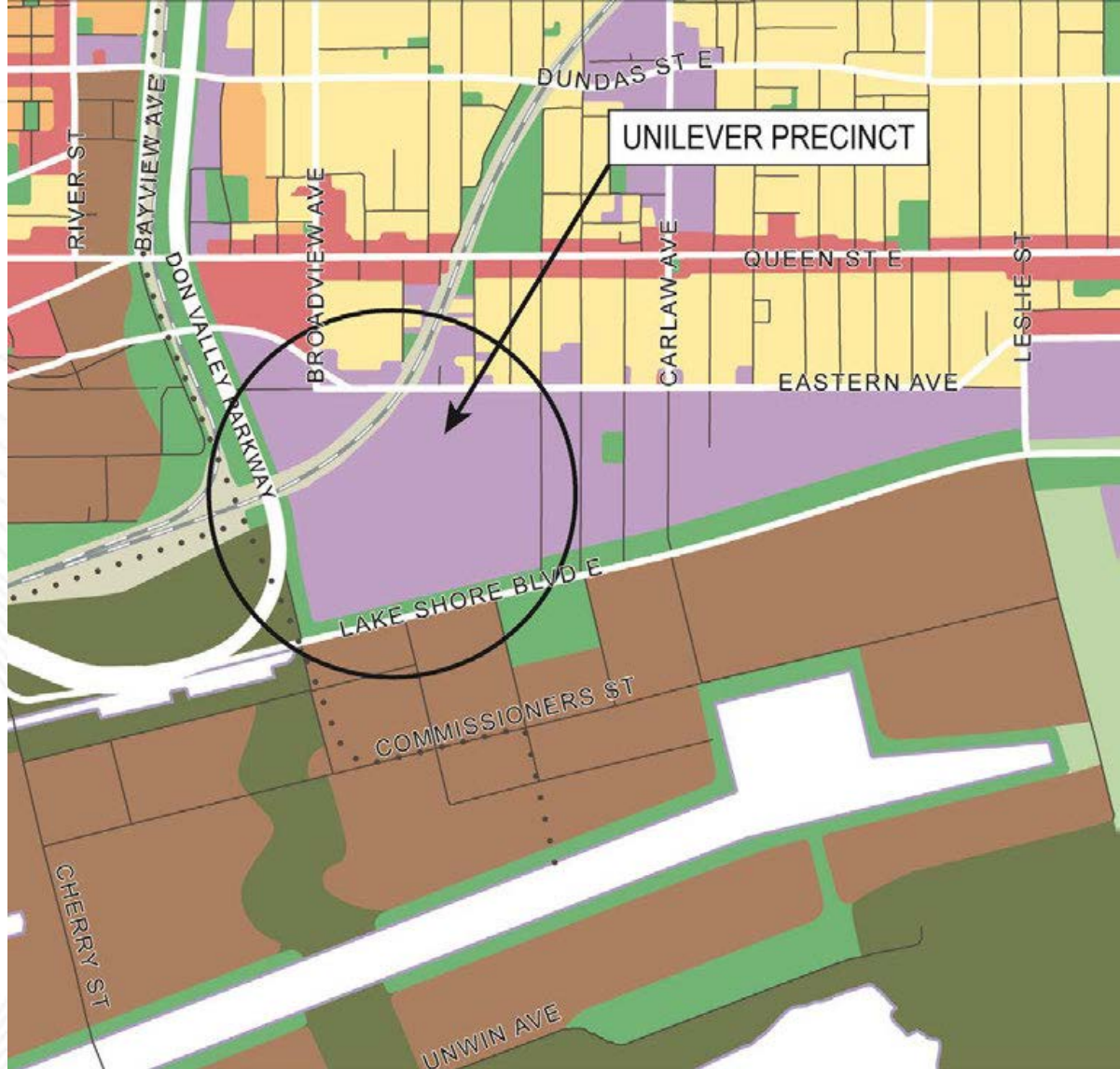
It costs more to provide municipal services (than it gets in property taxes) to **residential properties**





Toronto's Employment Lands: **Planning for Jobs**

Employment lands are special: they are the City's land bank to protect for the **next generation** of Toronto's jobs. **Without protection, other uses outbid employment use.**



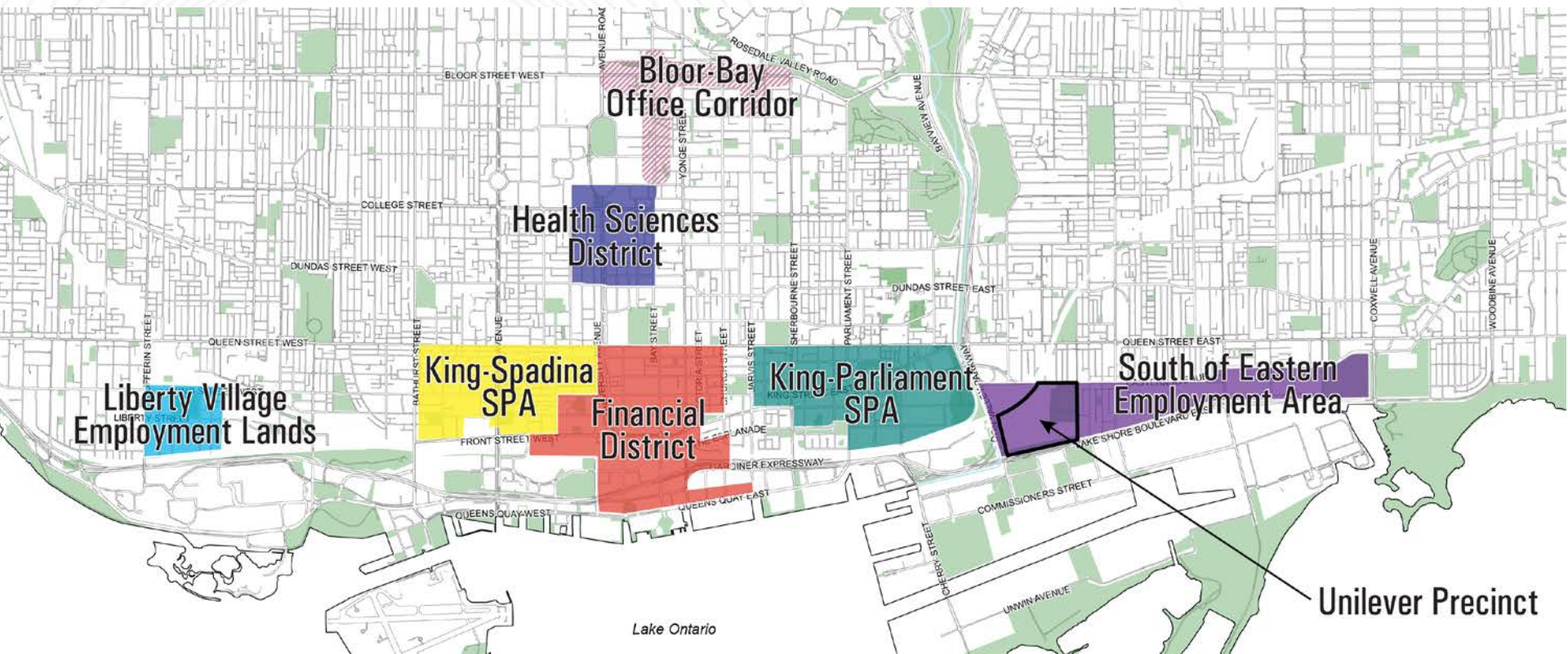
Land Use Designations

 Neighbourhoods	 Natural Areas	 Institutional Areas
 Apartment Neighbourhoods	 Parks	 Regeneration Areas
 Mixed Use Areas	 Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)	 Employment Areas
		 Utility Corridors



Toronto needs **space** for job growth

This supports our continued **economic competitiveness**. The Unilever Precinct will **link to existing major job clusters**. This adds to the City's inventory and diversity of places for jobs.





Employment Lands: **Finite Resource**

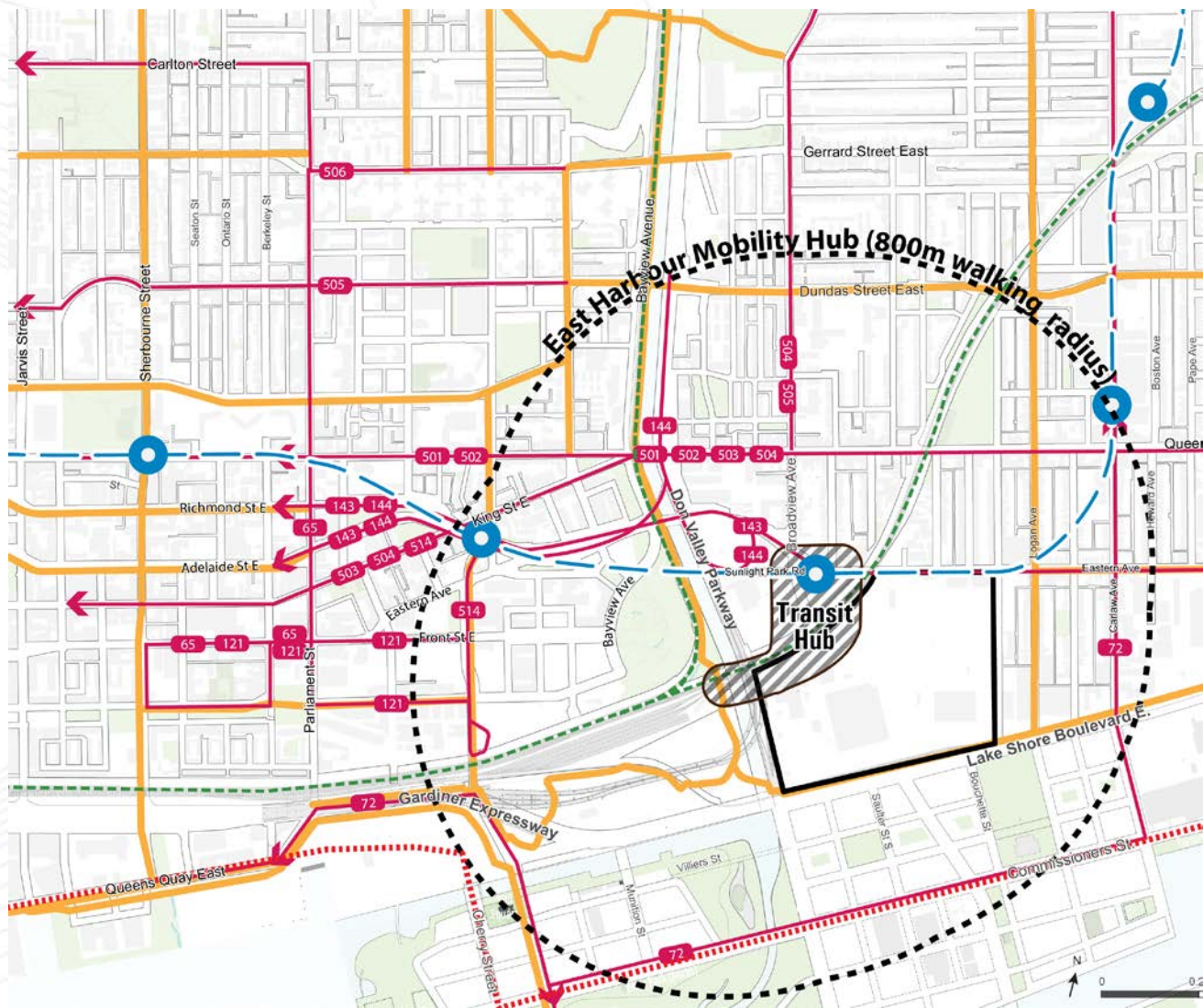


Employment Areas
8,500 hectares



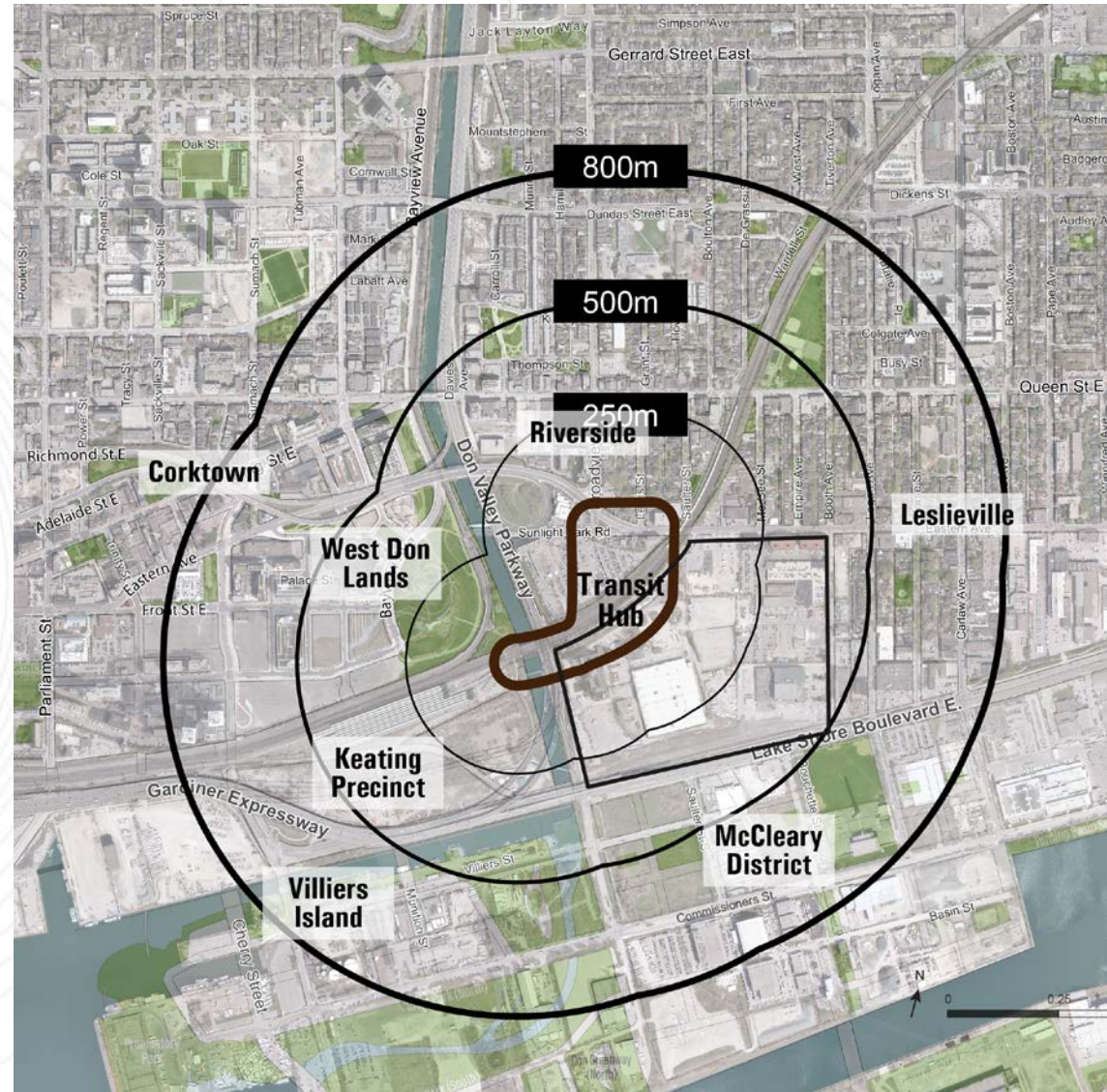
Office Jobs + Transit = ridership, value

Office jobs create the **highest transit** ridership, creating value when investing in major transit infrastructure.



A Mixed Context

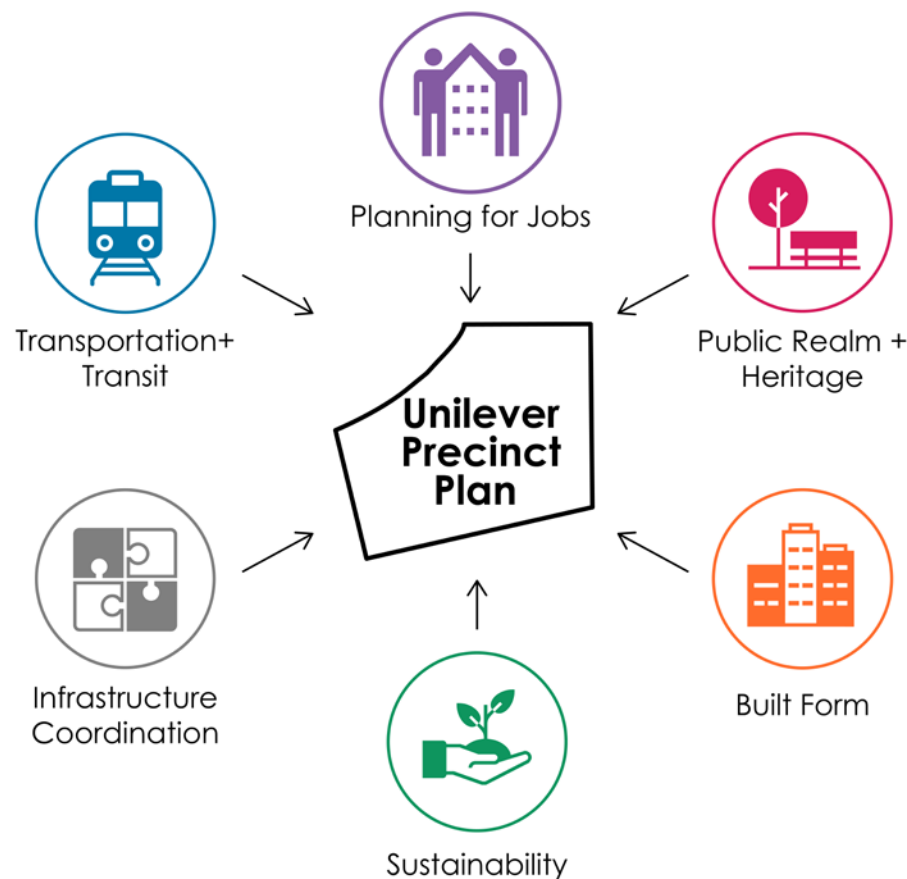
Jobs for the next generation: 60,000+ jobs and 55,000 residents within an 8 minute walk to a new transit hub.





The Planning Framework & Vision

- **Transformed** into an urban office-focused employment node
- **Reflecting** historic industrial and natural context
- Of a **human scale**, with connectivity, permeability, quality





Provincial Policies

Planning Act

Provincial Policy
Statement 2014

Growth Plan for the
Greater Golden Horseshoe

Toronto Official Plan

Long-Term Vision for the City

Unilever Precinct
Planning Framework

Vision + Principles

Recommendations

Implementation Tools

Area-Specific
OP Policies

Zoning By-law
with Holds

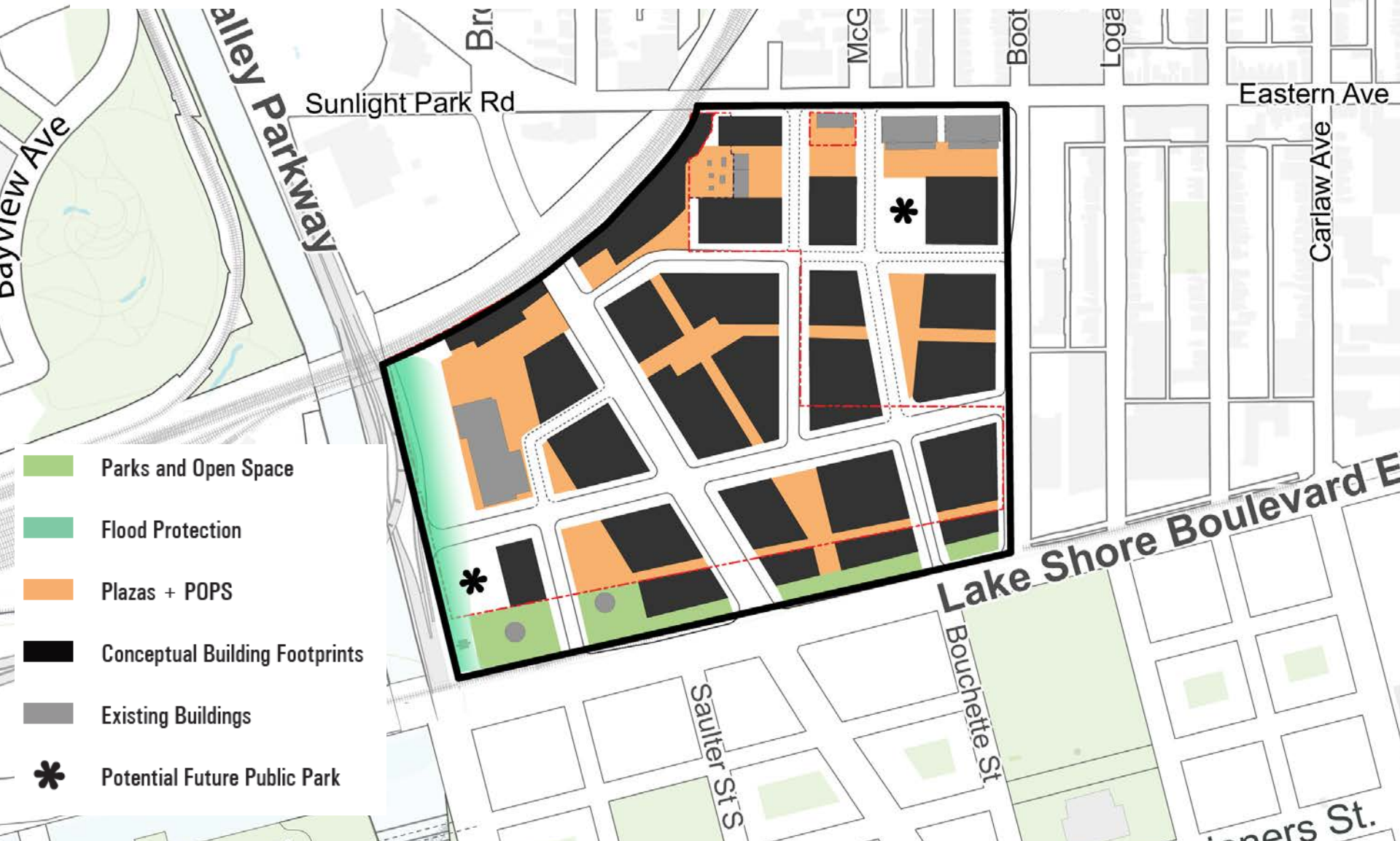
Plans of
Subdivision

Site Plans

Building
Permits



Emerging Master Plan








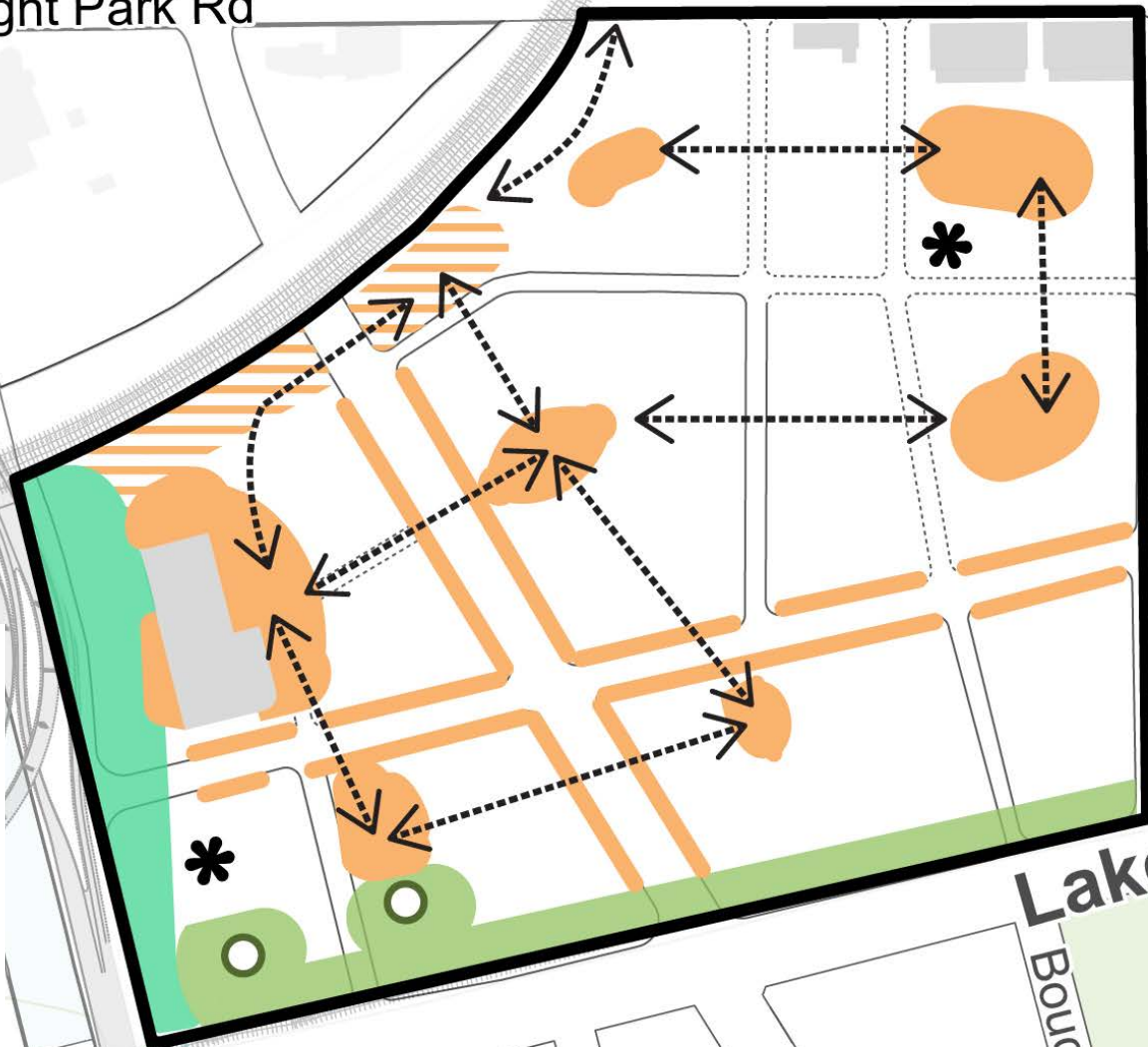


Public Realm

Sunlight Park Rd

Way

-  Parks and Open Space
-  Flood Protection
-  Plazas + POPS
-  Transit Plaza
-  Open Space Connection
-  Preferred Locations Future Parks



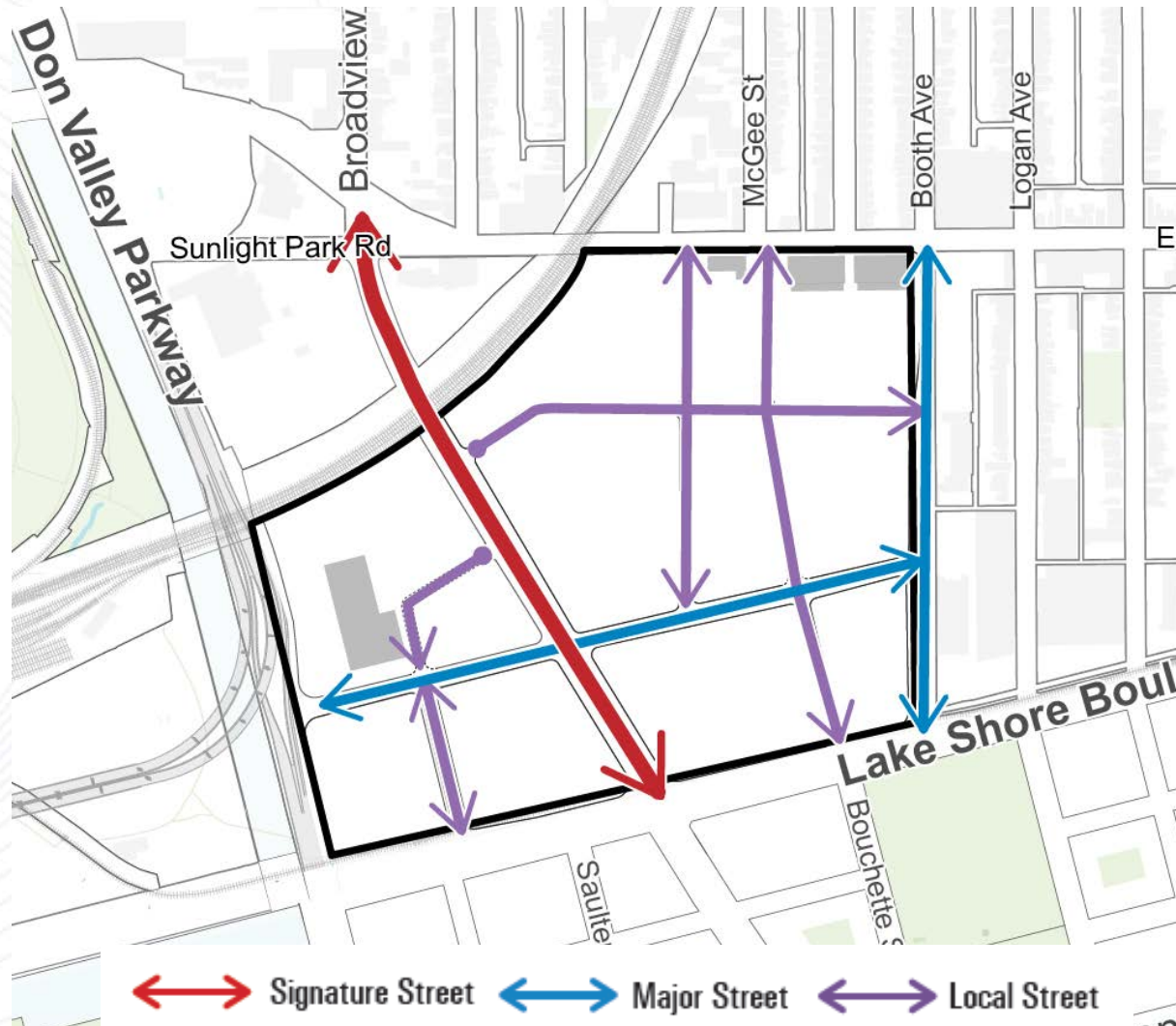
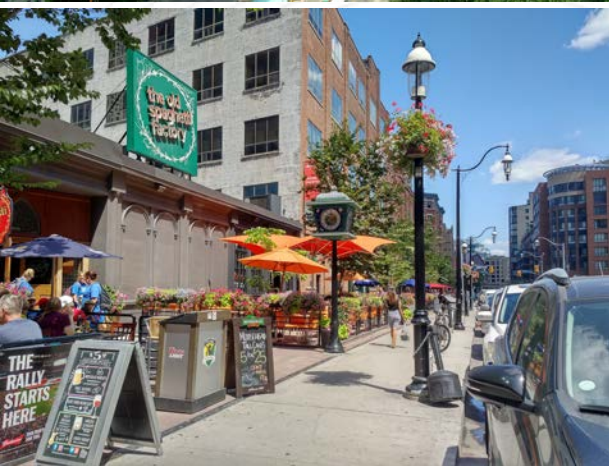
Lake Shore

Sa

Bouche

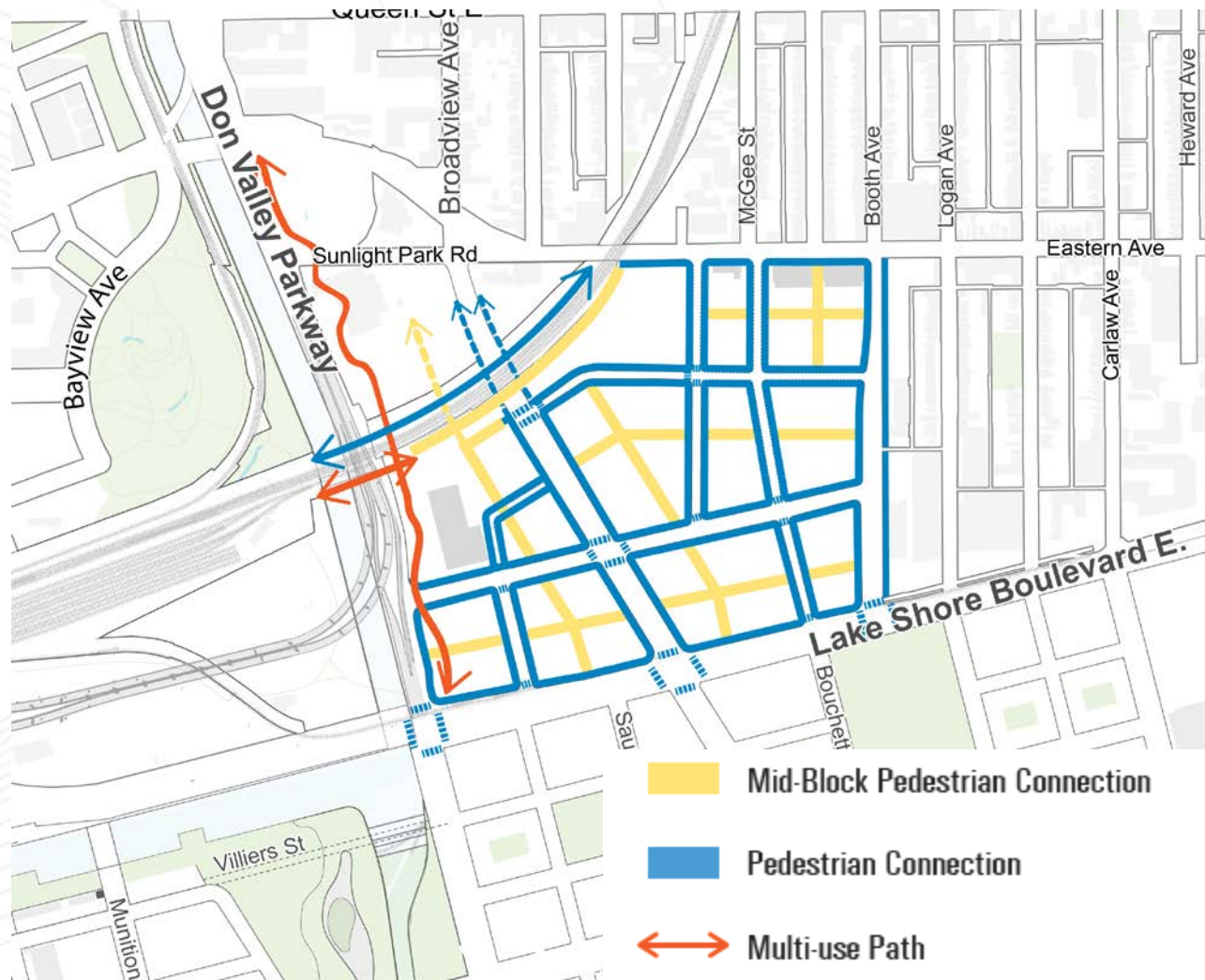
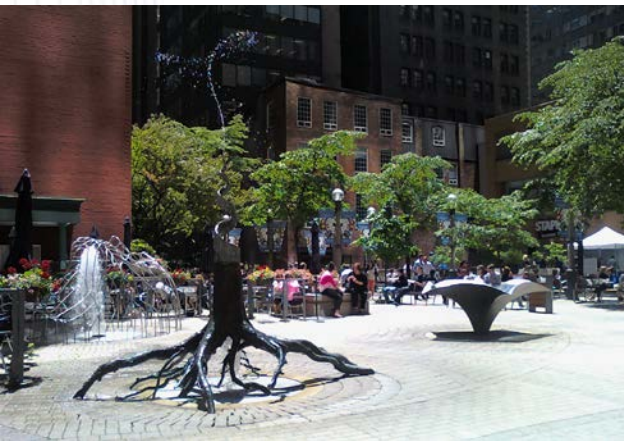


Connections: Street Hierarchy





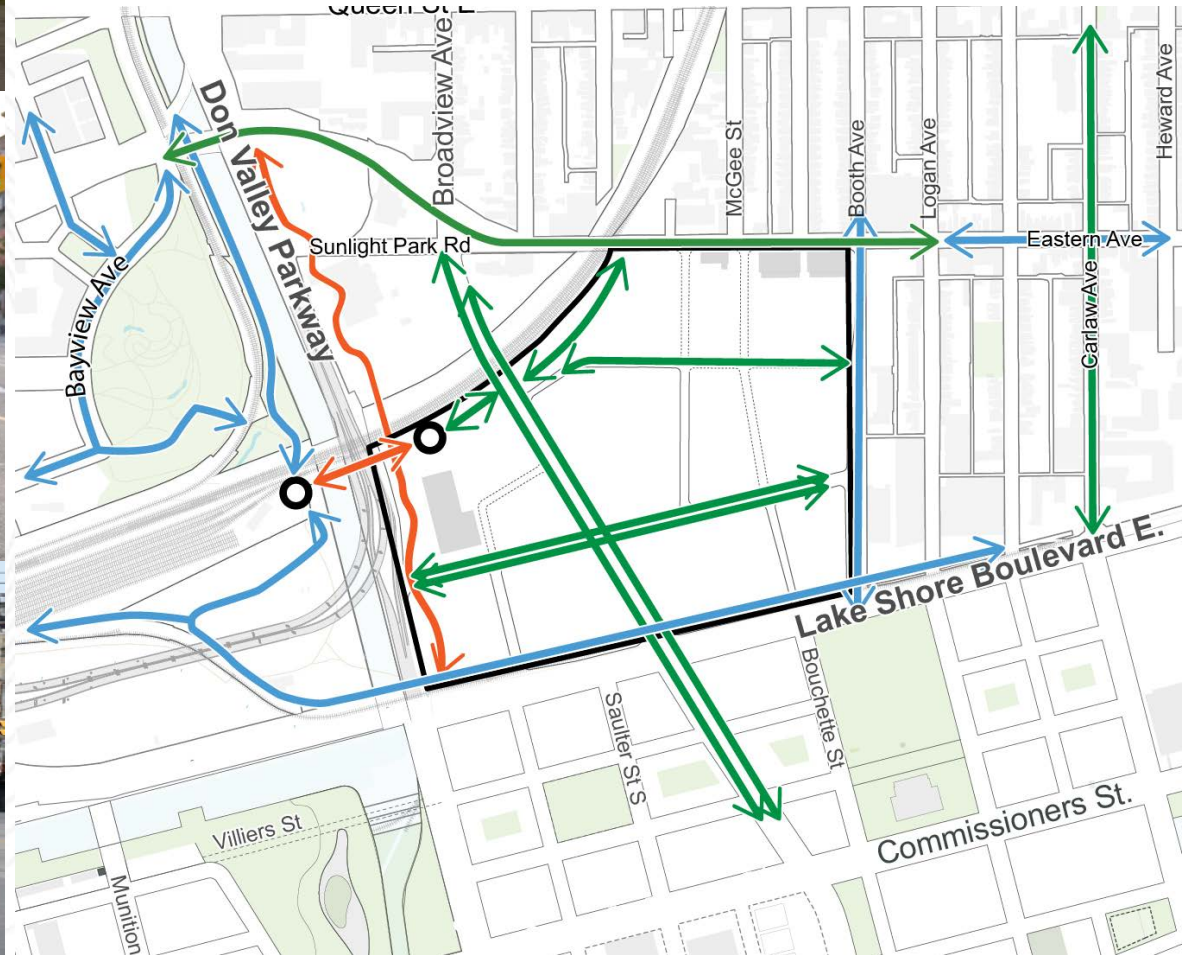
Connections: People





Connections: Bikes

-  Bike Ramps
-  Multi-use Paths
-  Existing Bicycle Network Infrastructure
-  Planned Bicycle Network Infrastructure





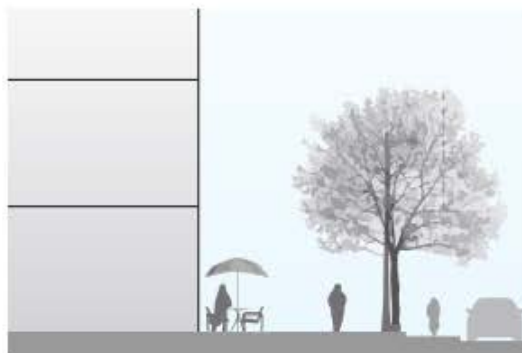
Public Spaces: Streetscape

Signature Street (Broadview Ave)



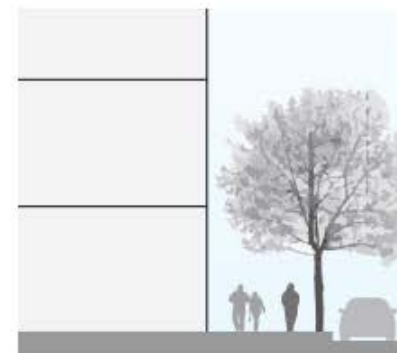
min. 10m			
3.5	4.1	2.4	(/m)

Major Streets




min. 11m			
6.0	3.2	1.8	(/m)

Local Streets



min. 6m			
2.1	2.1	1.8	(/m)

 Furnishing and Planting Zone

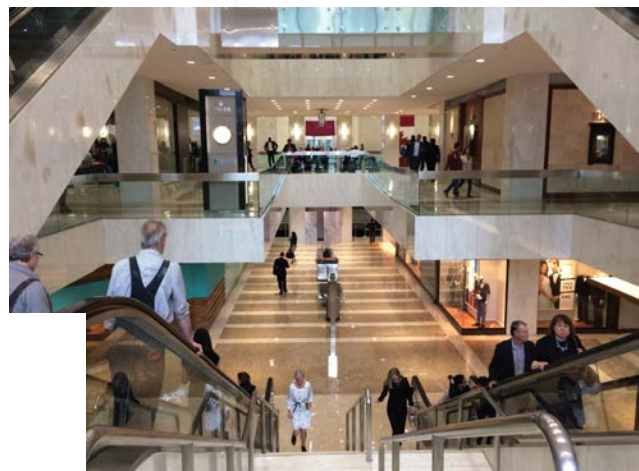
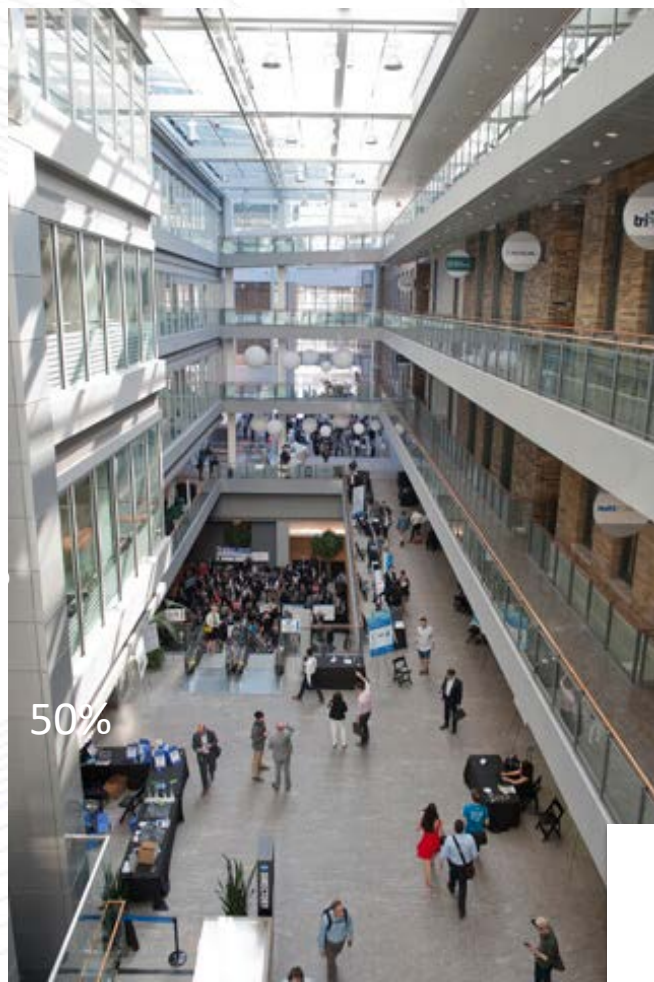
 Pedestrian Clearway

 Retail Spillover/Market Display Area



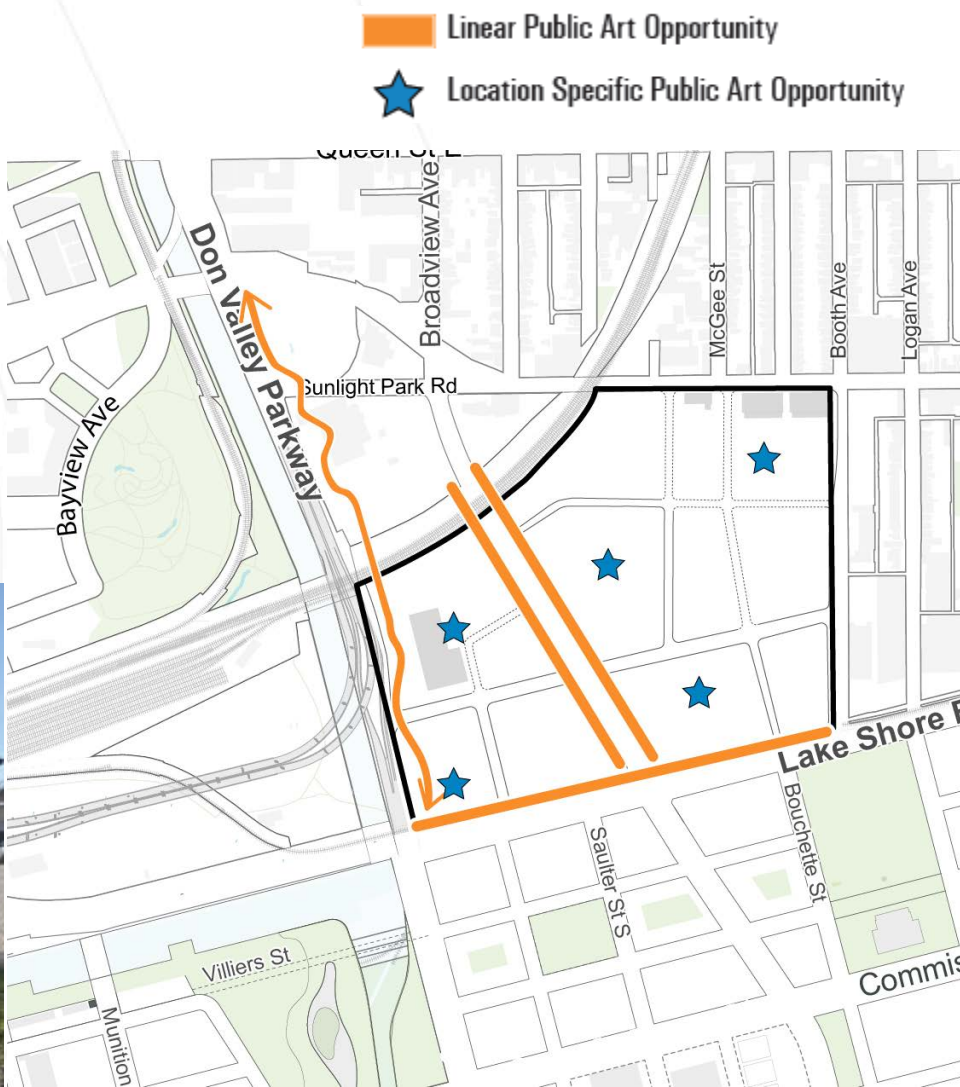


Activation: Retail, Office Lobbies





Public Spaces: Art



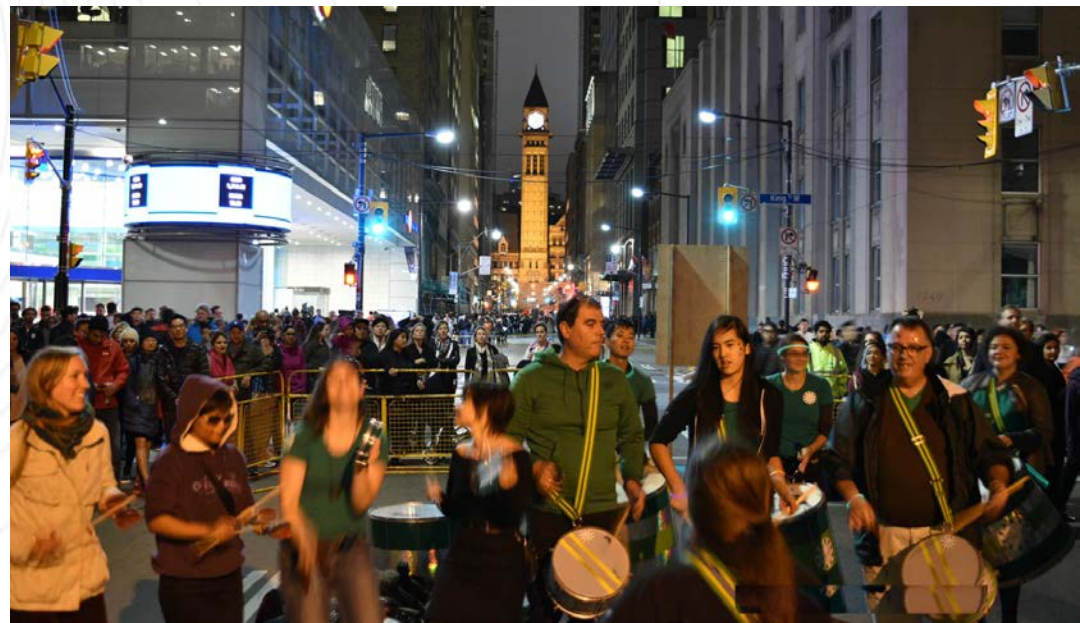


Public Spaces: Cultural Heritage & Public Art

Retain and foster
cultural spaces

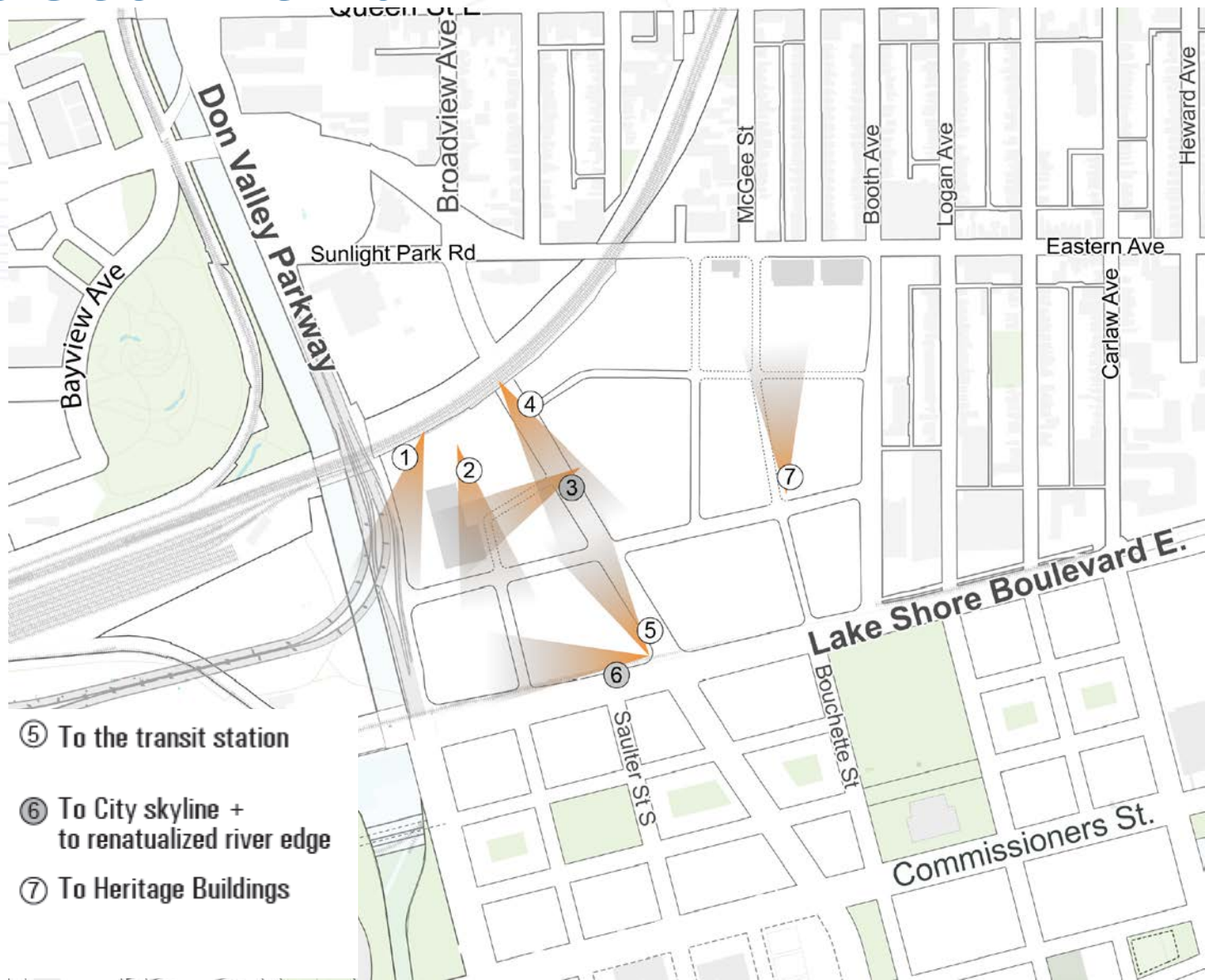
Co-locate where
possible

Film-friendly streets





Public Spaces: Views



① From transit station
to renaturalized river edge

② From transit station
to Soap Factory

③ To Soap Factory Plaza

④ To the Hearn Stack

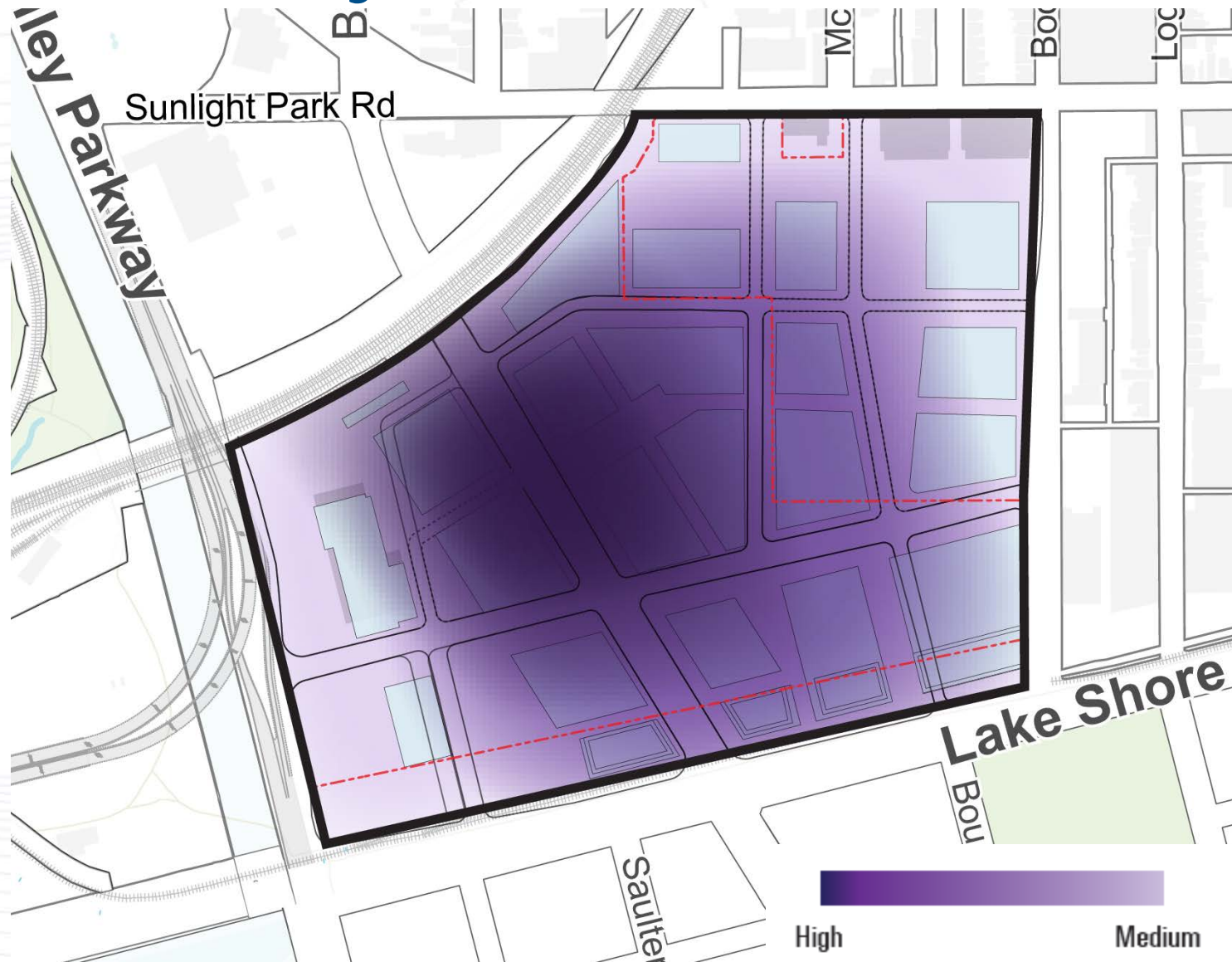
⑤ To the transit station

⑥ To City skyline +
to renaturalized river edge

⑦ To Heritage Buildings



Built Form: Intensity





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**UNILEVER PRECINCT
PLANNING STUDY
AND EAST HARBOUR
SmartTrack STATION**



METROLINX



Toronto