



PLANNING A GREAT CITY, **TOGETHER**



UNILEVER PRECINCT PLANNING STUDY

Community Consultation Meeting

May 15, 2018



METROLINX





PLANNING A GREAT CITY, **TOGETHER**

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

THANK



YOU!



 **METROLINX**

 **TORONTO**



Citywide public consultation through **online engagement hub:** toronto.ca/unilever



7,800+
all-time visits to
Precinct website

Local Public Consultation events:

650+

attendees engaged through
public meetings and workshops



6 Community meetings



1 On-site walking tour



5 Stakeholder committee meetings



1 Area business walk-about



1 Community office hours



2 Landowner meetings

#UnileverPrecinct
engagement on



640+
comments
from the public

145

online survey
submissions





Community Priorities



Attract the community 24/7,
through programming,
amenities and uses

High quality, diverse and
resilient green spaces

Include art
and culture in
the Precinct

Reflect the
rich history
of the
Precinct



Enhanced, safe pedestrian and cycling
connections are critical



Plan for diverse
employment uses

Affordable
employment
spaces



High-quality
architecture
in a range
of building
forms

Varied and
interesting
retail
streetscape



Aim for net-
zero carbon
footprint



Planning for Jobs



Infrastructure
Coordination



Transportation+
Transit



Public Realm+
Heritage



Sustainability



Built Form

Our Collective Vision

- Create a vibrant place of employment
- Connect the Precinct and its context
- Grow in a way that reflects Toronto and supports its livability



Planning Framework

- Non-statutory
- Detailed vision, recommendations and rationale

UNILEVER
PRECINCT PLAN
PLANNING FRAMEWORK

1.0

INTRODUCTION

2.0

CONTEXT

3.0

PRECINCT PLAN
VISION

4.0

TRANSIT &
TRANSPORTATION

5.0

PUBLIC REALM &
HERITAGE

6.0

DEVELOPMENT

7.0

ENVIRONMENT
AND RESILIENCY

8.0

IMPLEMENTATION



Secondary Plan

- Local development policies to **guide growth and change**
- **Statutory document** that implements the intent of the Planning Framework

5.2.1 **SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES**

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. The Plans will not be prepared for stable areas of the City, where major physical change is not expected or desired. Secondary Plans guide the creation of new neighbourhoods and employment districts while ensuring adequate public infrastructure and environmental protection. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.

This Plan contains a number of Secondary Plans approved as part of the Official Plans of the former municipalities. A number of these historic Secondary Plans have been kept in whole or part because they reflect unique historic conditions and/or because they continue to provide a relevant policy framework for future community growth. These Secondary Plans are found in Chapter Six of this Plan. For those Secondary Plans that do not have implementing zoning by-laws, by-laws will be prepared as expeditiously as possible in order for these Plans to be realized.

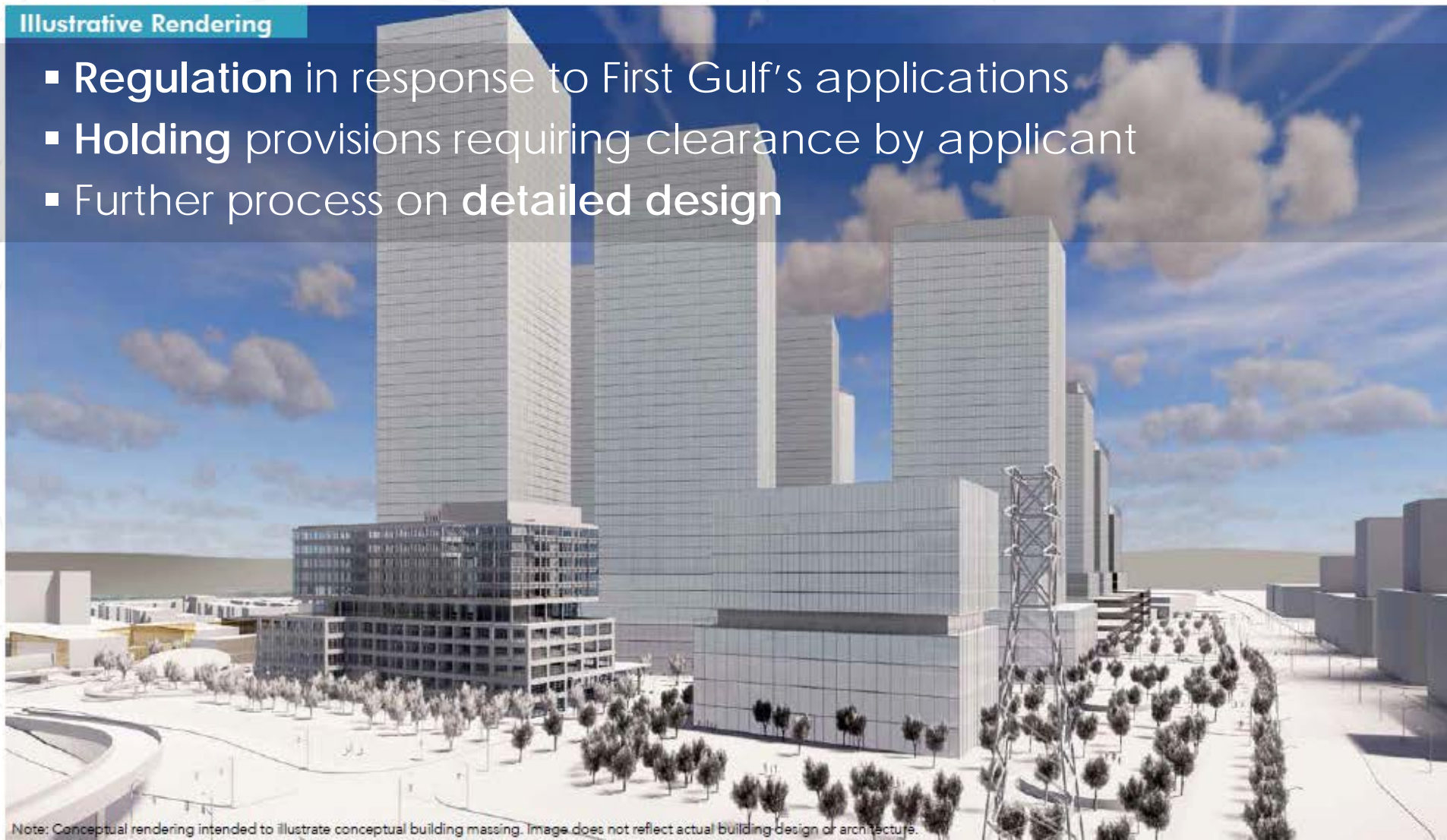




East Harbour Zoning By-laws

Illustrative Rendering

- **Regulation** in response to First Gulf's applications
- **Holding** provisions requiring clearance by applicant
- Further process on **detailed design**



Note: Conceptual rendering intended to illustrate conceptual building massing. Image does not reflect actual building design or architecture.



What to Watch

- SmartTrack (Metrolinx, City and TTC)
- Relief Line (City and TTC)
- Flood protection (TRCA)
- Broadview extension (City)
- East Harbour Subdivision and Site Plan applications (First Gulf)

**The best
ways to stay
informed**

Follow @CityPlanTO
Connect with your local Councillor
Check in with the website
<http://www.toronto.ca/unileverprecinct>





Website

Secure | <https://engage-unileverprecinct.ca/precinct-plan>



The Draft Unilever Precinct Planning Framework

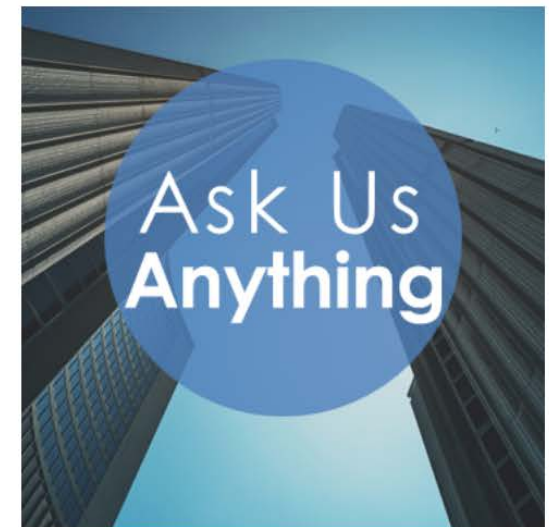


The Unilever Precinct Planning Framework is a non-statutory, descriptive document that sets out the vision for the Unilever Precinct. It has been prepared through the Unilever Precinct Planning Study process, and will be a companion document to the implementing Unilever Precinct Secondary Plan, implementing by-laws, and future detailed design guidelines.

The current draft is posted for questions and comments, leading up to a **May 15, 2018 consultation meeting**. The Planning Framework in its final form will be attached to a staff report on the Unilever Precinct Planning Study, targeted for June 7 Planning and Growth Management Committee.



Have a question?



Have a question about the emerging Unilever Precinct Plan? Contact **Carly Bowman** or [click here](#) to submit your question.

