

PORT LANDS ACCELERATION INITIATIVE PHASE 2

PLANNING FRAMEWORK + TRANSPORTATION AND SERVICING MASTER PLAN

Land Use Options +
Transportation and Servicing Alternatives

WORKSHOP
March 5, 2014

AGENDA

- 7:00** Welcome and Overview
- 7:05** Refresher Presentation
- 7:35** Questions of Clarification
- 7:45** Land Use Options Discussion
- 8:10** Report Back
- 8:20** Transportation and Servicing Alternatives Discussion
- 8:45** Report Back
- 9:00** Adjourn

MEETING OBJECTIVE

Further opportunity to understand and discuss **land use options** and **transportation and servicing alternatives** presented at February 13, 2014 public meeting

#portlandsconsult

First the River...

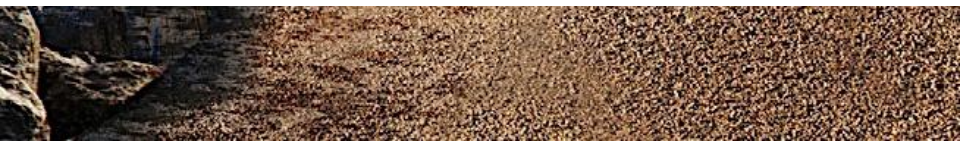


...Now the Rest



PORT LANDS PLANNING FRAMEWORK

Land Use Options



WORKSHOP
March 5, 2014



VISION



EXPANDED + REFINED
VISION



PLACEMAKING



Create an Interesting and Dynamic Urban Mix



Connect the Port Lands to the City



Leverage the Port Lands' Assets



Develop a High Quality Public Realm



Contribute to the Sustainable Future of the City



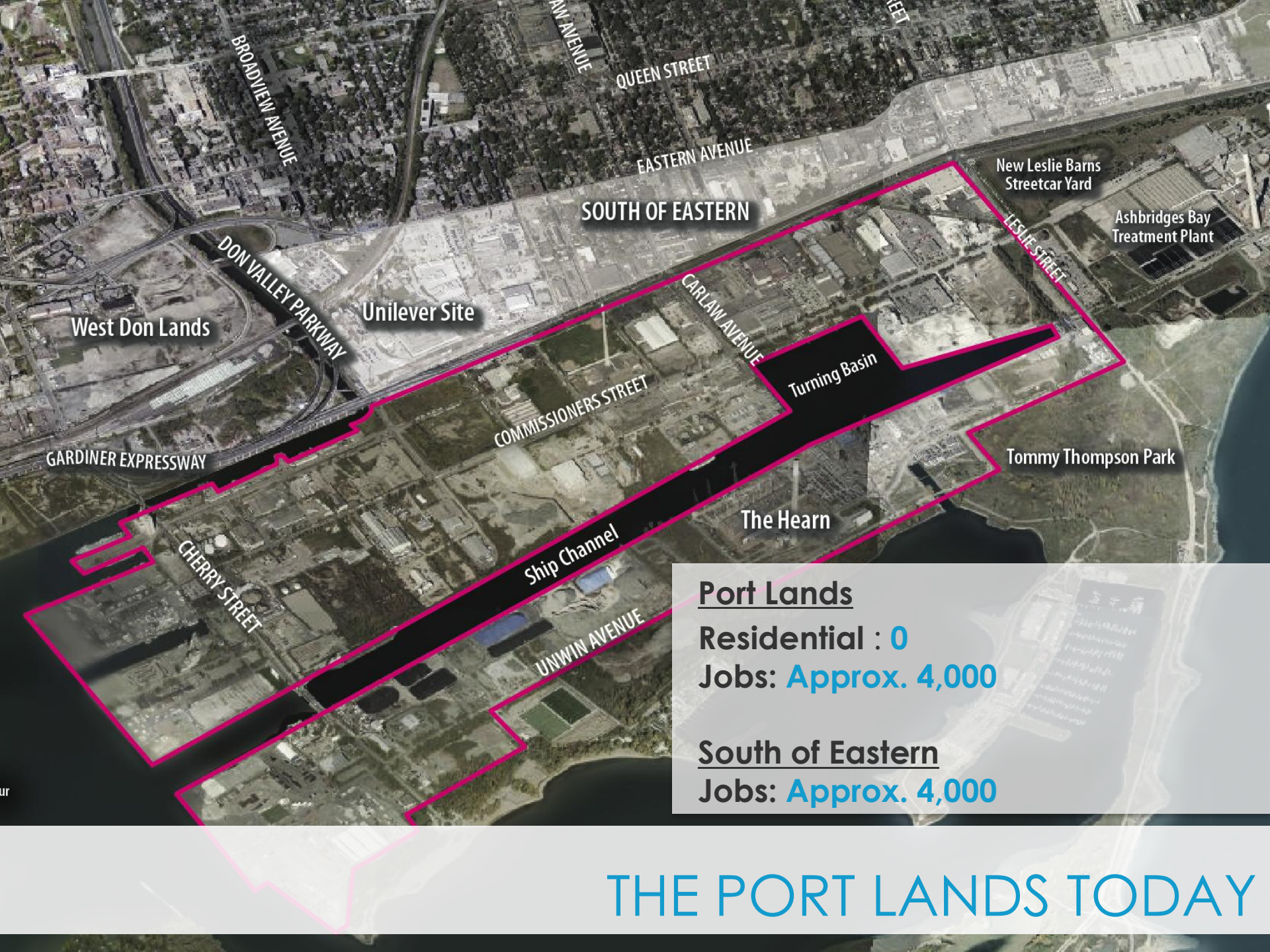
Provide Flexibility & Certainty in the Plan's Implementation

**REFINING THE VISION:
REVITALIZATION OBJECTIVES**

DISTILLING THE REVITALIZATION OBJECTIVES: A DRAFT VISION STATEMENT

The Port Lands will be transformed into a number of **new, vibrant urban districts** with unique local identities and character. The new districts take their cue from the **naturalized river valley, spectacular waterfront parks and open spaces**, remnants of the area's **industrial past**, and the energy and vibrancy of the **city's working port** and **creative industries** that call the area home.

The **Ship Channel, Quays, Keating Channel** and sites adjacent to the **new river valley** offer incredible water's edge development opportunities that embrace the theater and richness of the **city's working port**.



West Don Lands

Unilever Site

SOUTH OF EASTERN

New Leslie Barns Streetcar Yard

Ashbridges Bay Treatment Plant

Turning Basin

Tommy Thompson Park

The Hearn

Port Lands

Residential : 0

Jobs: **Approx. 4,000**

South of Eastern

Jobs: **Approx. 4,000**

THE PORT LANDS TODAY

A WORKING PORT



- ① Toronto Port Authority
- ② Road Salts
- ③ Lafarge (Cement Powder)

- ④ Essroc Relocation (Cement Powder)
- ⑤ Waterford (Aggregate)
- ⑥ Strada Aggregates

Dockwalls



Space



Equipment



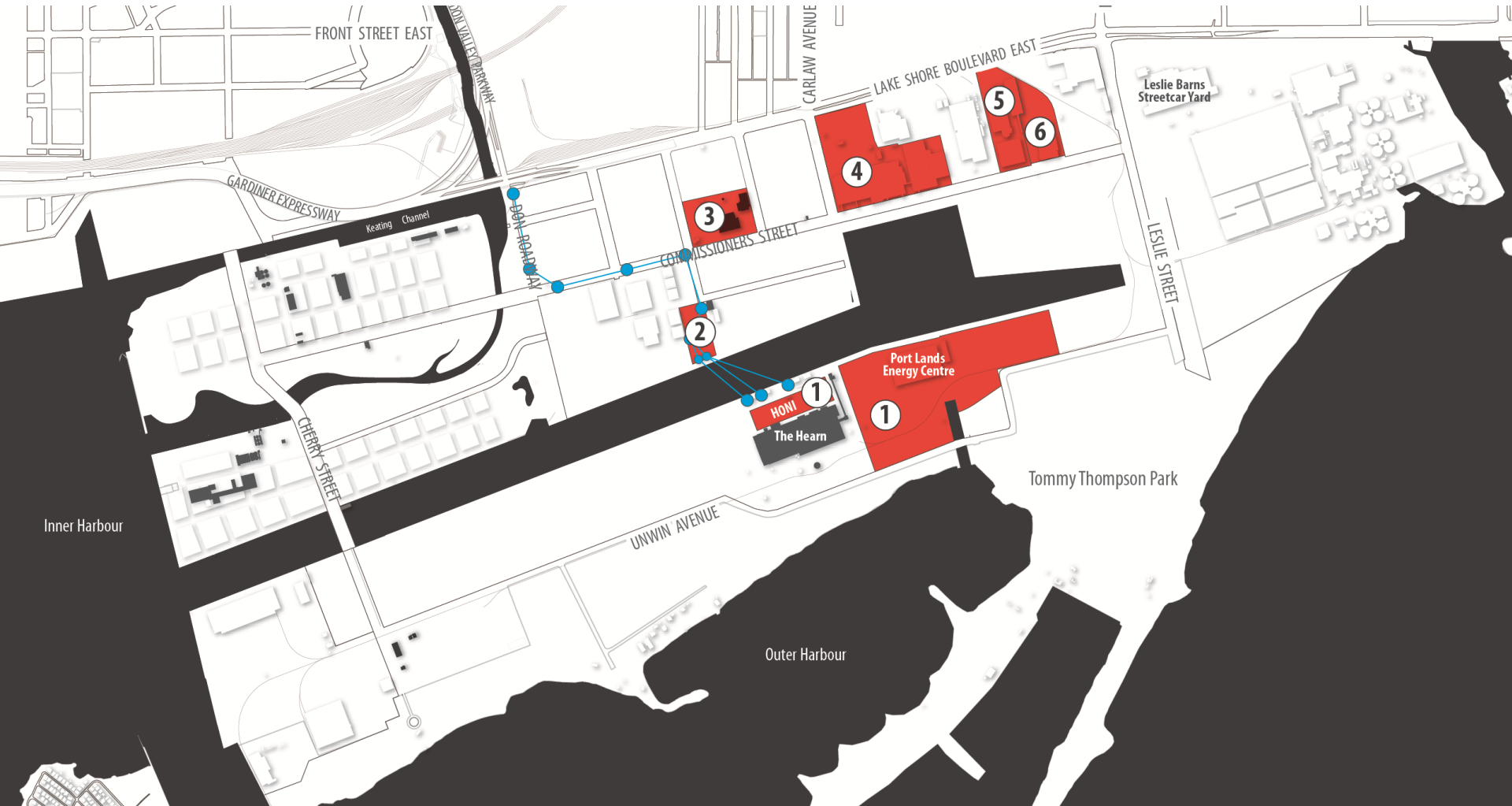
Access



Separation



CITY SERVING USES



① Port Lands Energy Centre & Hydro One

② Toronto Hydro Switching Station

③ Waste Transfer Station

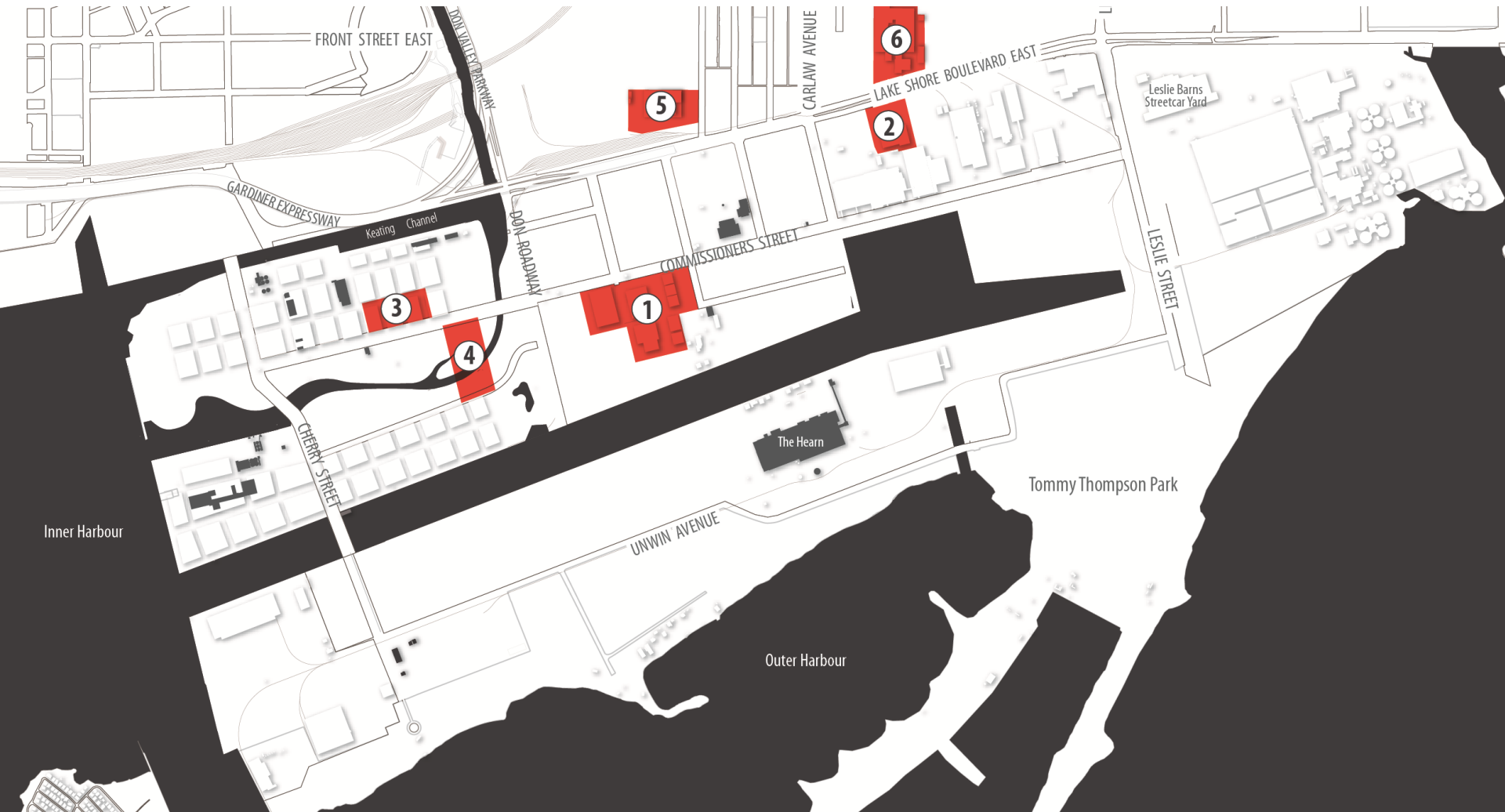
④ Toronto Hydro Offices

⑤ TTC Lake Shore Yard

⑥ Canada Post

●—● Overhead Hydro Transmission Wires

THE FILM SECTOR



① Pinewood Film Studios

② Showline

③ PS Production

④ Other / Support

⑤ Cinespace

⑥ Toronto Film Studios

EXISTING AND PLANNED ASSETS



- ① New River Valley
- ② Promontory Park
- ③ The Ship Channel
- ④ Turning Basin

- ⑤ Tommy Thompson Park
- ⑥ Cherry Beach
- ⑦ Chimney Stacks
- Heritage Buildings

- EXISTING PARKS & OPEN SPACES
- PLANNED PARKS & OPEN SPACES
- LAKE ONTARIO PARK MASTER PLAN

PURPOSE OF THE PLANNING FRAMEWORK...

- **Develop a comprehensive, high-level plan to guide the evolution and transformation of the lands**
- Basis for amendments to the Central Waterfront Secondary Plan & “locking it in”
- Resolve outstanding appeals of the Central Waterfront Secondary Plan in the Port Lands

ELEMENTS OF THE PLANNING FRAMEWORK...

A comprehensive plan to guide the evolution and transformation of the lands

- **Overall Vision and Objectives**
- **Land use direction**
- **A connections plan informed by the Class EA**
- Identification of local identities/character for the different areas
- A parks and open space plan
- View corridors
- Principles for special sites or destinations
- Direction for the conservation of heritage resources
- Urban design principles for new buildings and open spaces
- A community services and facilities strategy
- Implementation and phasing direction



LAND USE OPTIONS



WHY DEVELOP LAND USE OPTIONS?

The Port Lands are a vast area and there is a need to...

- Balance competing interests
- Provide clarity and certainty on the range of land uses currently permitted in the *Regeneration Areas* land use designation
- Separate more sensitive uses from ongoing port and industrial activities
- Consolidate and relocate uses to create opportunities
- Ensure the South of Eastern *Employment Area* is accounted for as a key consideration in planning for the Port Lands



LIVE-WORK COMMUNITIES



Opportunities for living + working

Complete communities with schools, affordable housing + other day-to-day needs

Retail and other active uses at the base of buildings on main streets

Neighbourhood parks + open spaces

CREATIVE INDUSTRY DISTRICT



Anchored by Pinewood Film Studios

Film studio expansion opportunities

Synergistic uses such as offices, workshops, post-production, design studios, architecture firms, media, technology

Retail and other active uses at the base of buildings on main streets

Transition from industrial to more sensitive uses

PORT / EMPLOYMENT DISTRICT



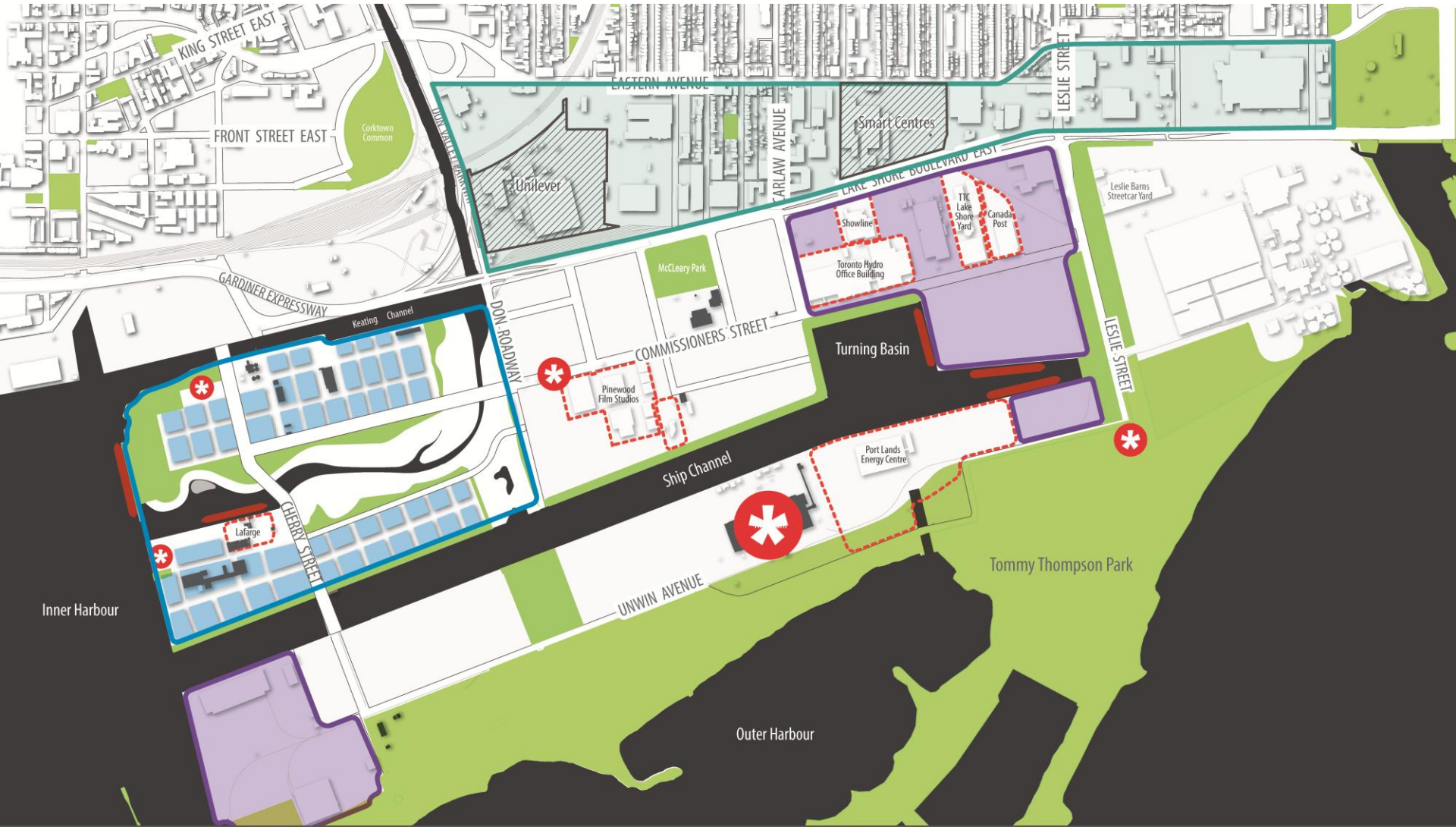
Active, working port uses

Related and supportive industries

Greening of port activities

Other industrial and employment activities + existing uses to remain in the long-term

ASSUMPTIONS CONSTANT IN ALL OPTIONS



 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

 PARKS & OPEN SPACES

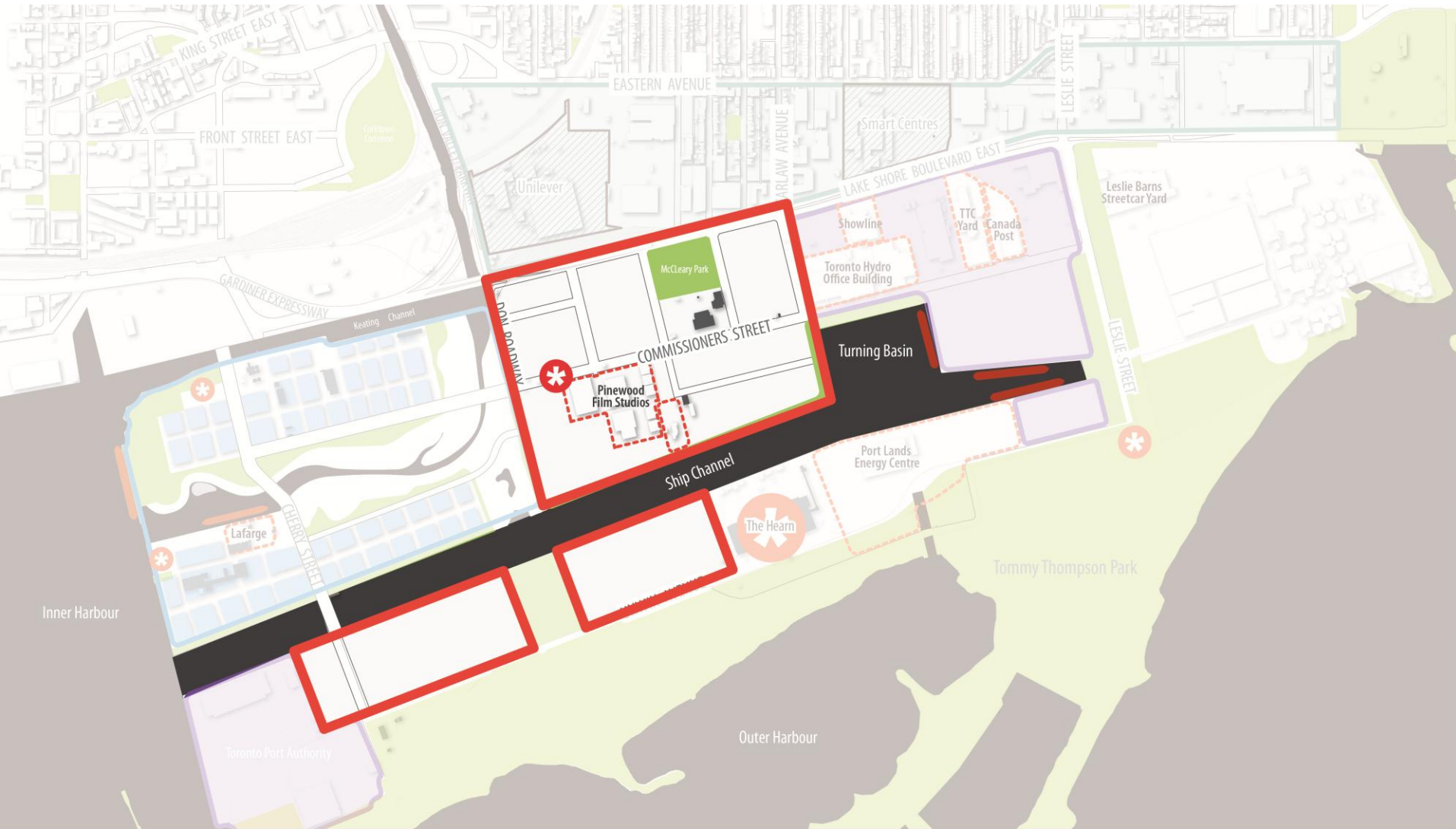
 SOUTH OF EASTERN EMPLOYMENT AREA

 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

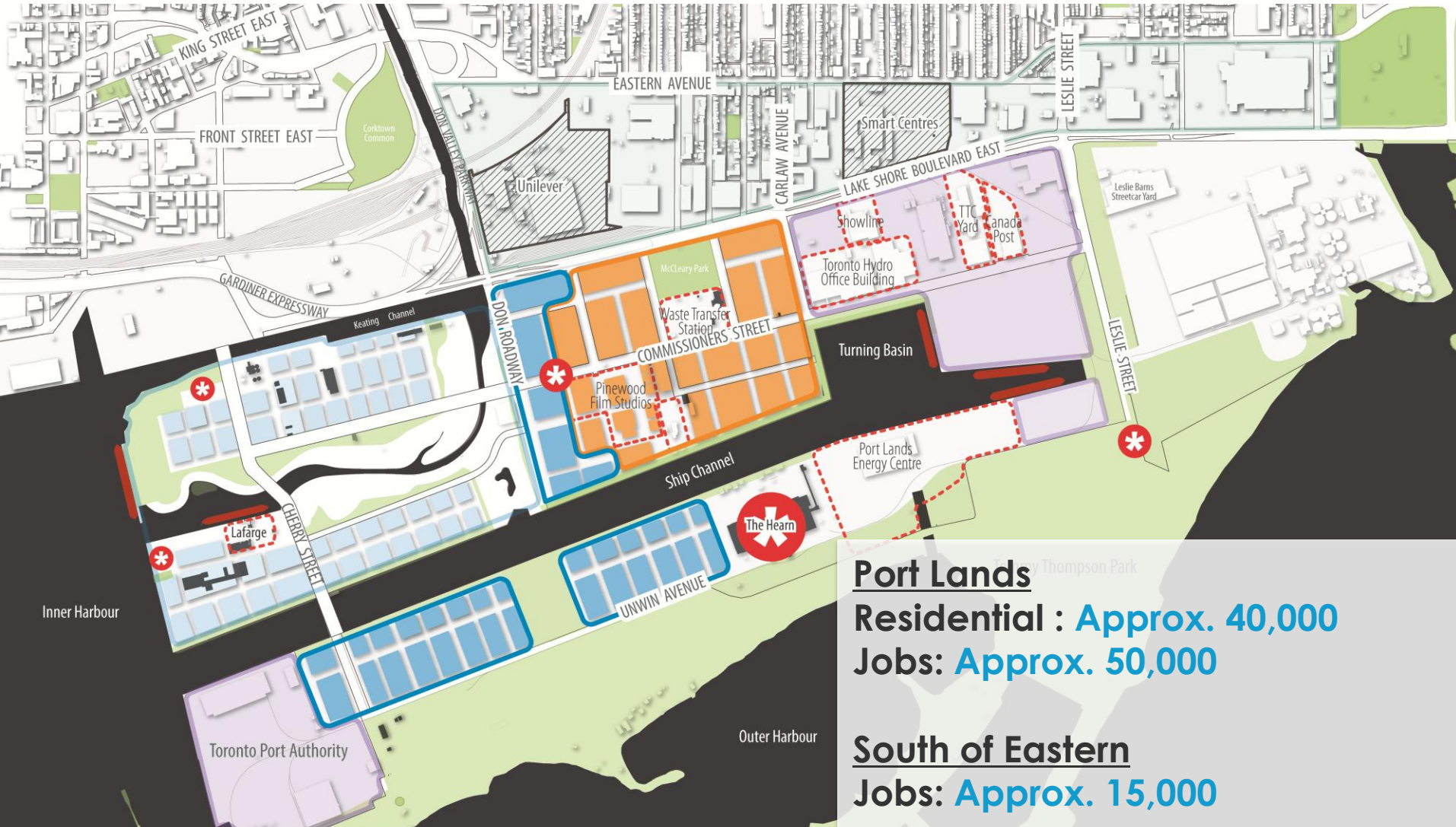
*Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plan

ASSUMPTIONS CONSTANT IN ALL OPTIONS



-  LIVE-WORK COMMUNITIES
-  CREATIVE INDUSTRY DISTRICT
-  PORT / EMPLOYMENT DISTRICT
-  PARKS & OPEN SPACES
-  SOUTH OF EASTERN EMPLOYMENT AREA
-  EXISTING USES TO REMAIN
-  CATALYST USES / DESTINATIONS

LAND USE OPTION 1



 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

 PARKS & OPEN SPACES

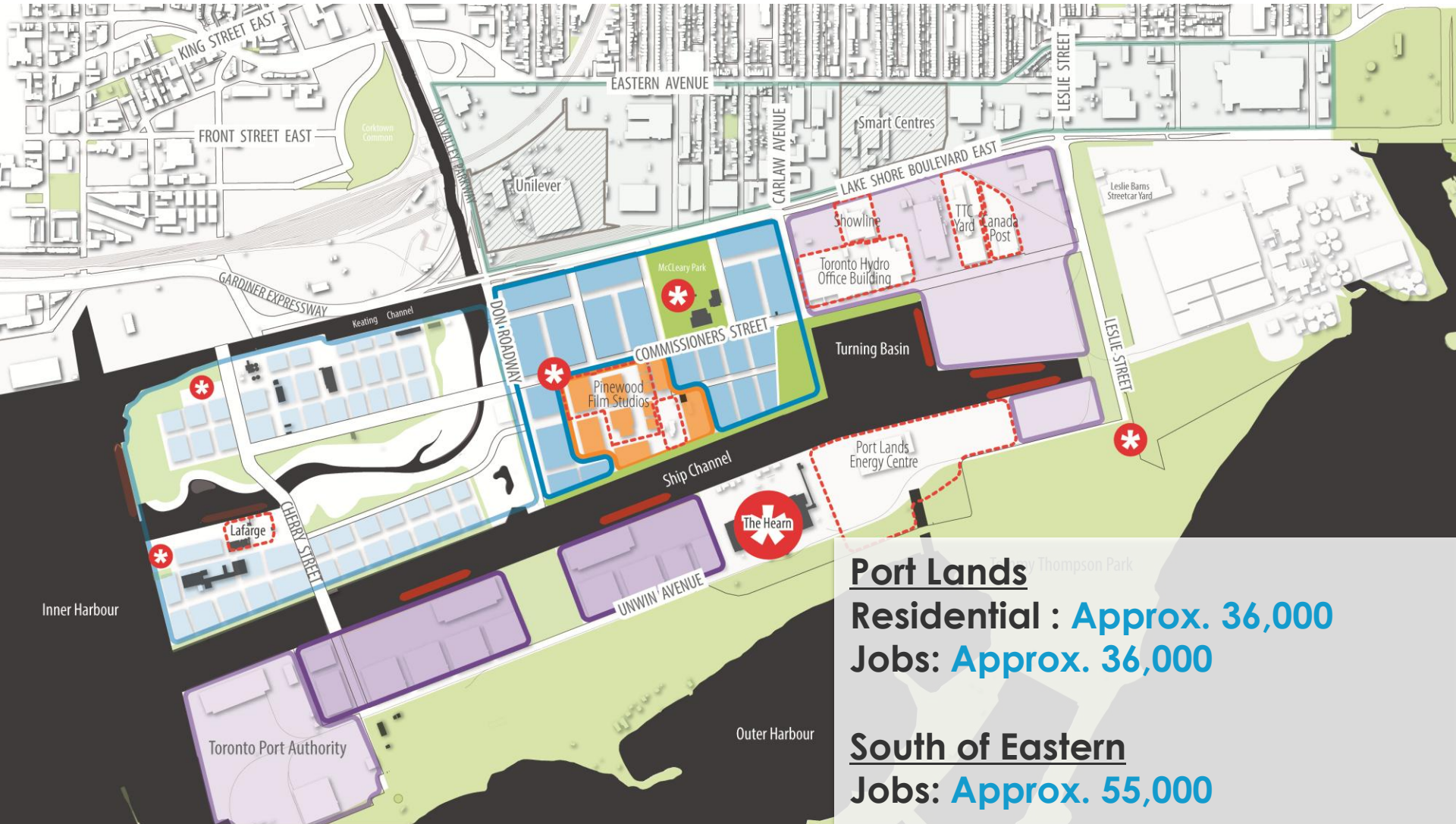
 SOUTH OF EASTERN EMPLOYMENT AREA

 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

*Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans

LAND USE OPTION 2

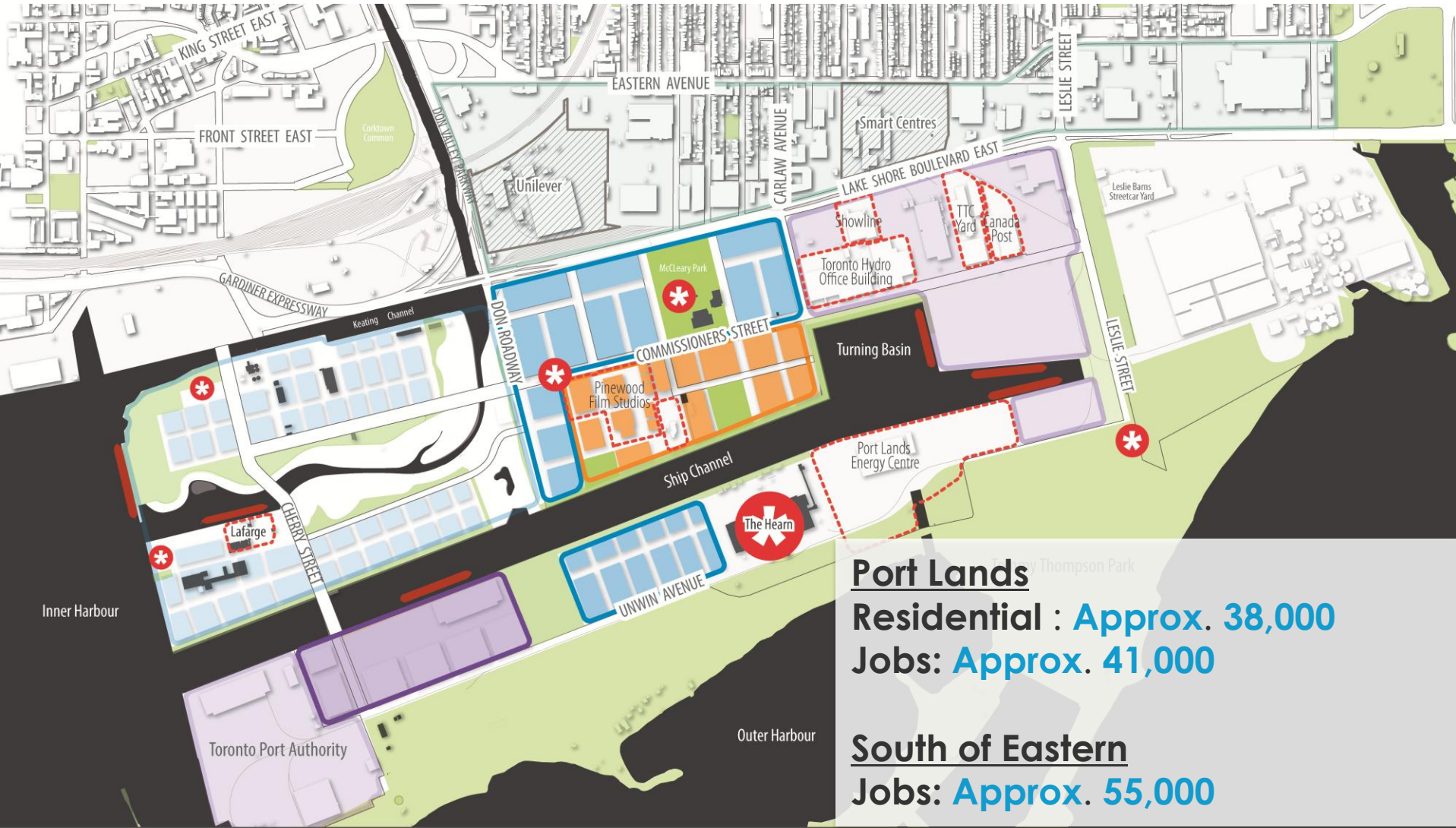


Port Lands
 Residential : **Approx. 36,000**
 Jobs: **Approx. 36,000**

South of Eastern
 Jobs: **Approx. 55,000**

-  LIVE-WORK COMMUNITIES
-  CREATIVE INDUSTRY DISTRICT
-  PORT / EMPLOYMENT DISTRICT
-  PARKS & OPEN SPACES
-  SOUTH OF EASTERN EMPLOYMENT AREA
-  EXISTING USES TO REMAIN
-  CATALYST USES / DESTINATIONS
- *Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans

LAND USE OPTION 3



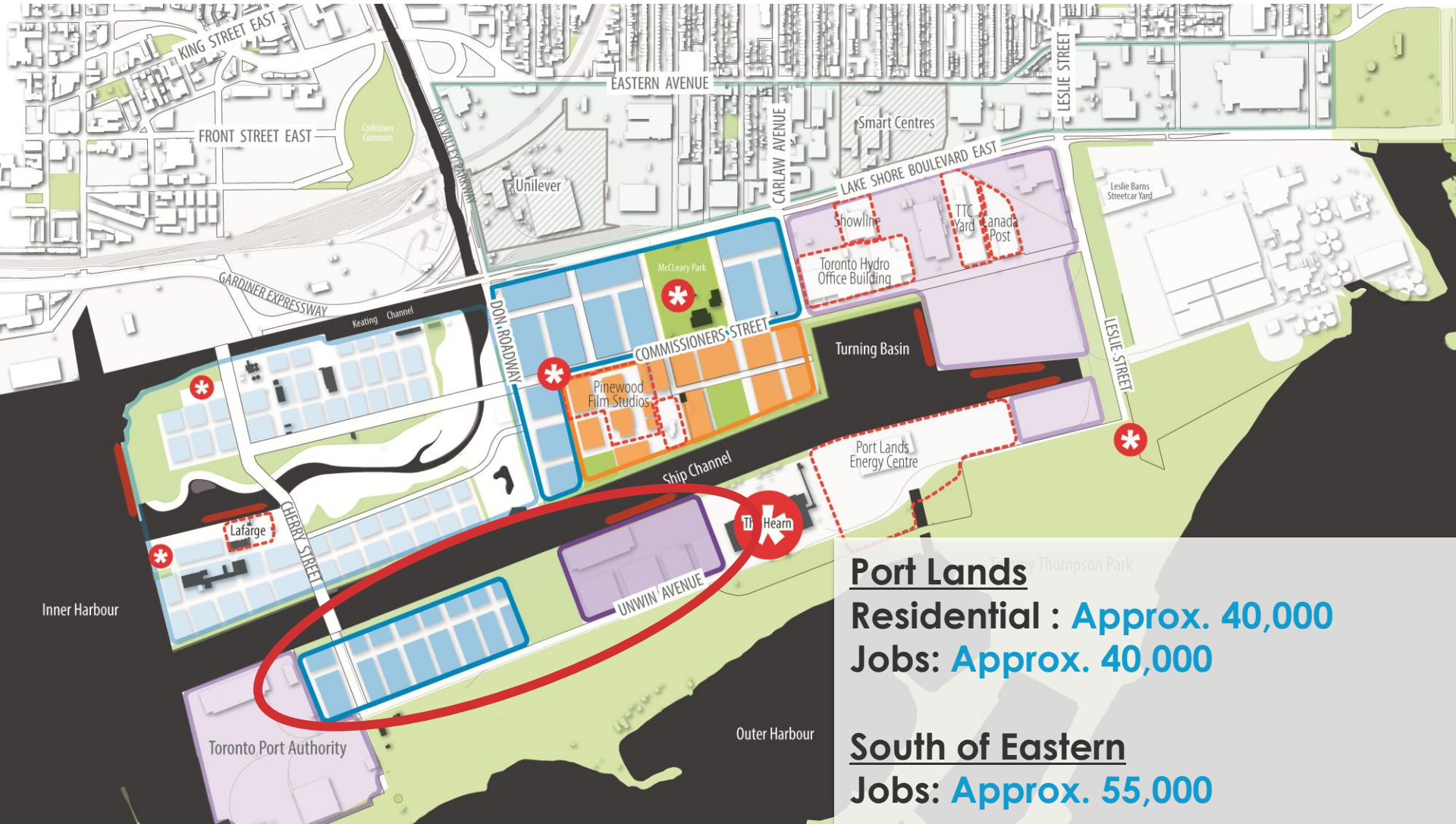
Port Lands
 Residential : **Approx. 38,000**
 Jobs: **Approx. 41,000**

South of Eastern
 Jobs: **Approx. 55,000**

-  LIVE-WORK COMMUNITIES
-  CREATIVE INDUSTRY DISTRICT
-  PORT / EMPLOYMENT DISTRICT
-  PARKS & OPEN SPACES
-  SOUTH OF EASTERN EMPLOYMENT AREA
-  EXISTING USES TO REMAIN
-  CATALYST USES / DESTINATIONS

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LAND USE OPTION 4



 LIVE-WORK COMMUNITIES

 CREATIVE INDUSTRY DISTRICT

 PORT / EMPLOYMENT DISTRICT

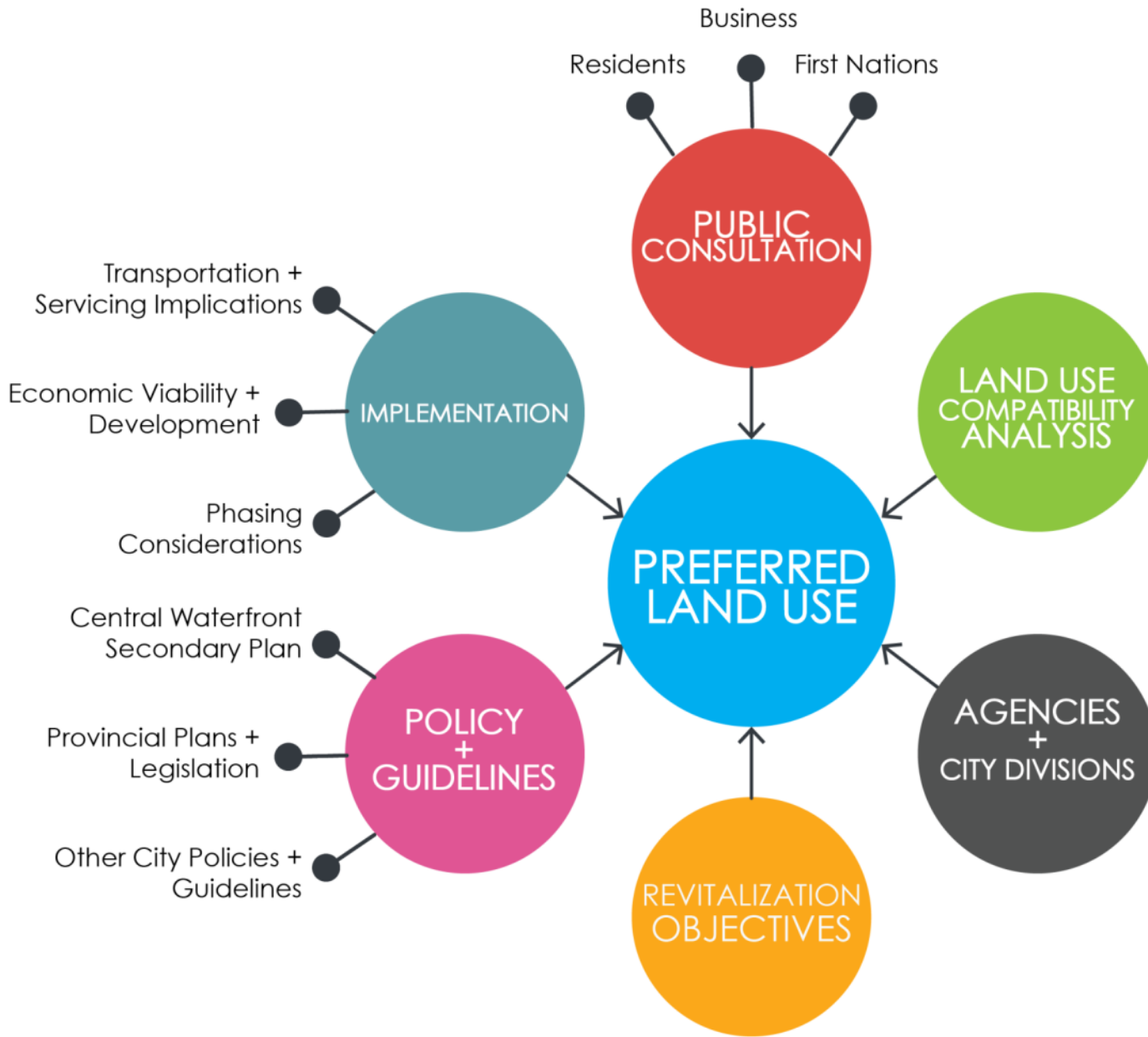
 PARKS & OPEN SPACES

 SOUTH OF EASTERN EMPLOYMENT AREA

 EXISTING USES TO REMAIN

 CATALYST USES / DESTINATIONS

*Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans



EVALUATION OF LAND USE OPTIONS

LAND USE OPTION DISCUSSION

In discussing the land use options, consider the following...

- The land use options are ideas for how land use can be organized. Do you have other ideas or thoughts we should consider?
- Are there aspects you like or dislike in the different options? If so, what are those aspects and what do you like or dislike about them?
- Some new parks and open space opportunities have been identified in the different options. What do you think of these? Are there other opportunities?
- Have we captured the types of uses you think should be located in the Port Lands in our broad land use categories?

Discussion Guide Questions

Thinking about the four land use options for the future of the Port Lands...

- Which land use option best captures your vision for the long-term revitalization of the Port Lands? Why?
- What improvements would you suggest we make to your preferred land use option? Why should these improvements be considered?



TRANSPORTATION & SERVICING MASTER PLAN

Port Lands and South of Eastern

WORKSHOP
March 5, 2014

TRANSPORTATION + SERVICING MASTER PLAN PURPOSE

Master Plan = Network



Streets



Surface
Transit



Water
Infrastructure



Waste Water
Infrastructure



Stormwater
Infrastructure

MUNICIPAL CLASS EA PROCESS

Port Lands + South of Eastern

Phase 1

Identify and Describe the Problem

Problem(s) +
Opportunity(s)

Phase 2

Alternative Solutions

Preliminary Preferred
Solution

MASTER PLAN

Film Studio District

Phase 3

Alternative Design Concepts

Preliminary Preferred
Design

Phase 4

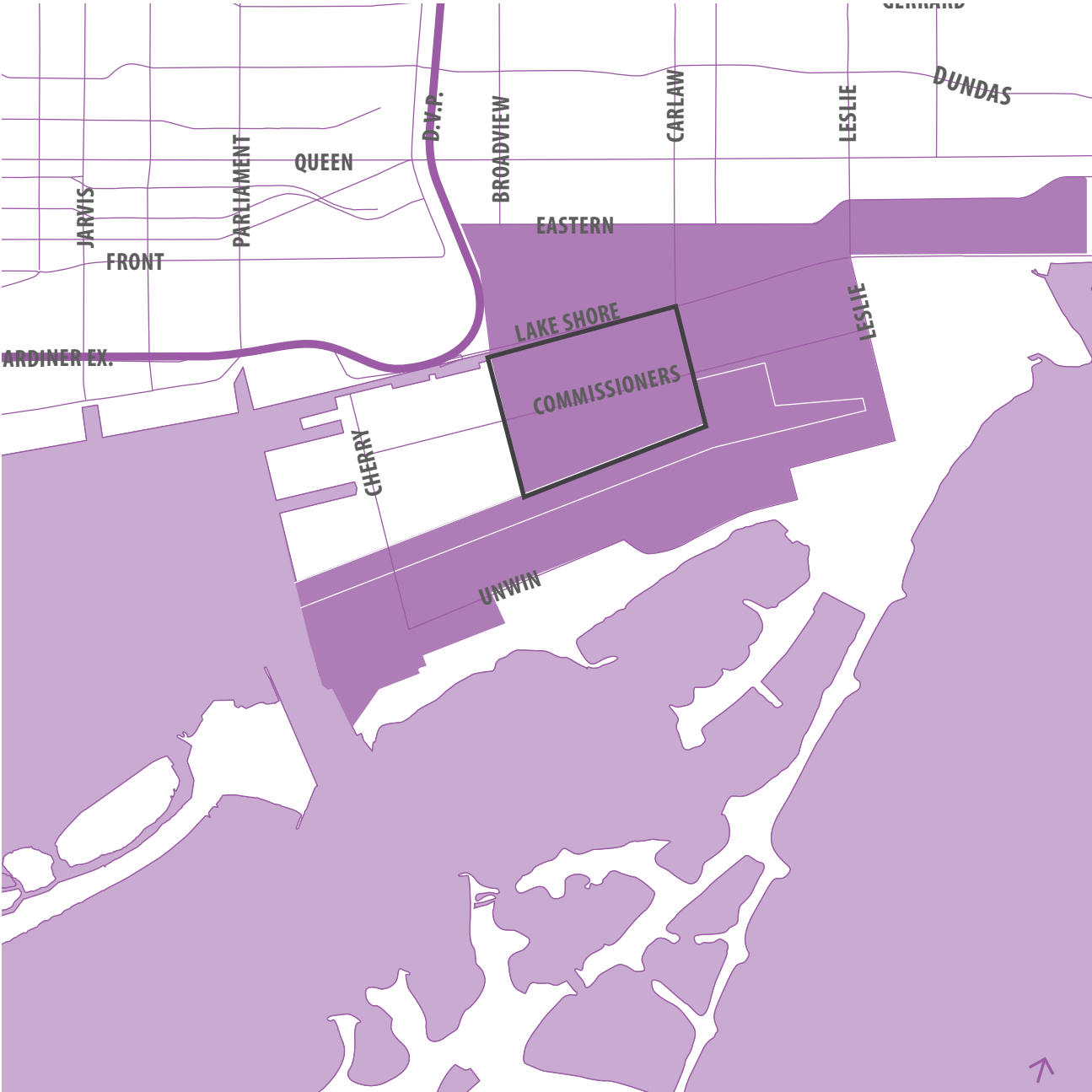
Environmental Study Report

IMPLEMENTATION

WE ARE HERE



STUDY AREA



LESLIE

CARLAW

BROADVIEW

DON

CHERRY



LESLIE

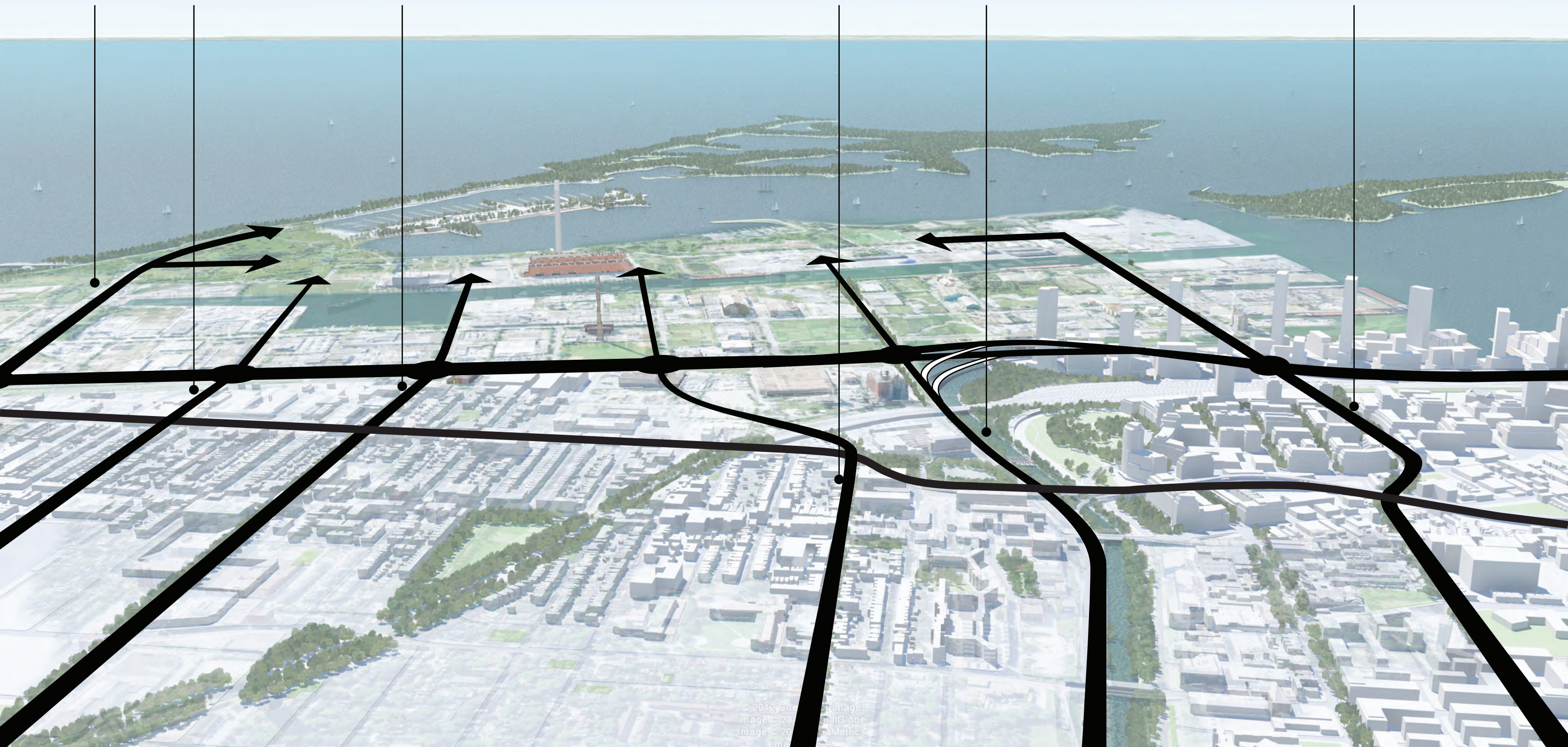
CAROLINE

CARLAW

BROADVIEW

DON

CHERRY



COMPLETE STREETS

Combining generous sidewalks and tree plantings, traffic and transit....



Commissioners (North Side)

COMPLETE STREETS

Safe, active transportation as a unique experience...



The Don Roadway

COMPLETE STREETS

Dedicated transit and cycling facilities, generous tree plantings, pedestrian amenities and on-street parking



Broadview Extension
(South of Lake Shore)

COMPLETE STREETS

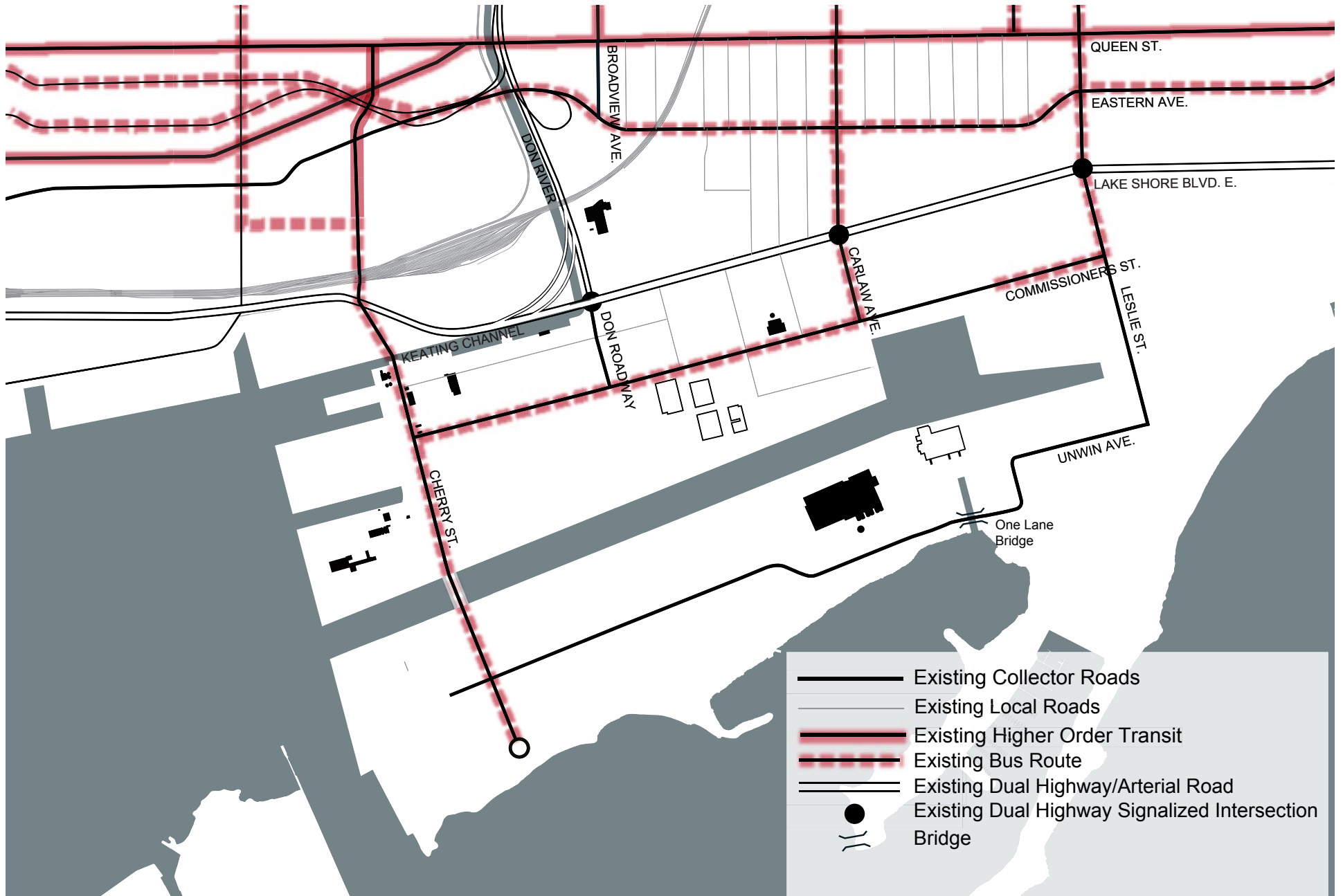
Stormwater design as an integral component of the street...



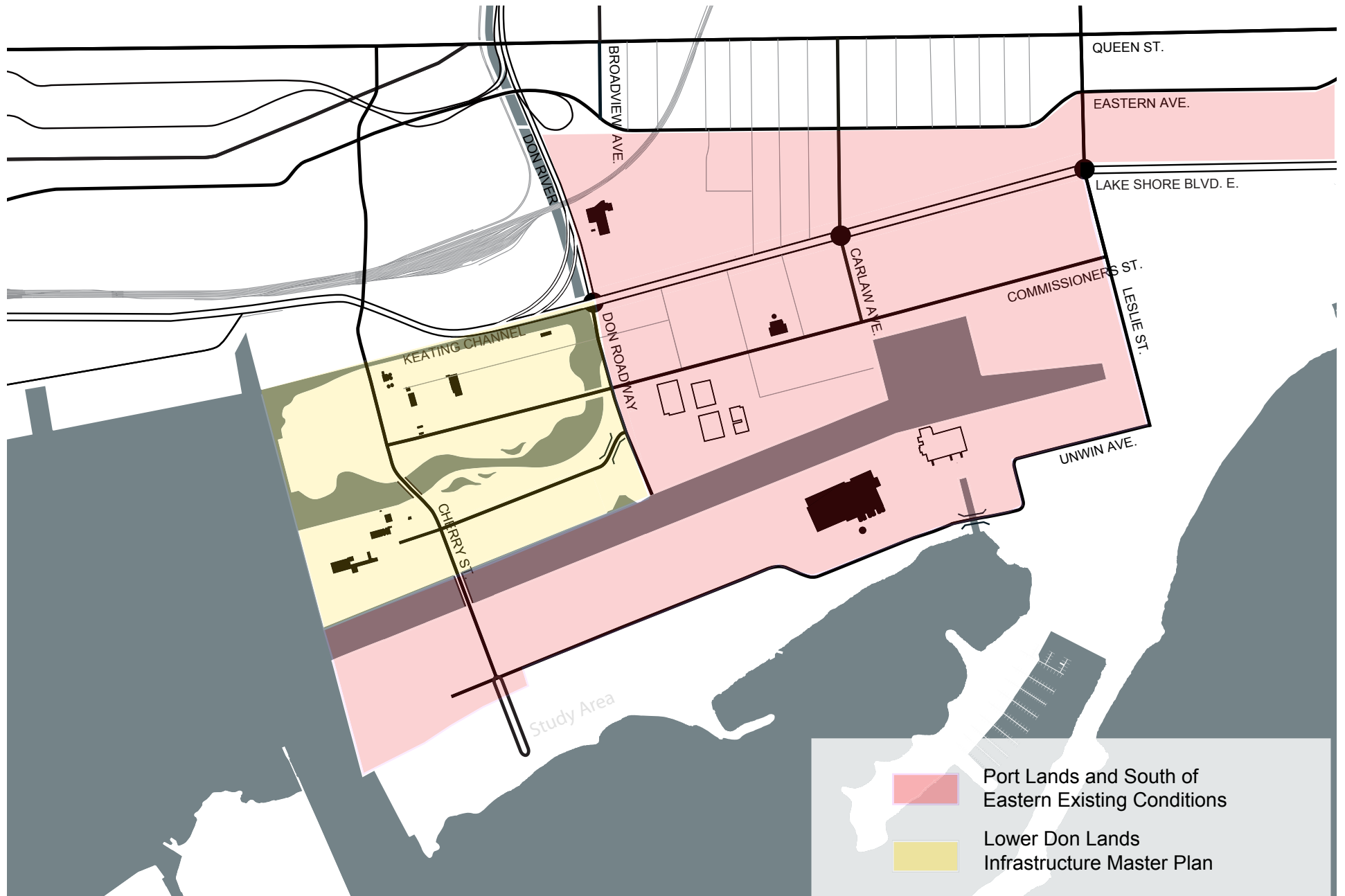
Commissioners Street

TRANSPORTATION

EXISTING NETWORK



APPROVED PORT LANDS INFRASTRUCTURE - DO NOTHING



PORT LANDS ACCELERATION INITIATIVE (2012)

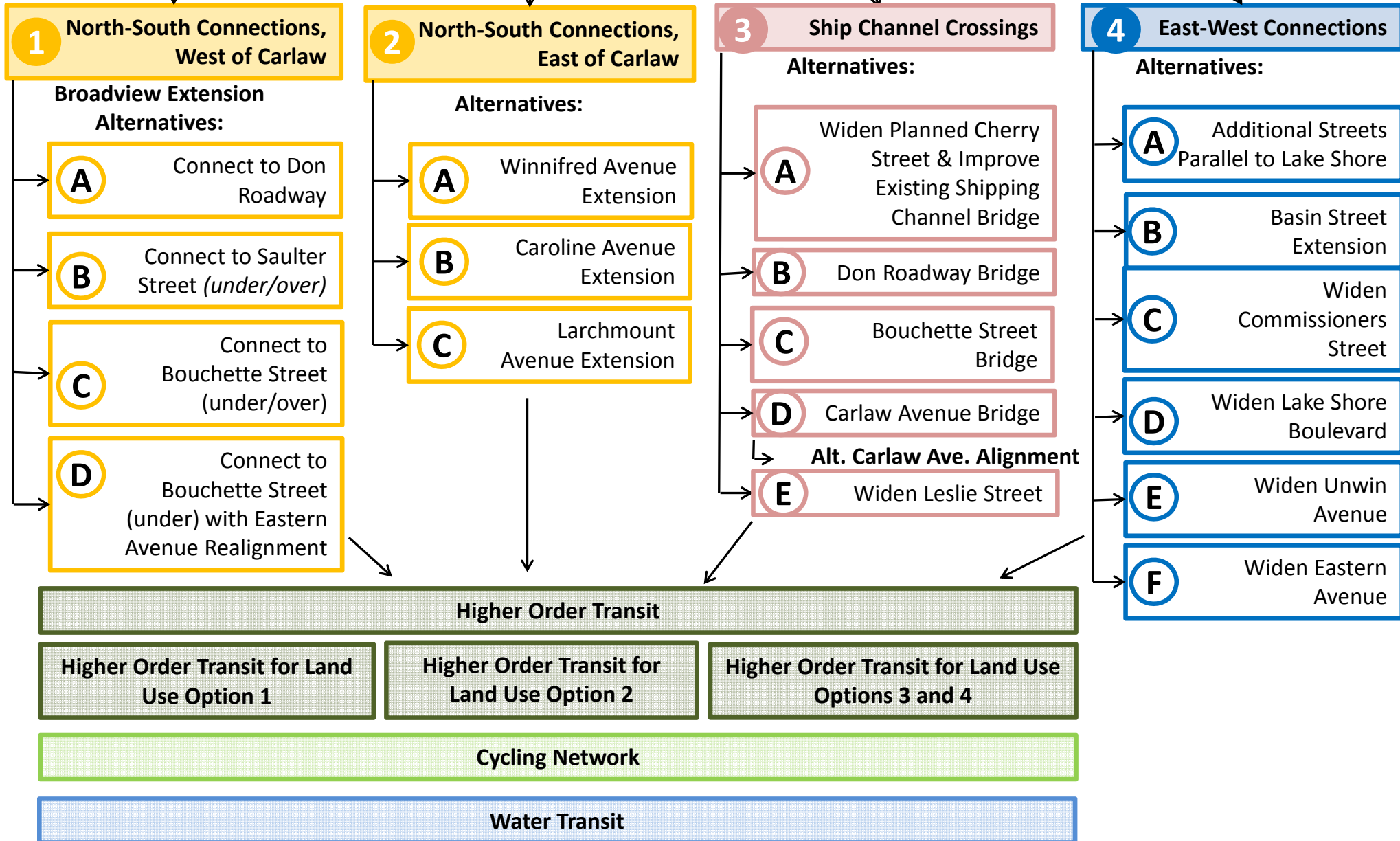


Road and Transit Network

Existing Network

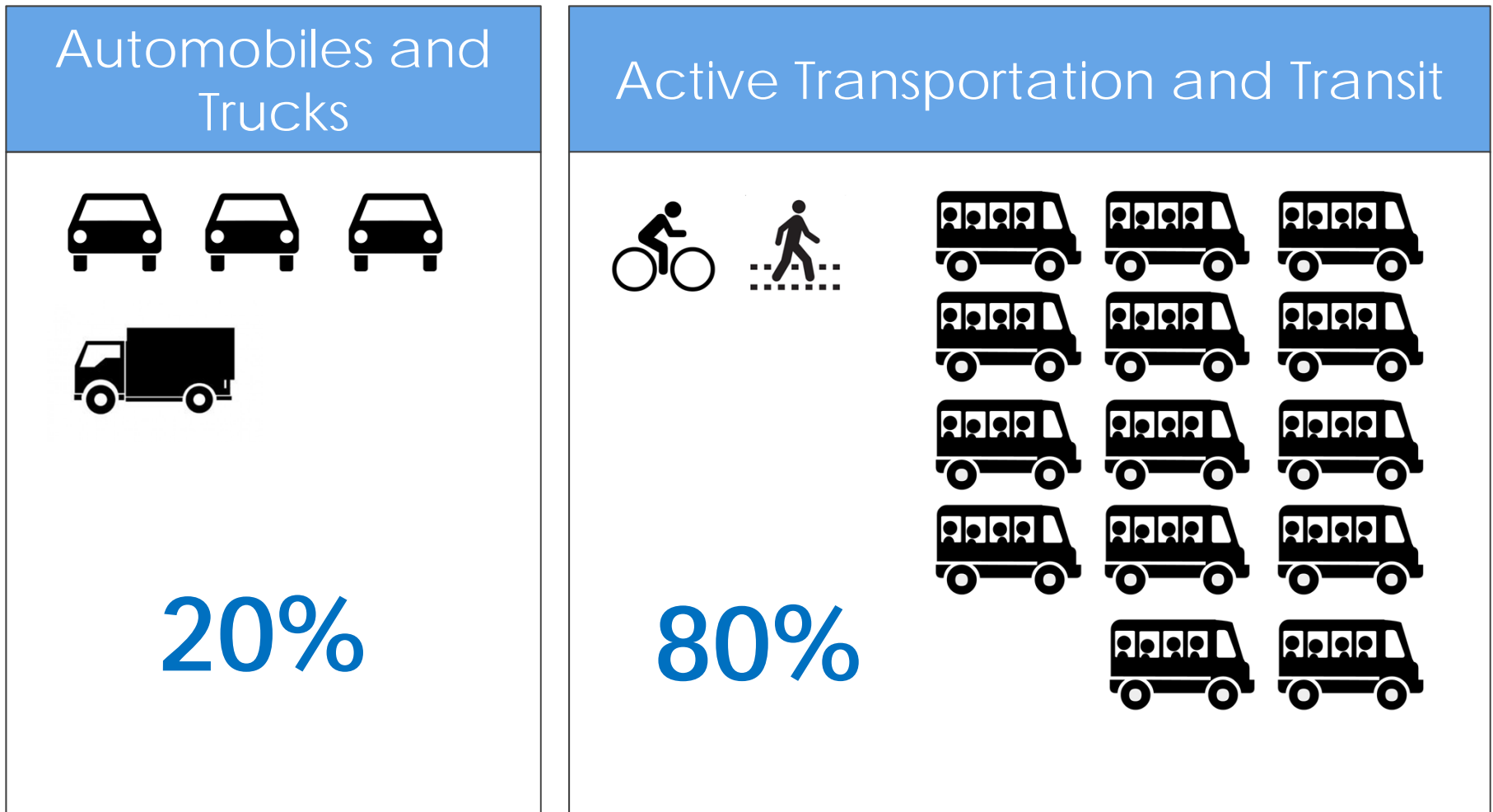
Four Core Network Challenges

Based on Land Use Options 1, 2, 3, and 4

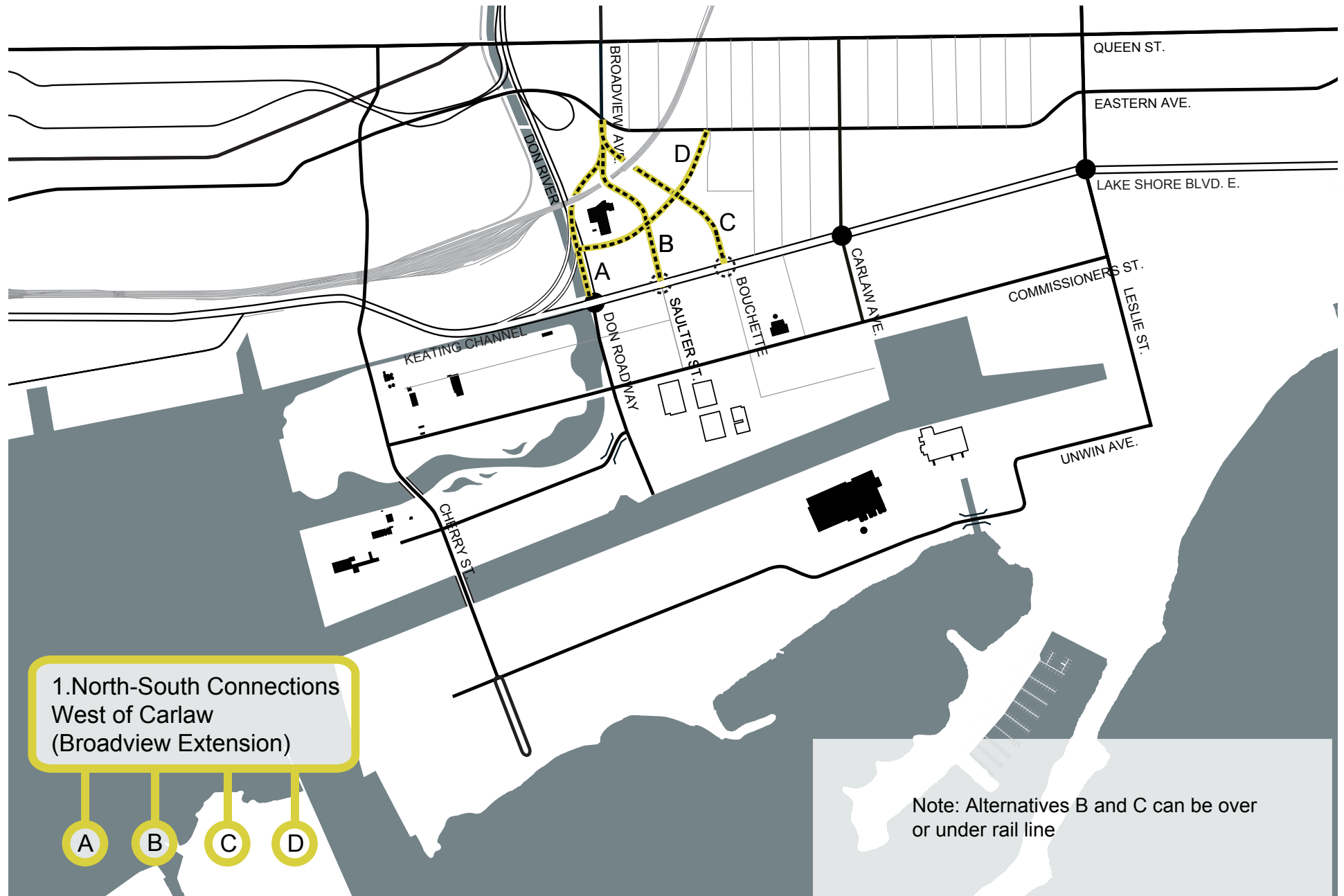


MODAL SPLIT ASSUMPTIONS

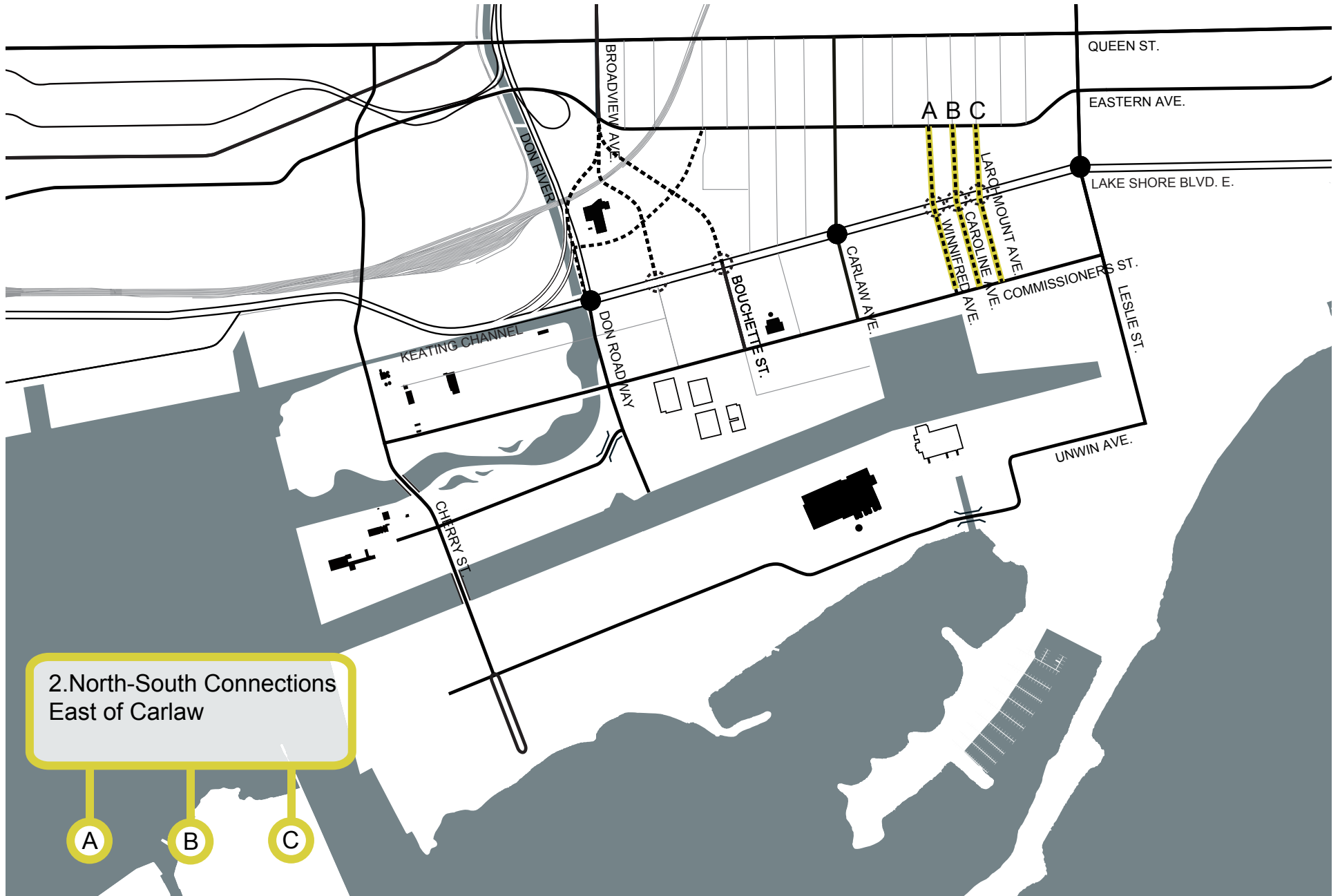
- Similar to Lower Don Lands assumptions
- Building a transit and pedestrian oriented community



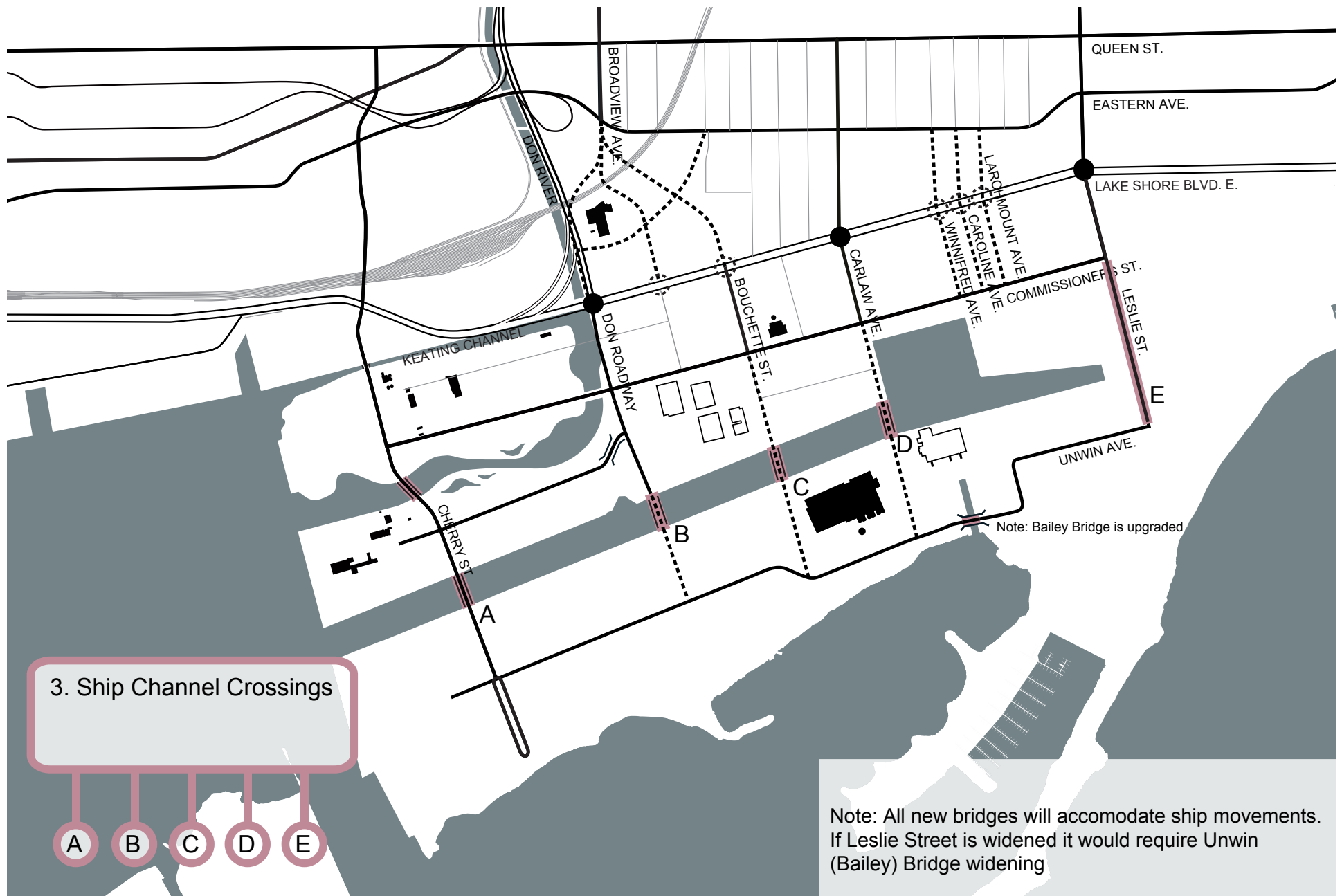
SUMMARY OF BROADVIEW EXTENSION ALTERNATIVES



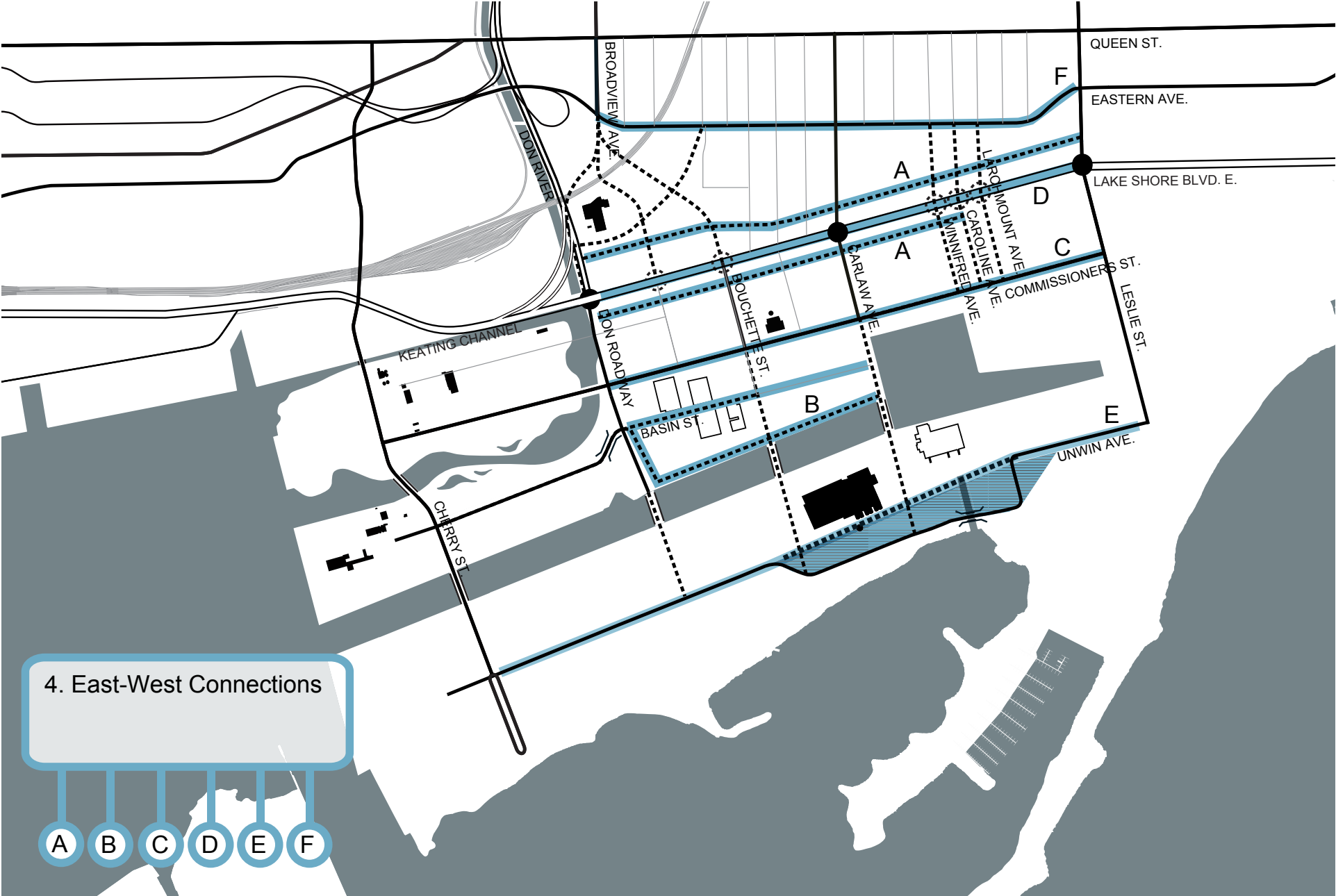
SUMMARY OF ADDITIONAL CONNECTION ALTERNATIVES



SUMMARY OF SHIP CHANNEL CROSSING ALTERNATIVES



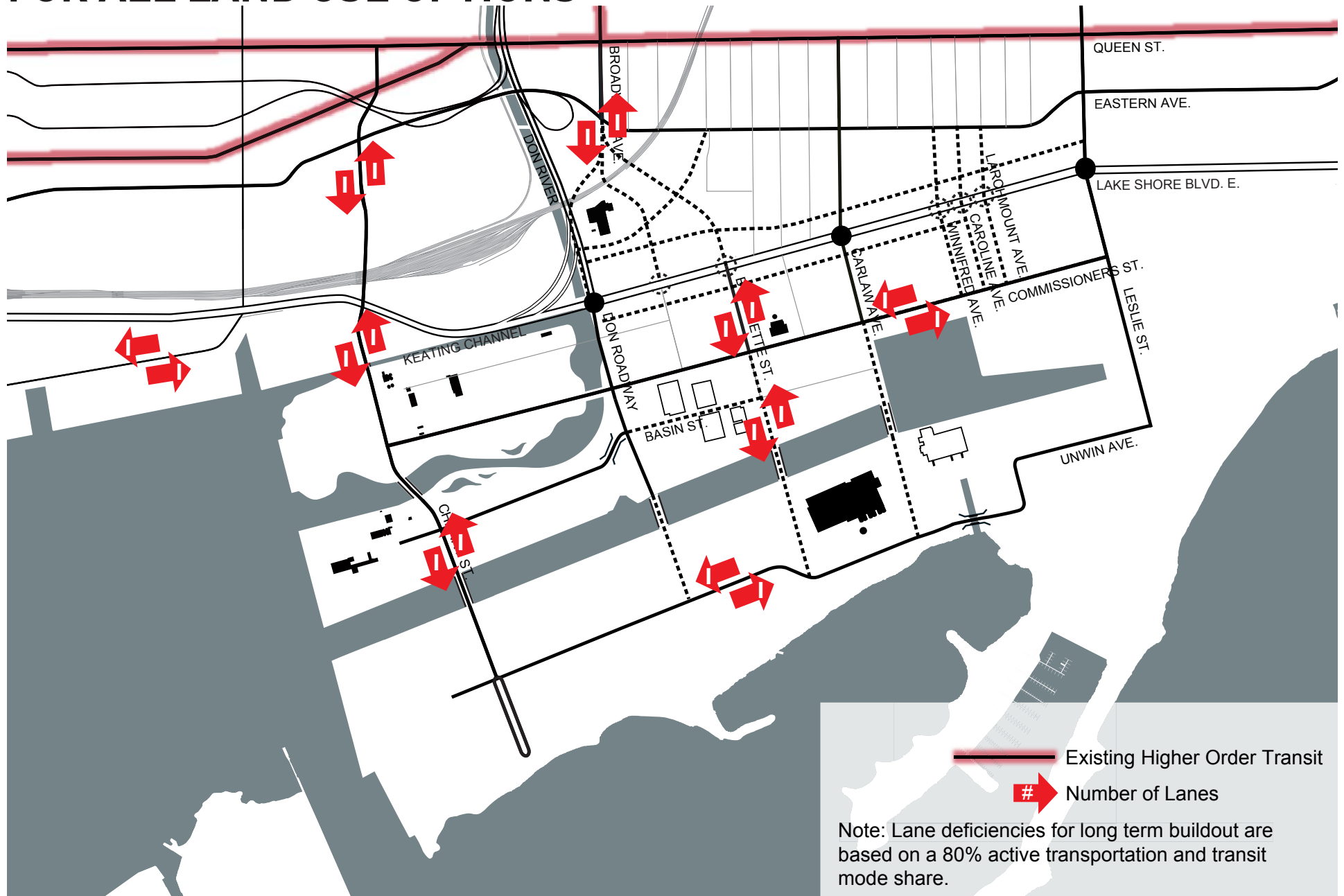
SUMMARY OF EAST-WEST CONNECTION ALTERNATIVES



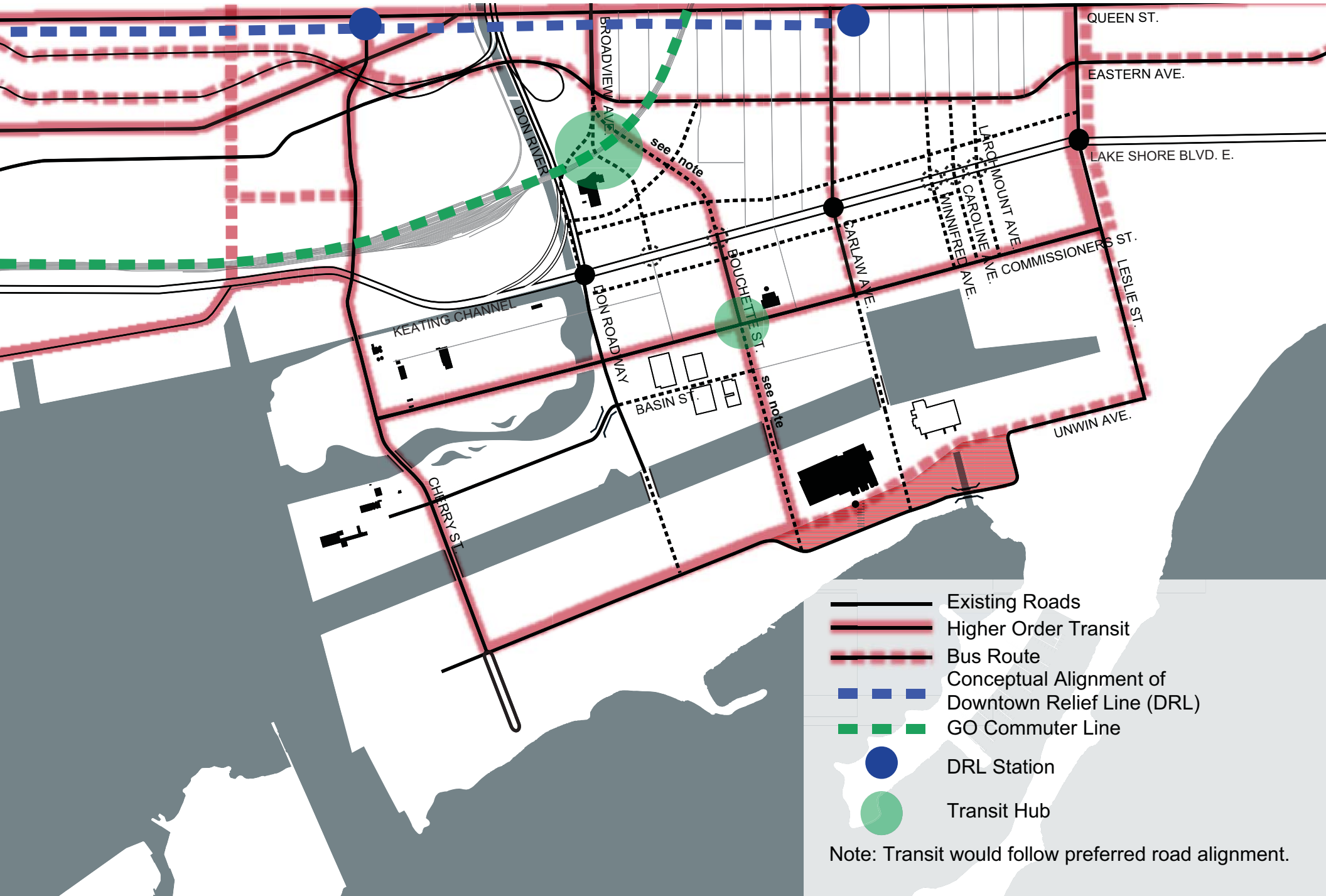
ROAD NETWORK ALTERNATIVES



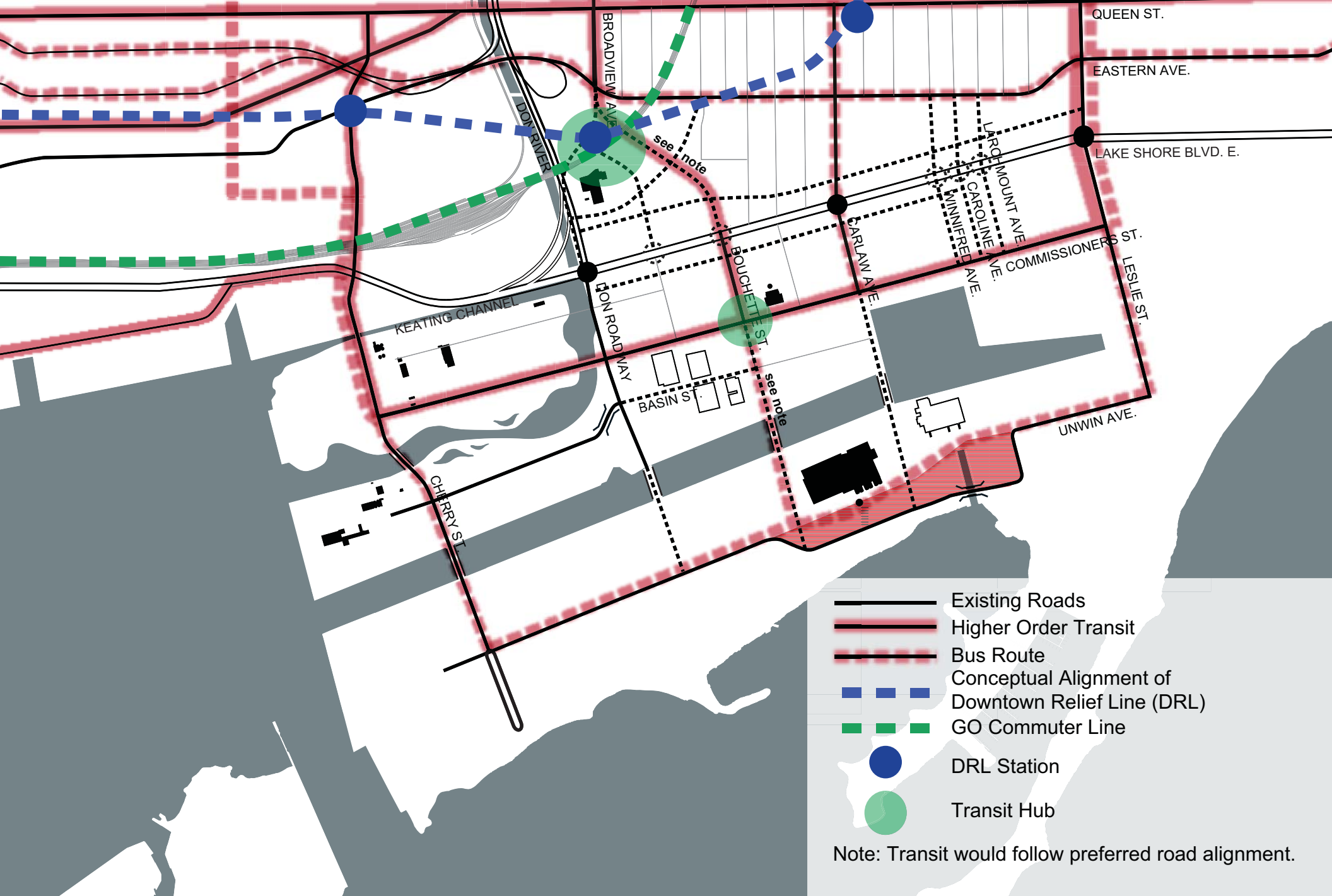
TRANSIT RIGHT OF WAY REQUIREMENTS FOR ALL LAND USE OPTIONS



HIGHER ORDER TRANSIT/RAIL AND BUS FOR LAND USE OPTION 1



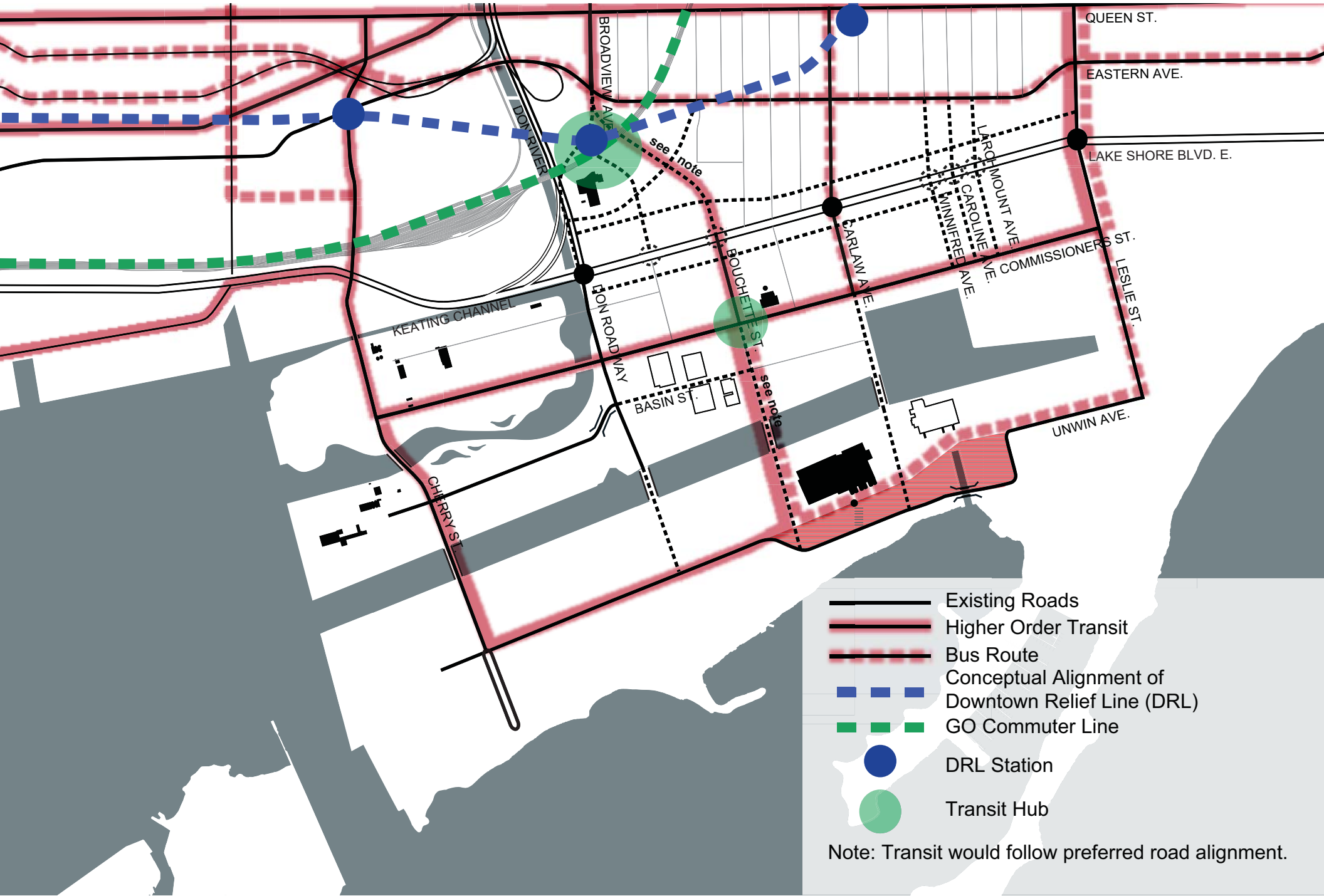
HIGHER ORDER TRANSIT/RAIL AND BUS FOR LAND USE OPTION 2



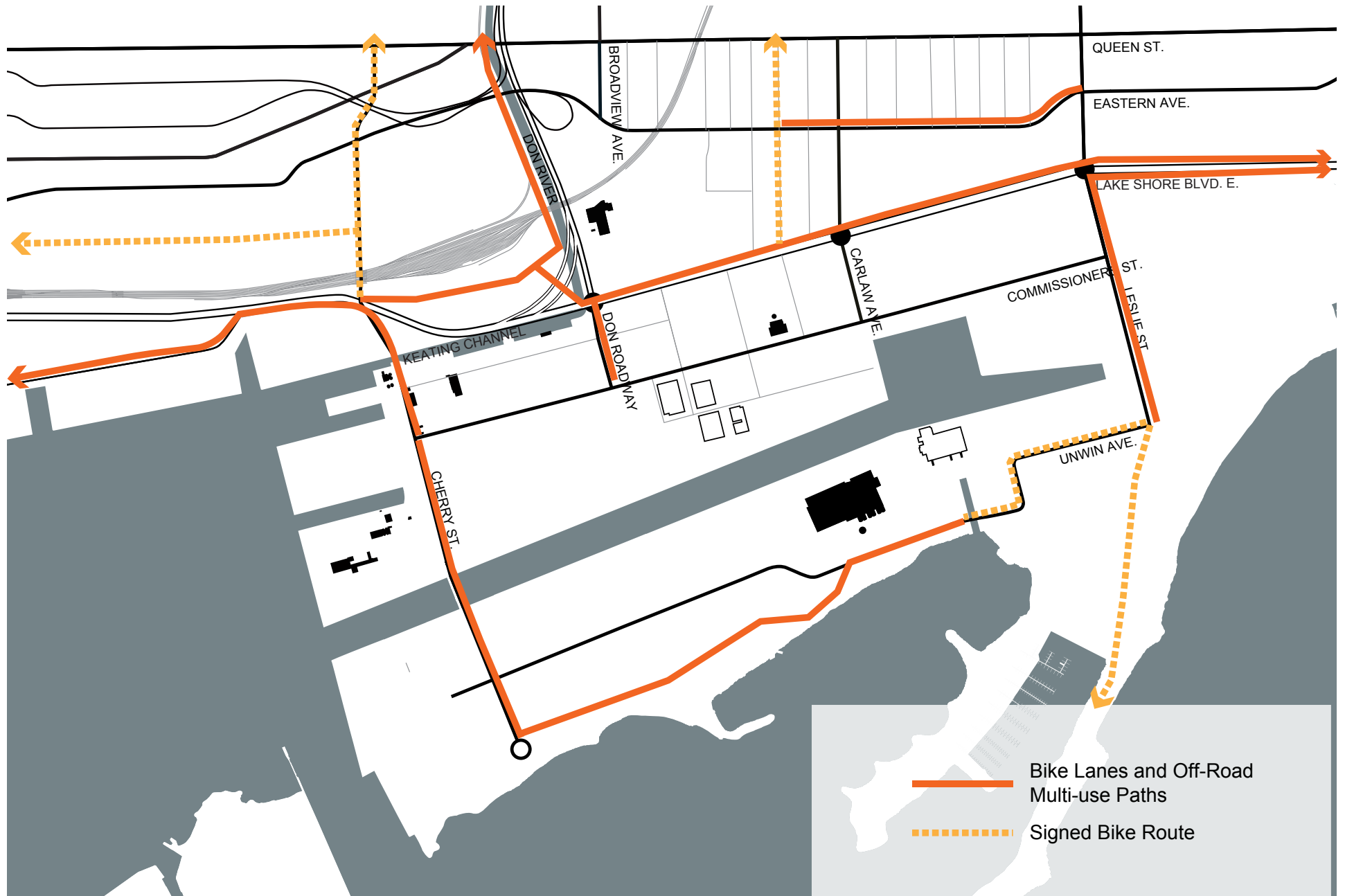
- Existing Roads
- Higher Order Transit
- Bus Route
- Conceptual Alignment of Downtown Relief Line (DRL)
- GO Commuter Line
- DRL Station
- Transit Hub

Note: Transit would follow preferred road alignment.

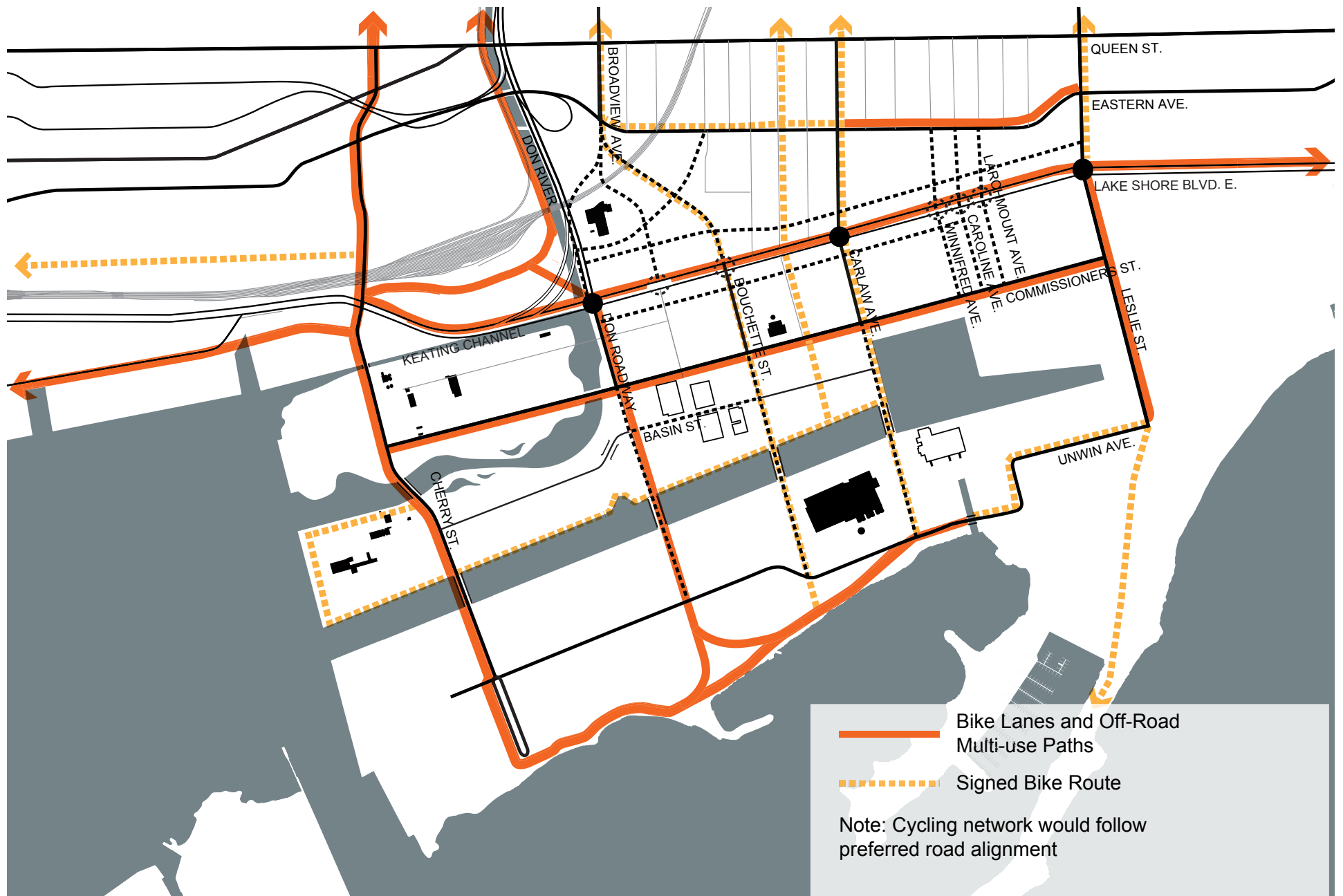
HIGHER ORDER TRANSIT/RAIL AND BUS FOR LAND USE OPTIONS 3 & 4



EXISTING CYCLING NETWORK



POTENTIAL CYCLING NETWORK

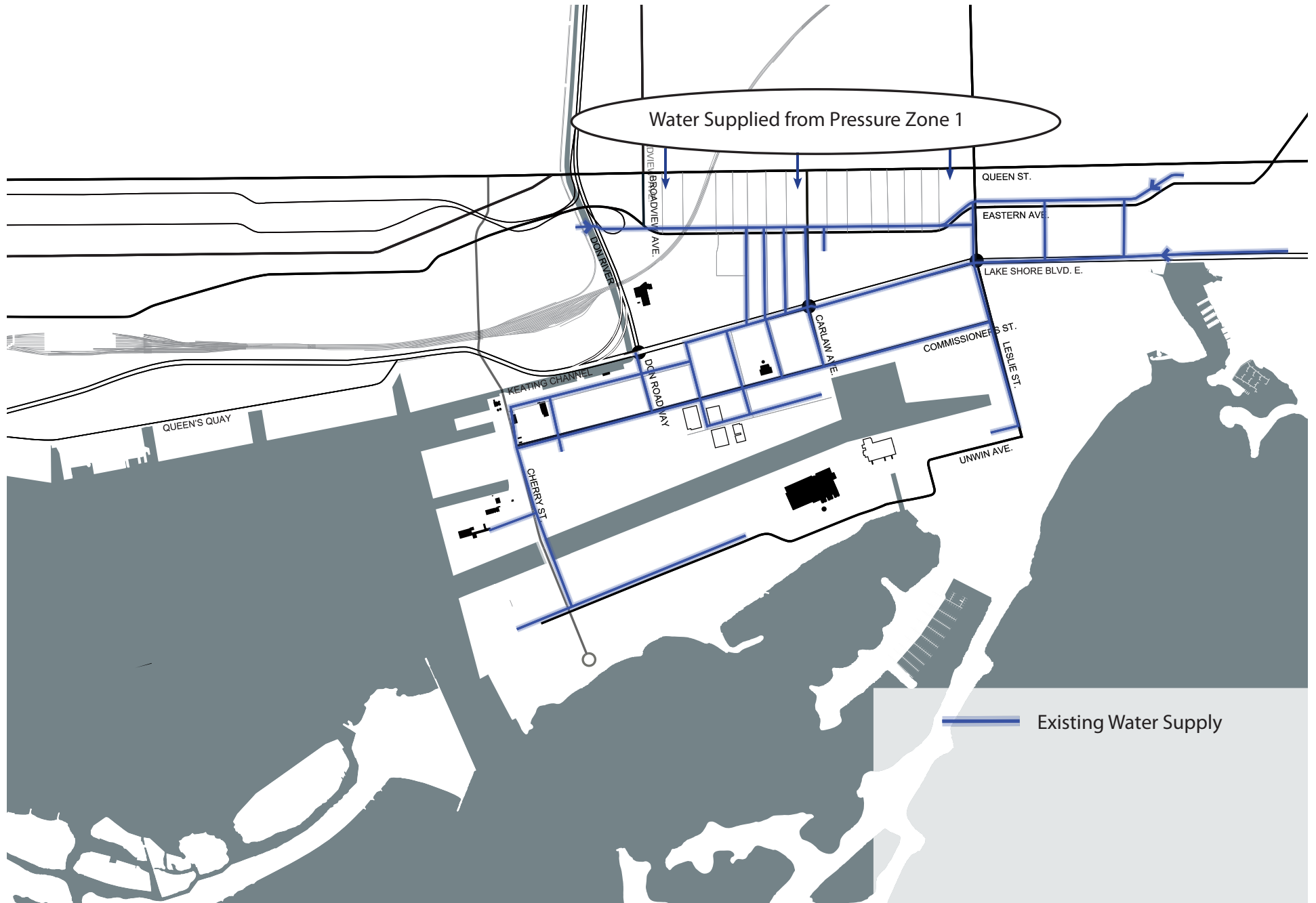


WATER TRANSIT

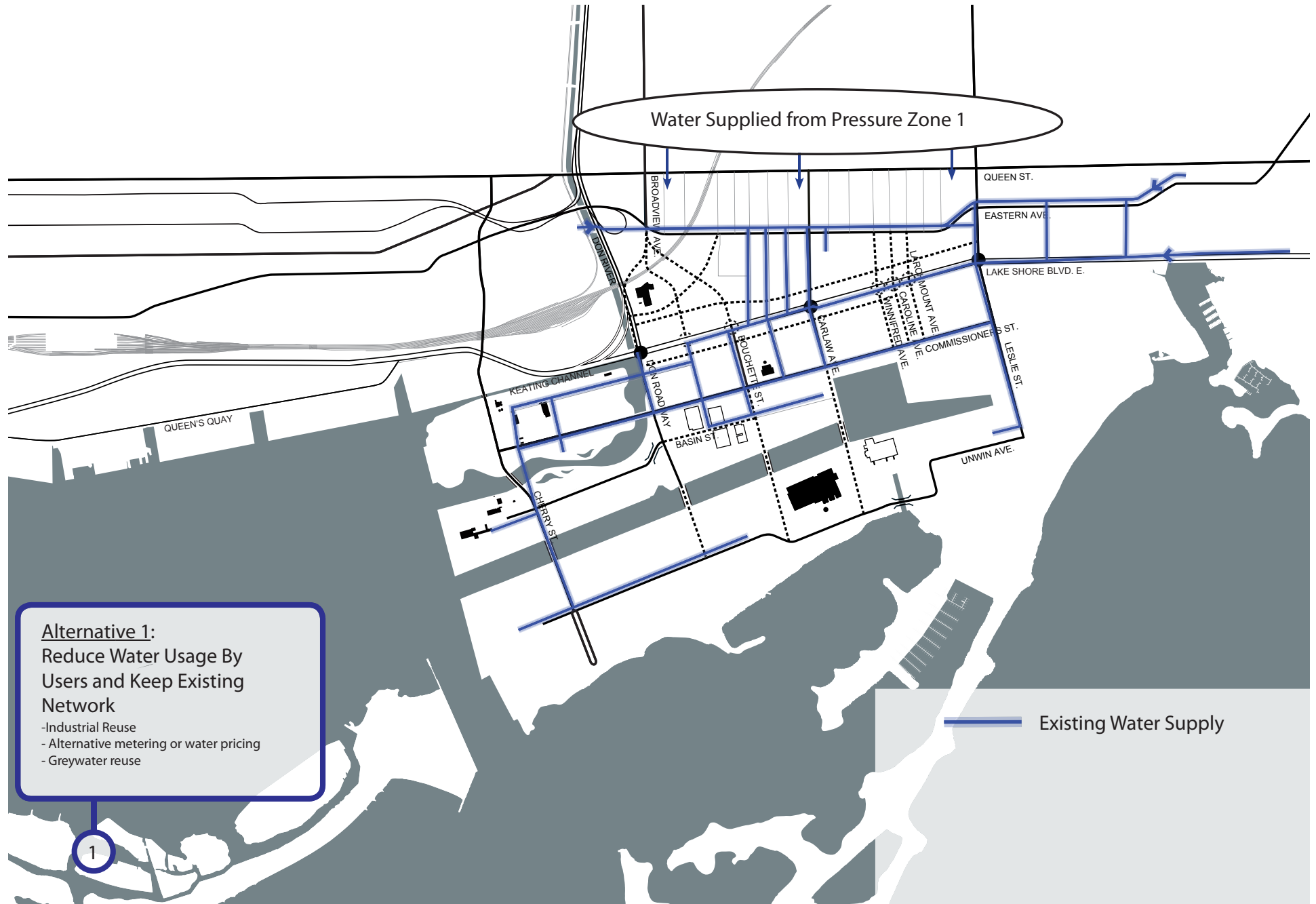


WATER AND WASTEWATER

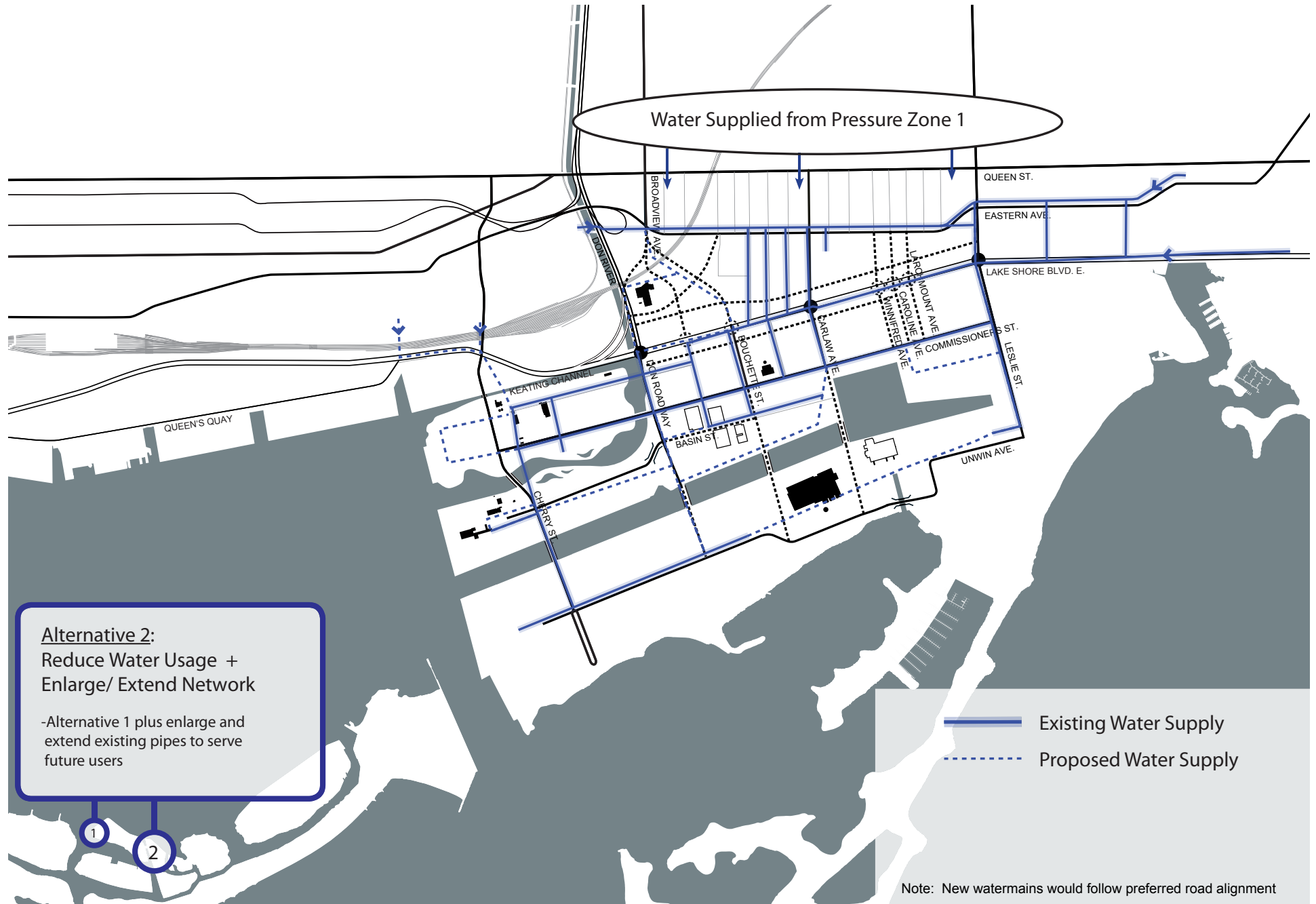
EXISTING WATER SUPPLY - DO NOTHING



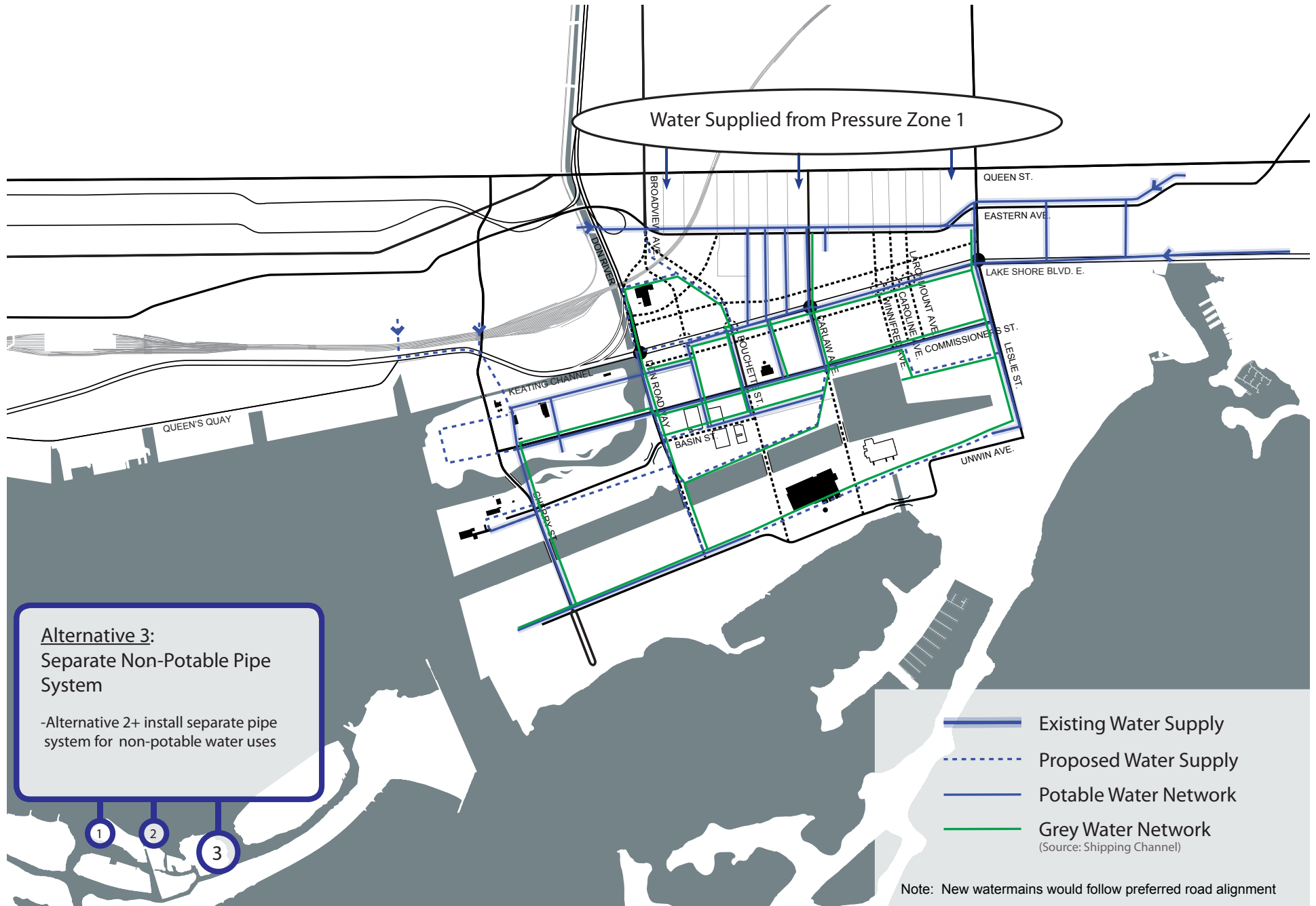
WATER SUPPLY: ALTERNATIVE 1



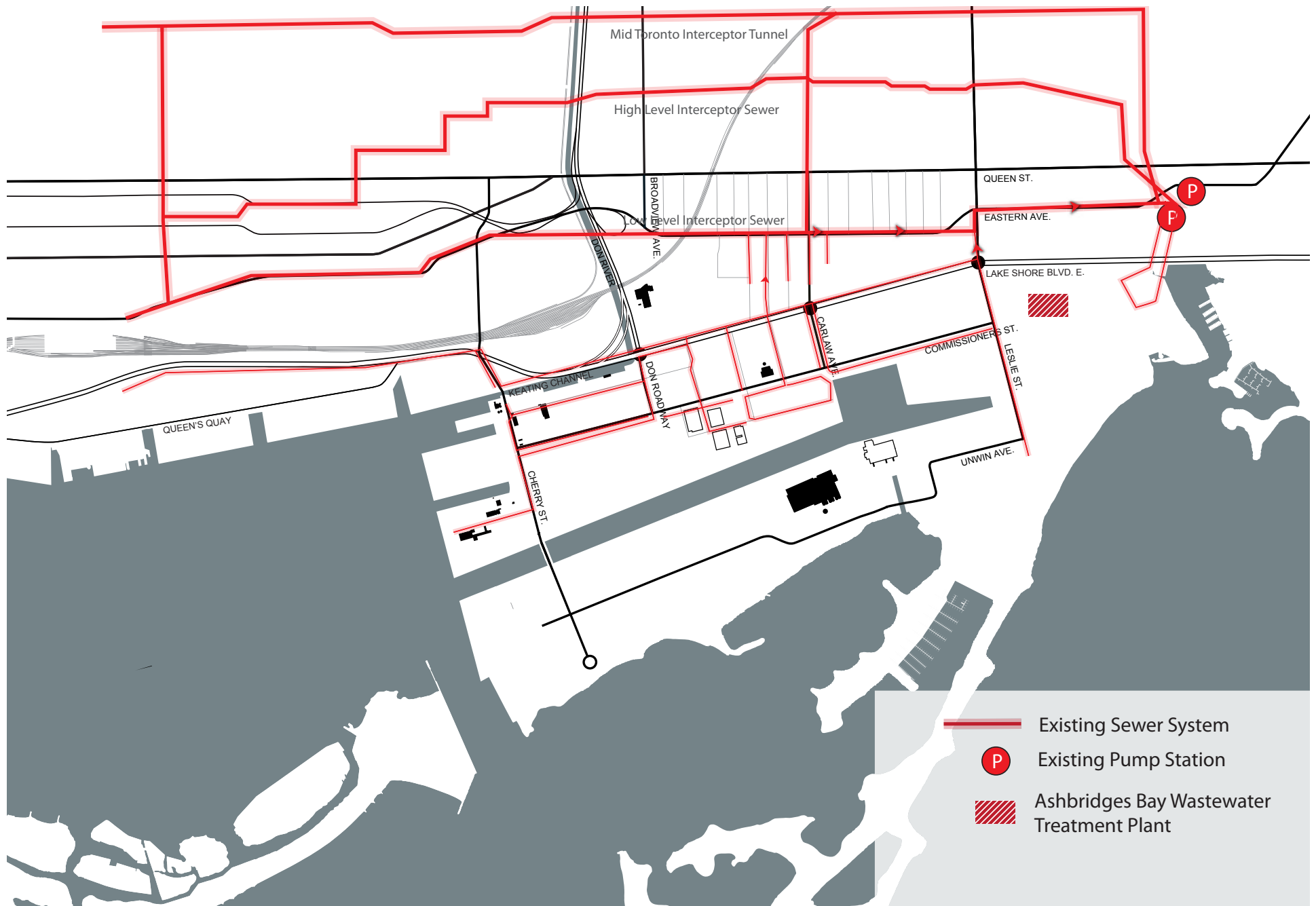
WATER SUPPLY: ALTERNATIVE 2



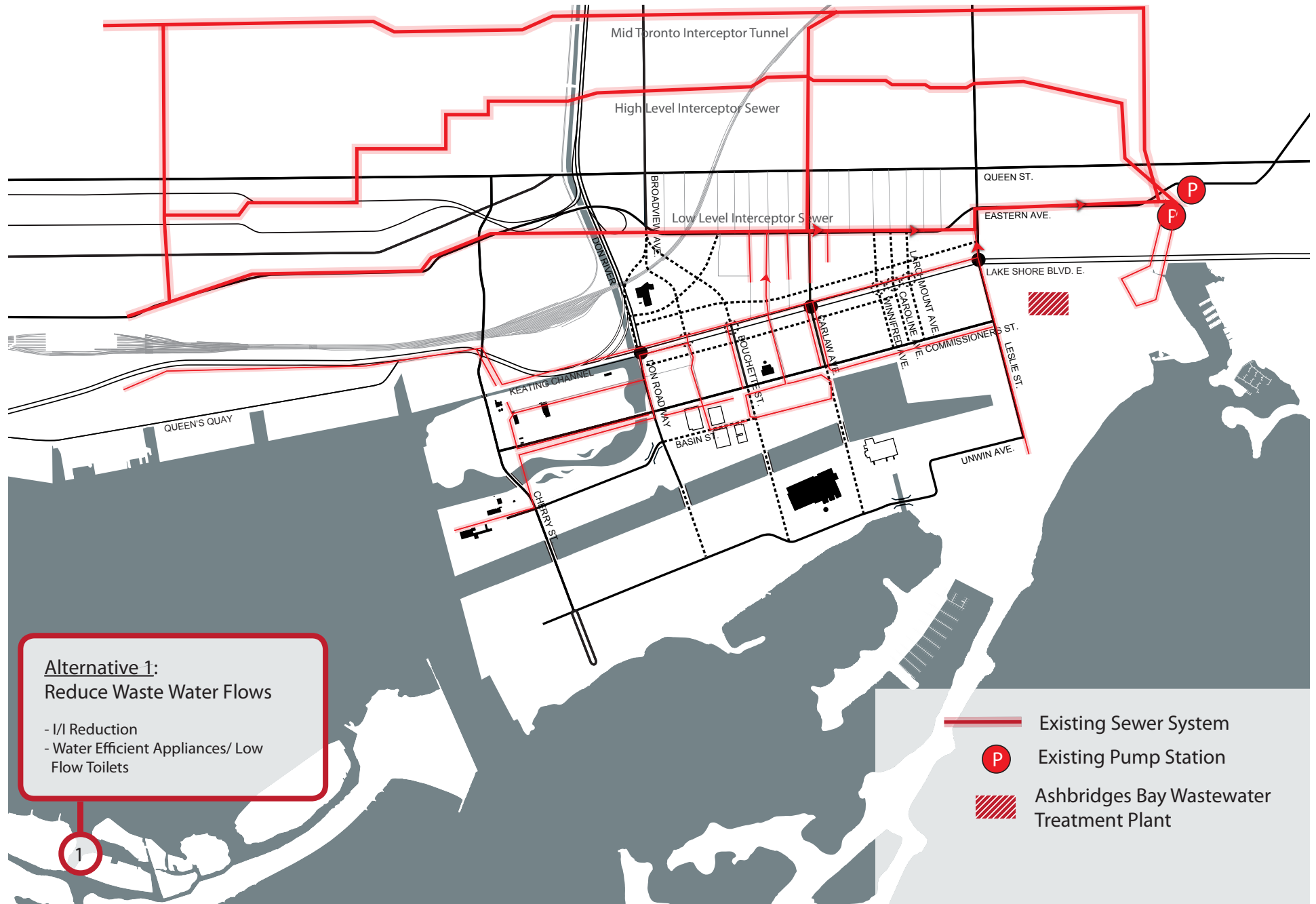
WATER SUPPLY: ALTERNATIVE 3



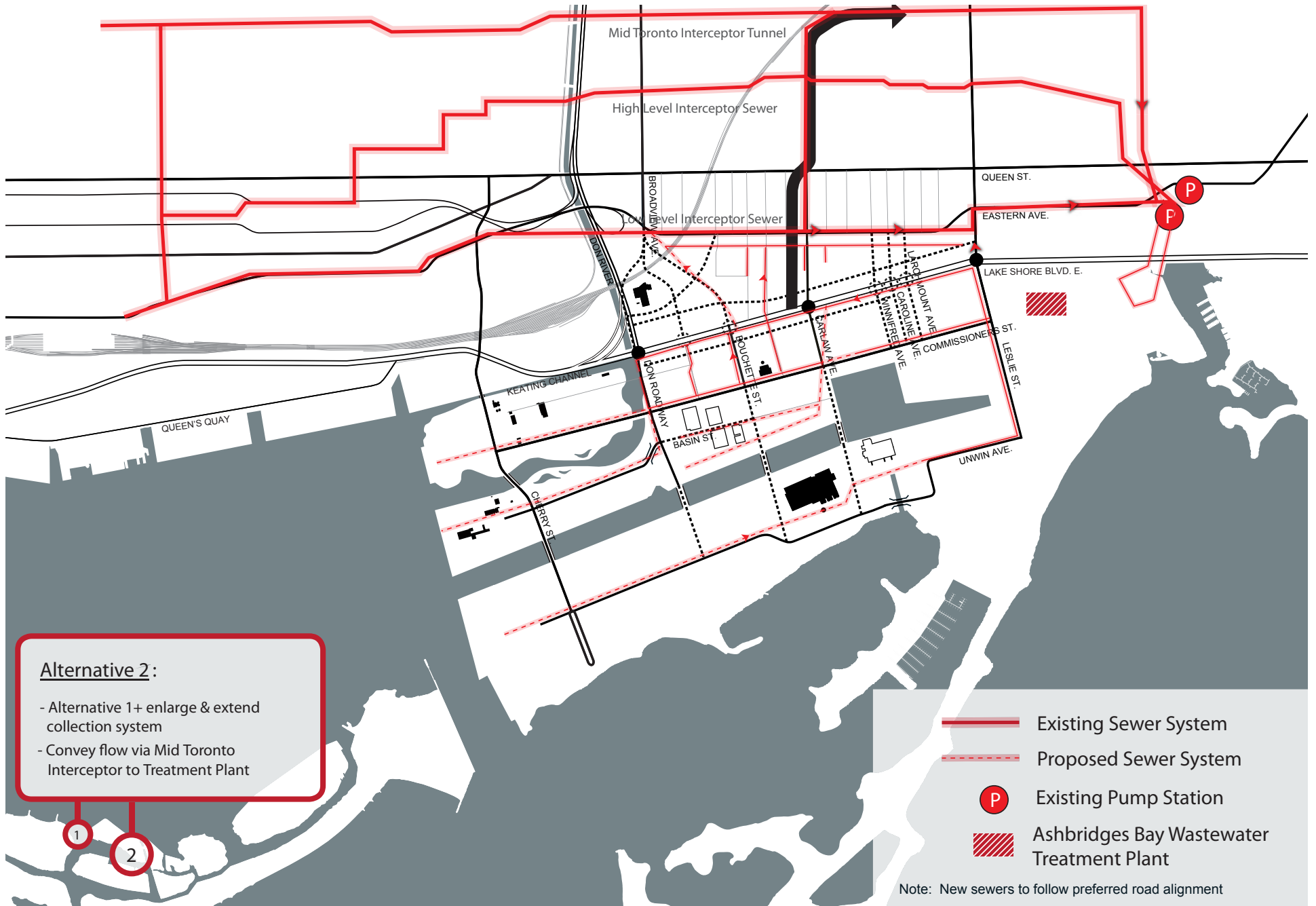
EXISTING WASTEWATER COLLECTION SYSTEMS - DO NOTHING



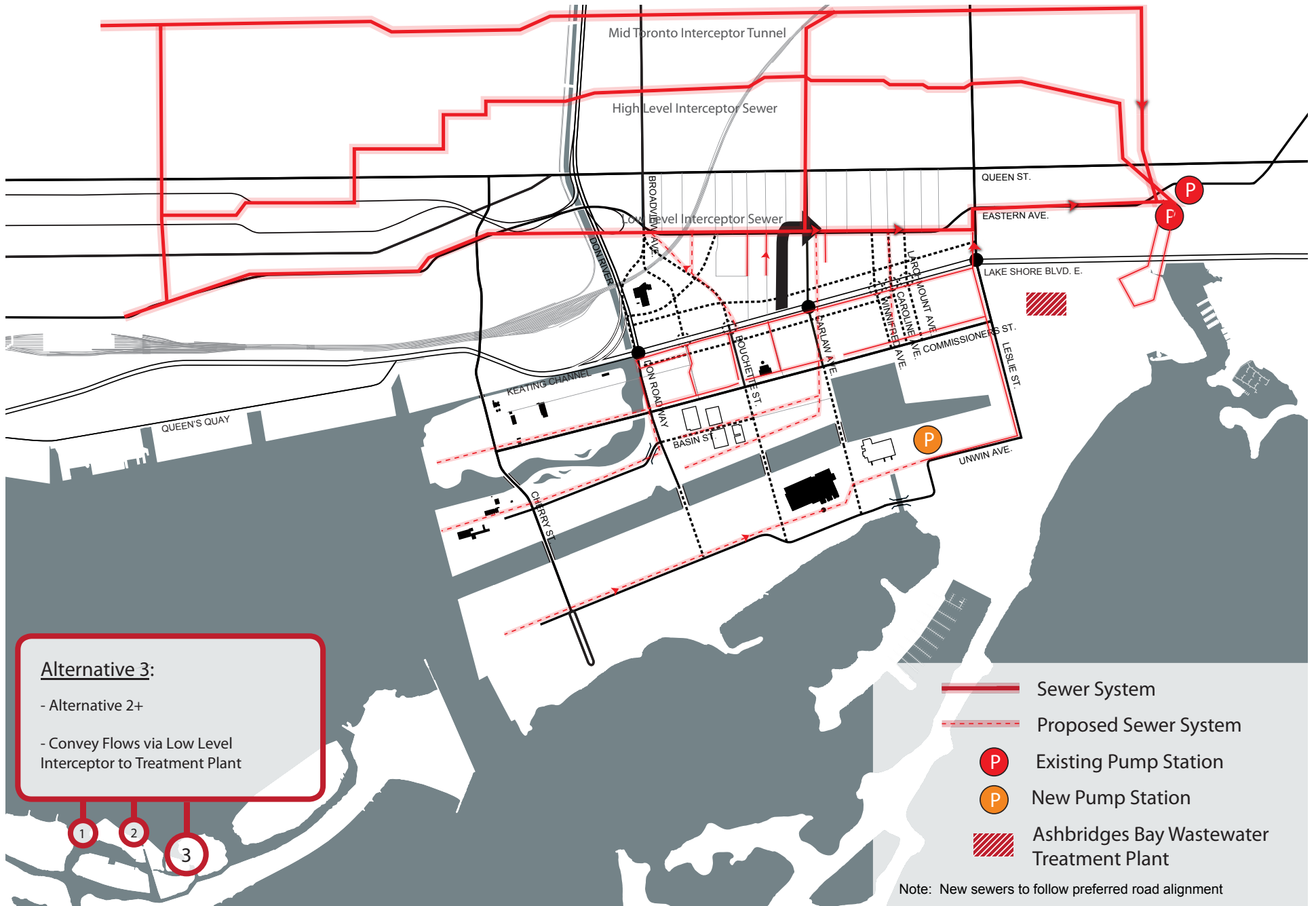
WASTEWATER COLLECTION SYSTEMS: ALTERNATIVE 1



WASTEWATER COLLECTION SYSTEMS: ALTERNATIVE 2



WASTEWATER COLLECTION SYSTEMS: ALTERNATIVE 3



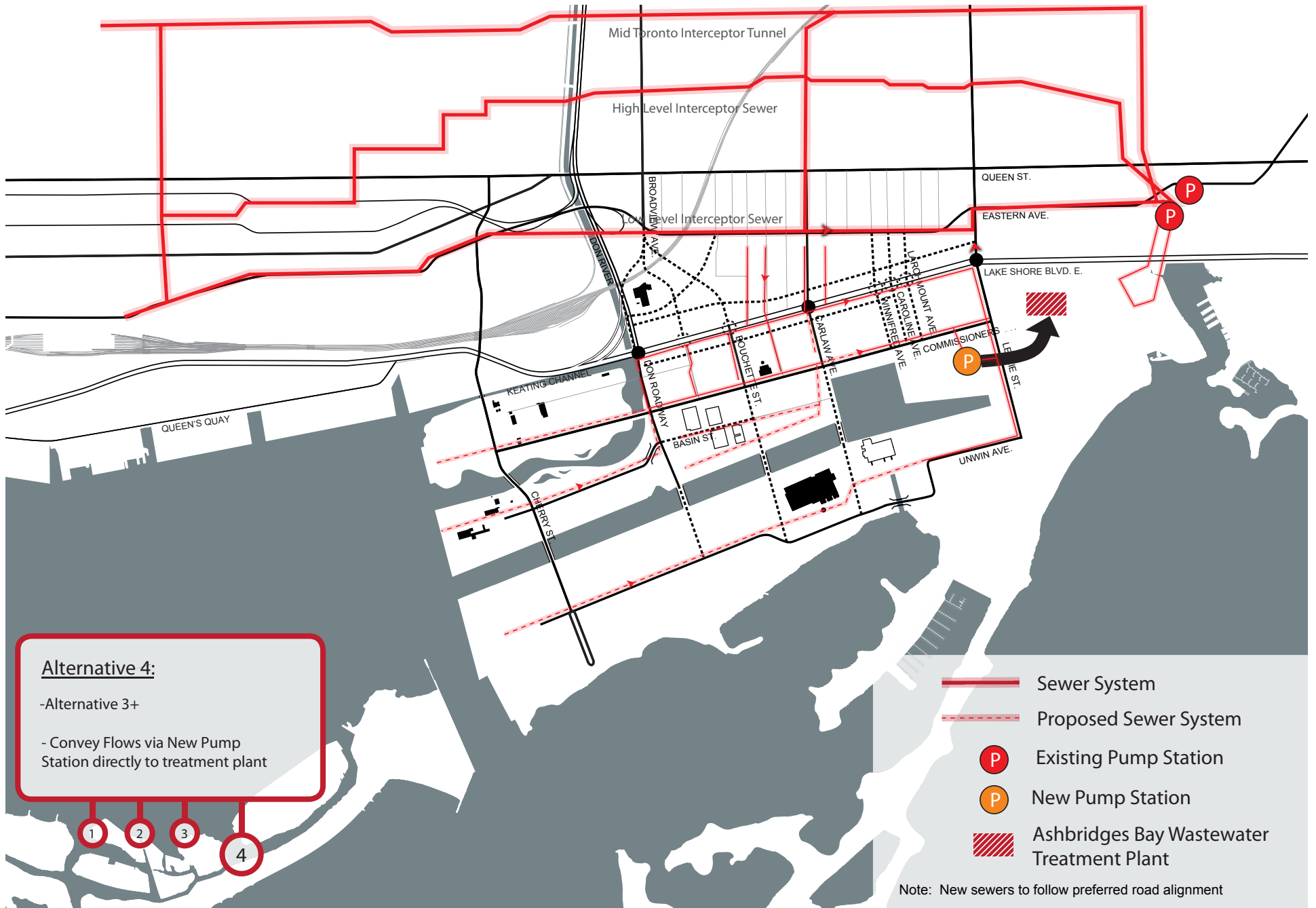
Alternative 3:
 - Alternative 2+
 - Convey Flows via Low Level Interceptor to Treatment Plant

- Sewer System
- - - Proposed Sewer System
- P Existing Pump Station
- P New Pump Station
- Ashbridges Bay Wastewater Treatment Plant

Note: New sewers to follow preferred road alignment

1
2
3

WASTEWATER COLLECTION SYSTEMS: ALTERNATIVE 4



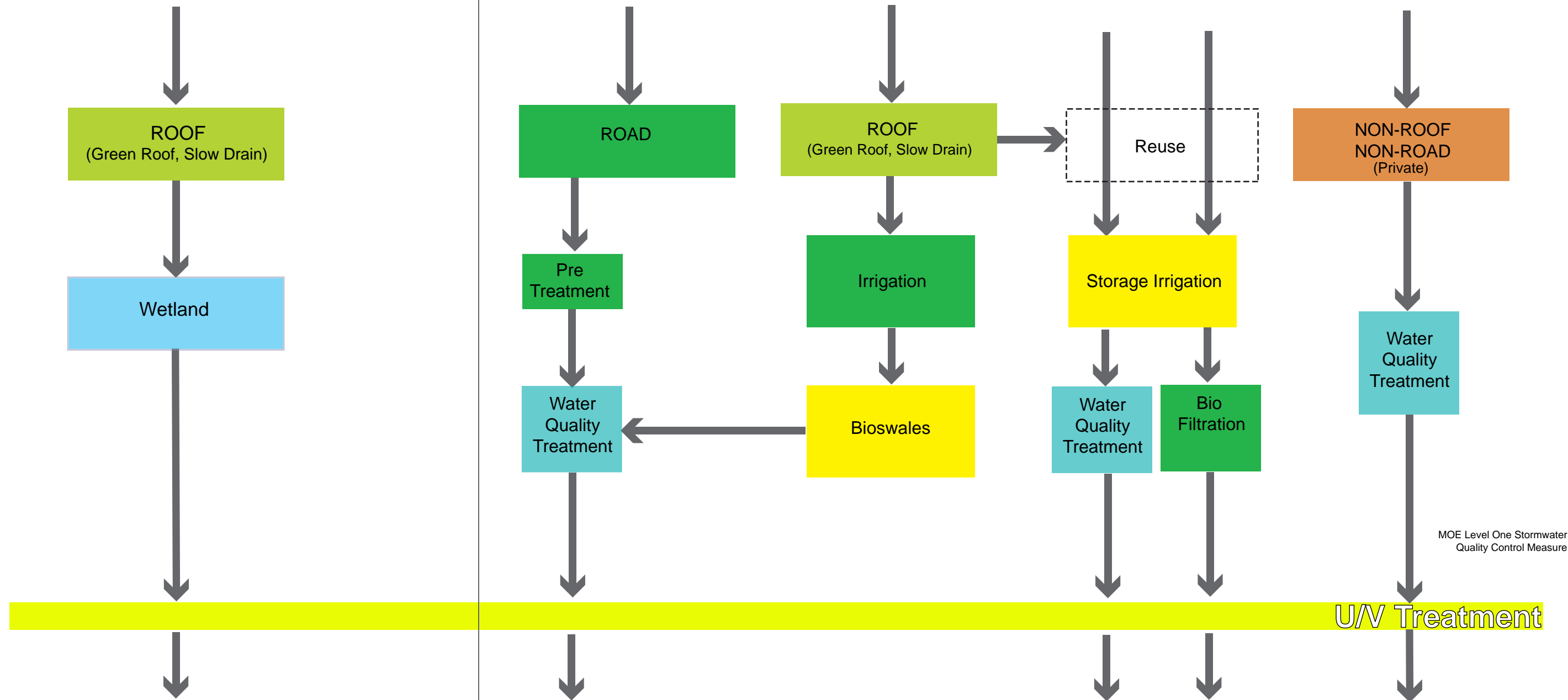
STORMWATER

South of the Shipping Channel

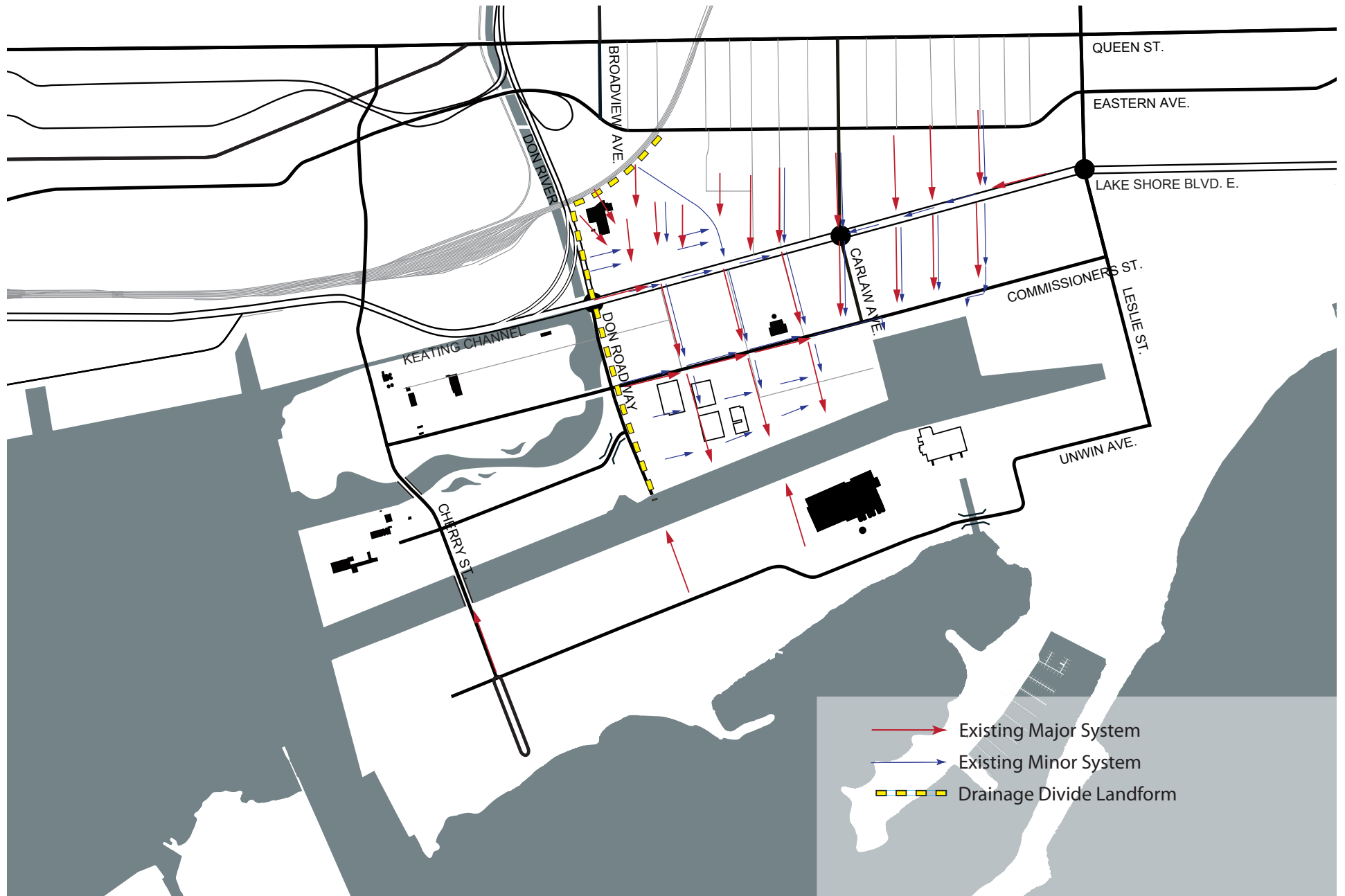
North of the Shipping Channel

Rainfall

Pollutants



EXISTING AND PLANNED DRAINAGE SYSTEMS: DO NOTHING



CONVENTIONAL CONVEYANCE AND TREATMENT PROCESS: ALTERNATIVE 1A



Conventional Conveyance and Treatment Process

1A

CONVENTIONAL CONVEYANCE AND TREATMENT PROCESS: ALTERNATIVE 1B



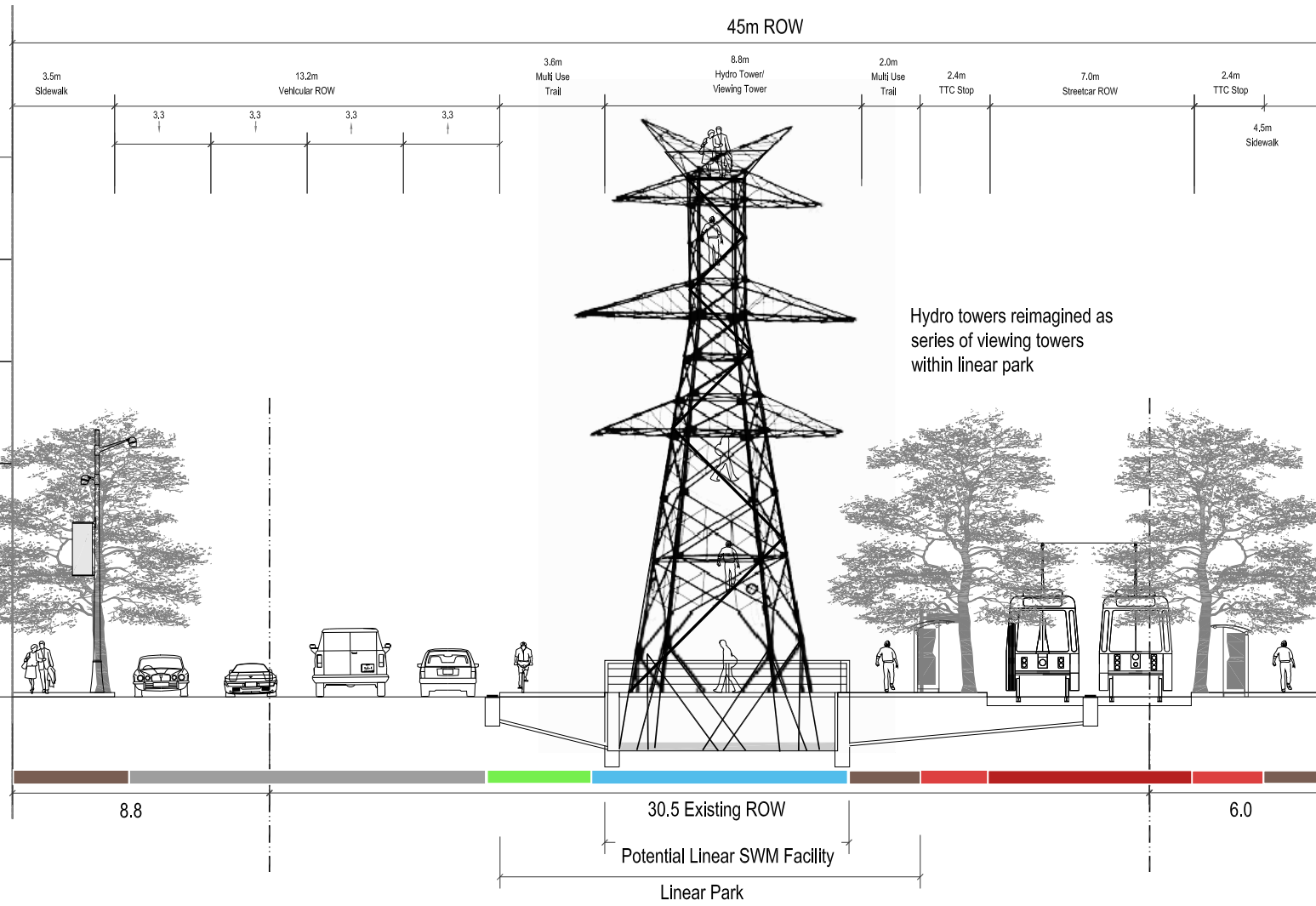
INTEGRATED COMMUNITY STORMWATER MANAGEMENT: ALTERNATIVE 2



A WATER STREET: COMMISSIONERS AND THE TURNING BASIN

Water forms the spine of a new street experience for the Port Lands



N**S**

Commissioners Street

Potential Cross Section

45m R.O.W

The hydro lines are removed, yet the towers remain - their structures re-imagined as public art / viewing towers. A linear Stormwater management facility could define a new character for Commissioners.



View of Potential Commissioners Street - Linear Park Between Don Roadway and Saulter



View of Potential Commissioners Street, Saulter to Bouchette - Linear Stormwater feature and restored tower structures.

A WATER SQUARE: THE TURNING BASIN

Green as blue - the opportunity for a new kind of public space that could showcase sustainable stormwater management; preserve active shipping.



innovative public space alongside Active Industry - Sugar Beach, TO



Floating swimming pool, Copenhagen Harbour



Water as a key component of an active public space - Bordeaux, France



Active water edge in port area of Oslo, Norway

TRANSPORTATION + SERVICING DISCUSSION

Discussion Guide Questions

- **The transportation alternatives developed are about effectively moving people in, out and within the Port Lands and South of Eastern area. Thinking about these different transportation alternatives...**
 - Which alternatives do you prefer? Why?
 - Are there alternatives that we should not be considering? Why?
- **Water, wastewater and stormwater management alternatives have been identified. Thinking about the servicing alternatives...**
 - Which water, wastewater and stormwater alternatives do you prefer? Why?