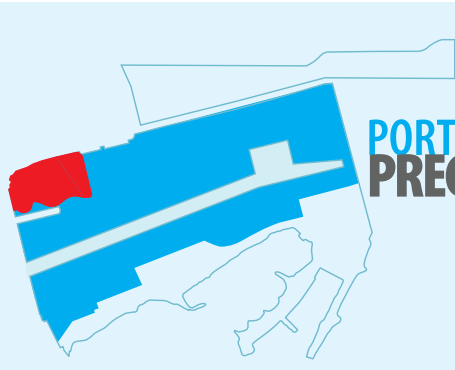


PORT LANDS PRECINCT PLANNING

Purpose of Precinct Plans and Study Areas



- Precinct plans are required to be prepared prior to enacting zoning by-laws in the Central Waterfront
- Precinct Plans establish the location, scale and character of:
 - Blocks and streets
 - Type and amount of development
 - Building heights
 - Parks and public spaces; and
 - Community facilities
- Precinct Plans include more detailed urban design guidelines are developed
- Strategies for the provision of affordable housing are also developed
- Precinct Plans are being completed for Cousins Quay and the Film Studio District



PORT LANDS PRECINCT PLANNING

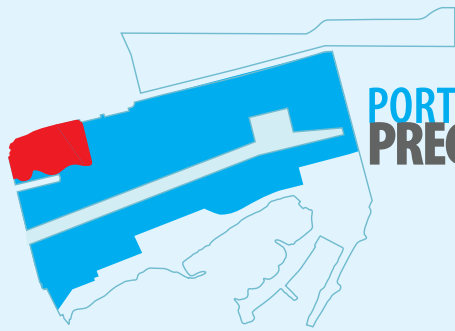
Cousins Quay Precinct Plan

Existing Conditions



Concept Plan Developed Through the PLAI

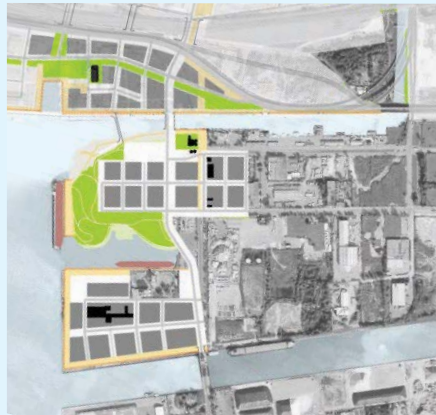




PORT LANDS PRECINCT PLANNING

Cousins Quay Precinct Plan

Cousins Quay Flood Protection Requirements



Flood Protection Requirements

Construct a new bridge across the Keating Channel
Remove the existing Keating Channel bridge and abutments

Additional Works to Facilitate Development

Raise and fill the lands
Realign and reconstruct Cherry Street
Fill Essroc Quay

The Cousins Quay Precinct Plan will provide the framework for the development of a new, vibrant, urban neighbourhood in what is now an underutilized industrial area.

The Precinct Plan will be based on the work completed for the Lower Don Lands EA.

The Cousins Quay Precinct Plan will address the following site-specific urban design and planning issues:

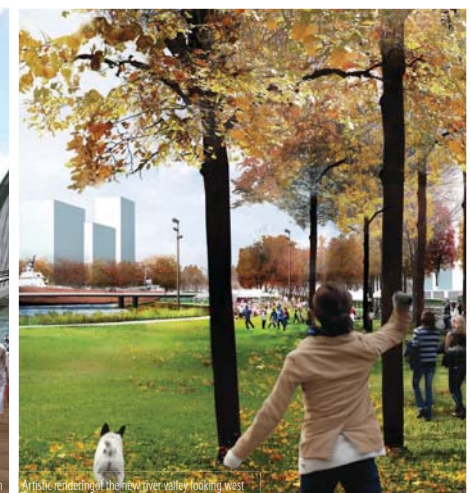
- A vision for a neighbourhood that takes advantage of three distinct water frontages;
- An interface of the new neighbourhood with the planned Promontory Park;
- A concept for a catalytic use at the Essroc Pier site and the reuse of the Essroc Silos;
- The character of both Cherry and Commissioners Streets, including streetscape and building frontages;
- Ground floor use guidelines to ensure animation and urban vibrancy; and
- A conceptual grading plan that supports remediation requirements and a great public realm.



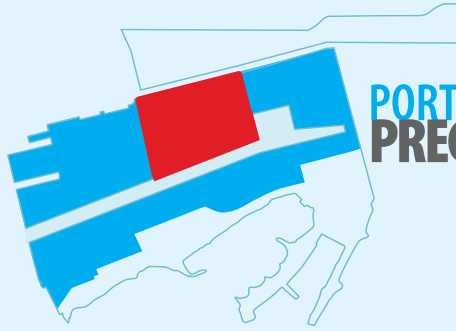
Artistic rendering of the future Promontory Park



Artistic rendering of the new Keating Channel bridge looking south



Artistic rendering of the new river valley looking west



PORT LANDS PRECINCT PLANNING

Film Studio Precinct Site & Context

Film Studio District Flood Protection Requirements

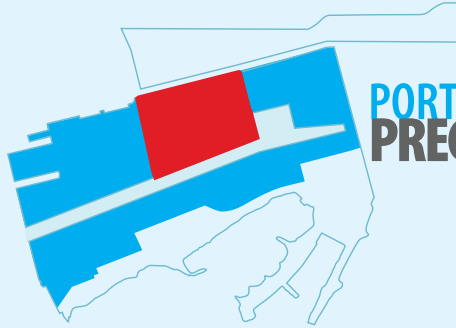


Flood Protection Requirements

- Construct Greenway
- Construct flood protection landform on Unilever site
- Construct valley wall feature on east side of Don Roadway
- Modify Eastern Avenue underpass
- Construct sediment and debris management area including lengthening of Lake Shore Boulevard bridge

Additional Works to Facilitate Development

- Construct Commissioners Street bridge

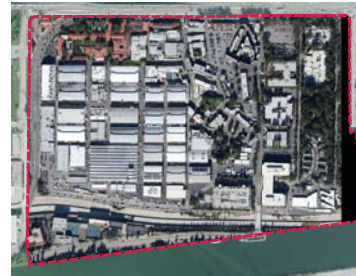


PORT LANDS PRECINCT PLANNING

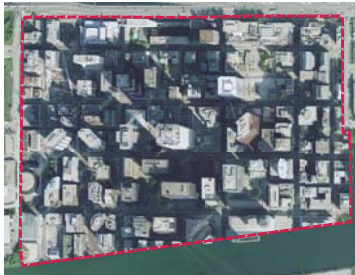
Film Studio Precinct Precedent Studies



Liberty Village
Toronto, CA



Warner Brothers Studio
Los Angeles, USA



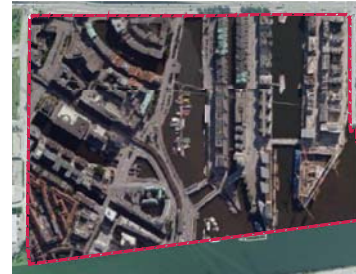
Financial District
Toronto, CA



Canary Wharf
London, UK

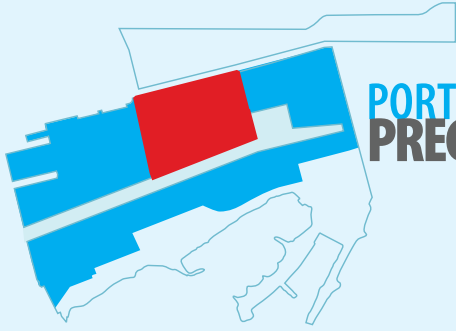


Yaletown
Vancouver, CA



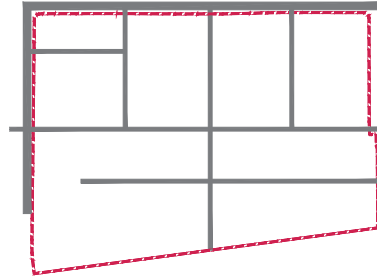
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Hamburg, DK



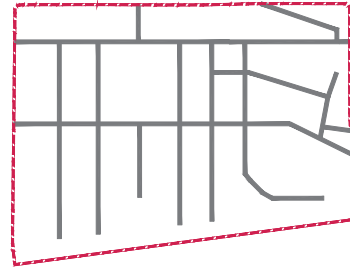


PORT LANDS PRECINCT PLANNING

Film Studio Precinct Street & Block Pattern Ideas



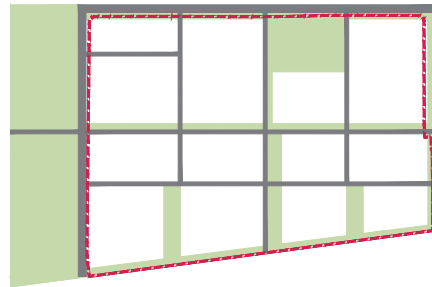
Existing Road Network
Toronto, CA



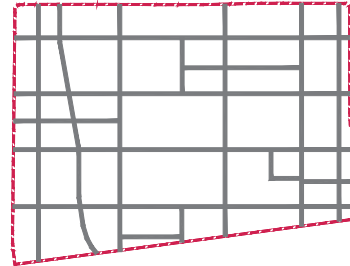
Liberty Village
Toronto, CA



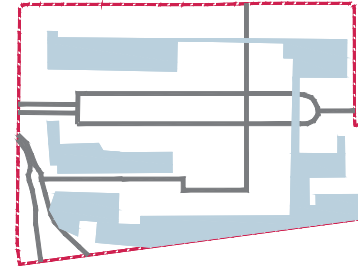
Warner Brothers Studio
Los Angeles, USA



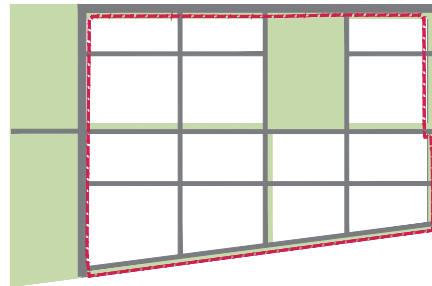
Port Lands Acceleration Plan
Toronto, CA



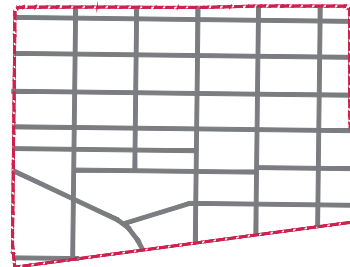
Financial District
Toronto, CA



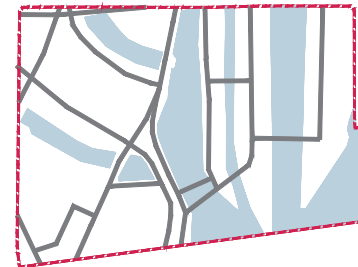
Canary Wharf
London, UK



Existing Road Network Extended
Toronto, CA



Yaletown
Vancouver, CA



HafenCity
Hamburg, DK