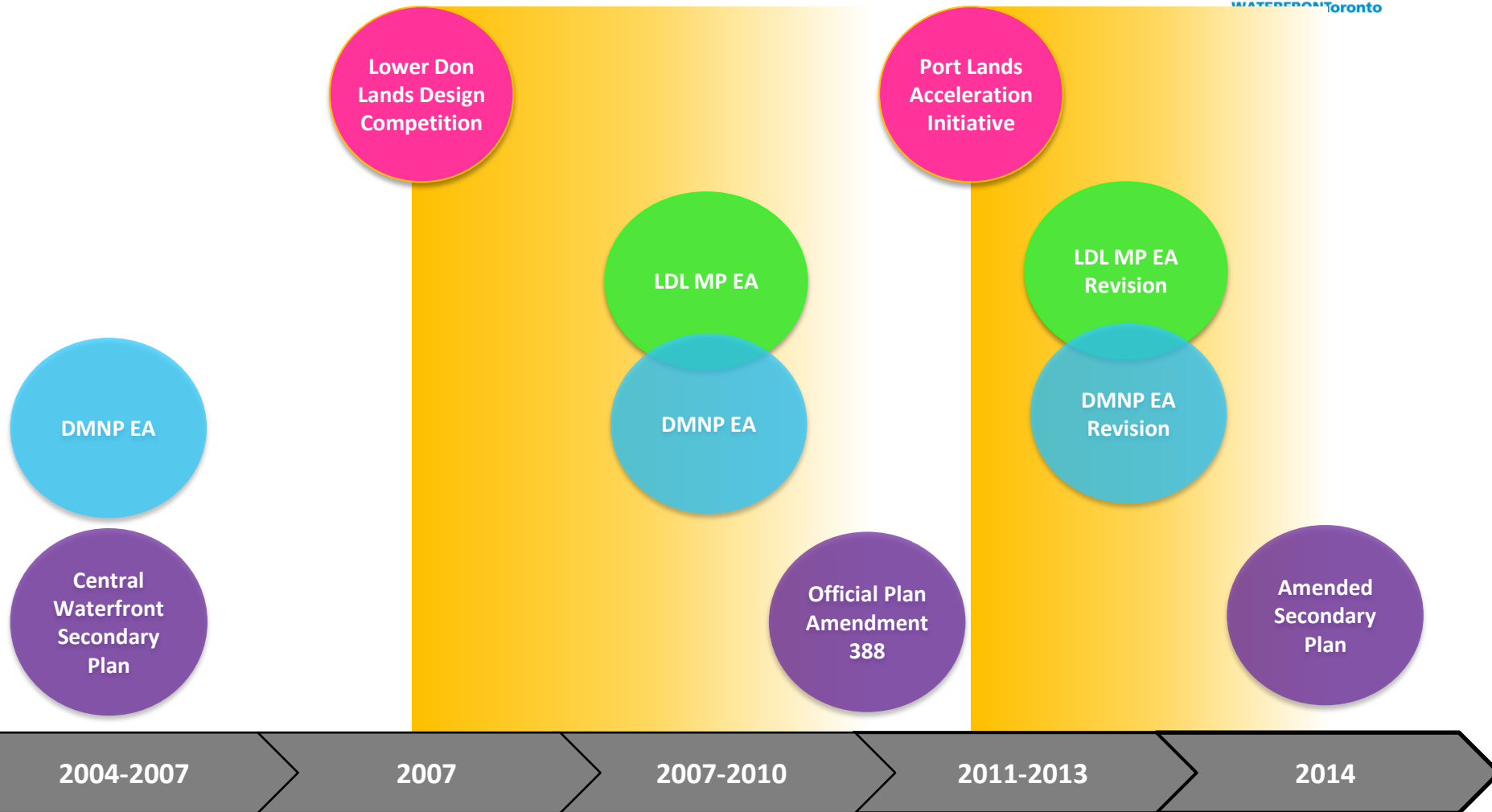




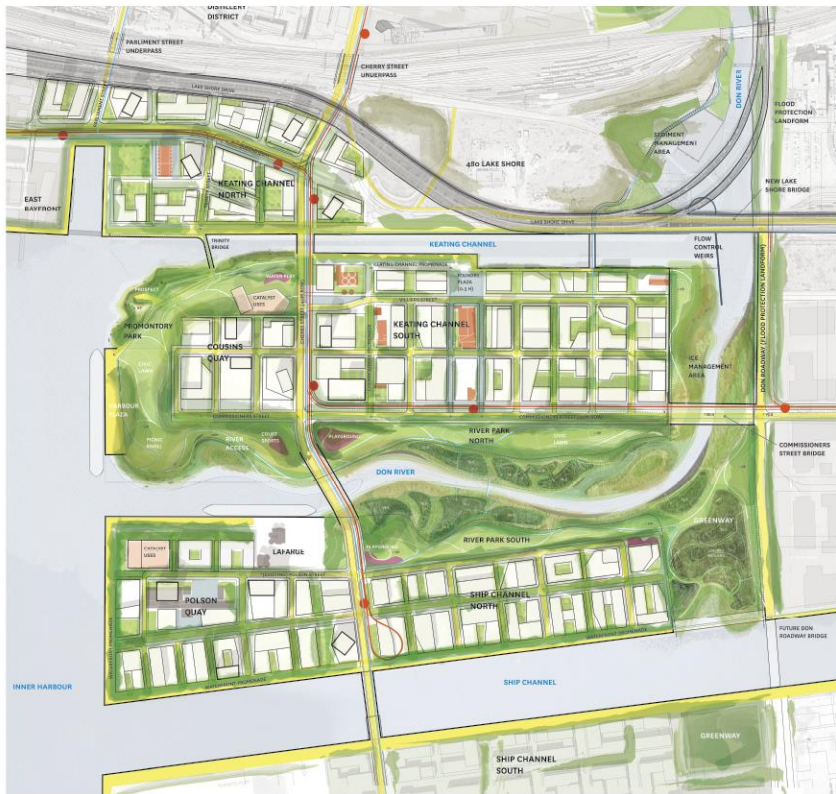
**Board of Directors Meeting
September 4, 2013**

**DMNP Flood Protection EA and
LDL Masterplan Update**

Port Lands Planning Context



October 2012 City Council Direction



- Amend the DMNP EA based on the 2012 “4WS Re-aligned” option and submit to the Ministry of the Environment (MOE) for approval;
- Revise the Lower Don Lands (LDL) Master Plan and Keating Channel Precinct Class EA to align with the PLAI direction;
- Protect the proposed valley and stream corridors from encroachment by development;
- Complete a high-level framework plan for the entire Port Lands;
- Confirm precinct boundaries and initiate precinct planning, inclusive of business and implementation planning, for the Cousins Quay, Polson Quay and Film Studio Precincts

The Need for Flood Protection



- Permanent removal of flood risk from 240 ha of land

DMNP EA Amendment – Purpose

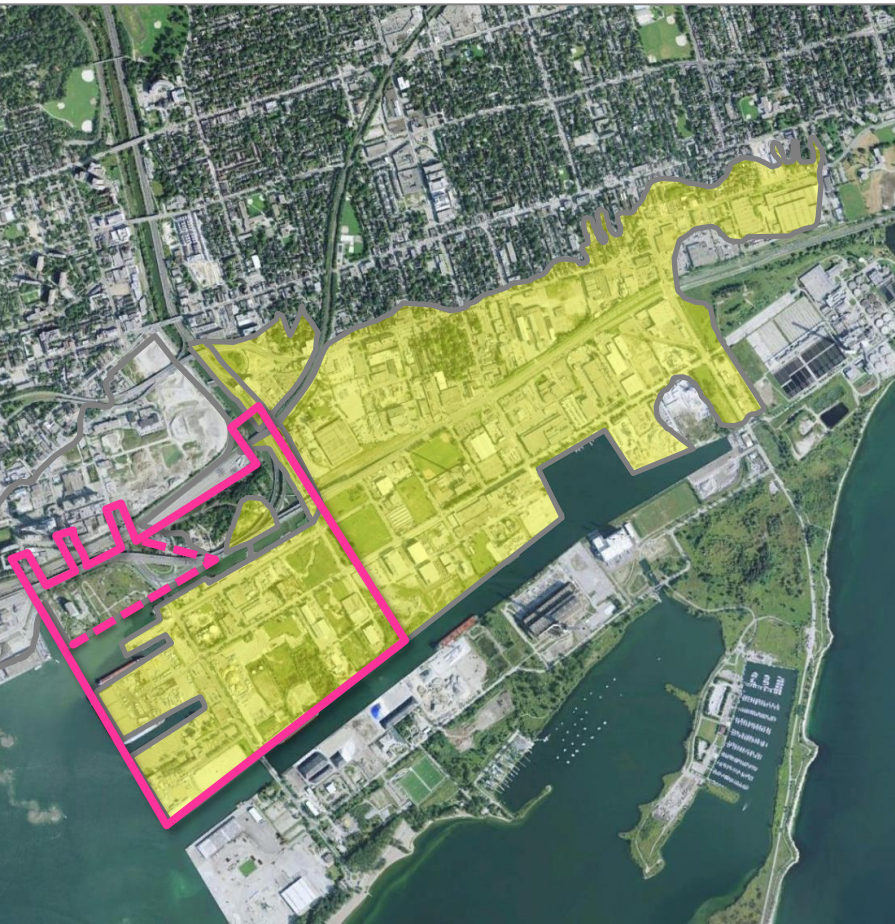


DMNP EA Study Area

DMNP EA establishes:

- River channel and Greenway configurations for flood conveyance
- Naturalization and city building
- Adaptive management strategy
- Proposed phasing strategy for removing regulatory flood zone
- Minimum elevations for surrounding lands
- Flood protection requirements

LDL MP EA Study – Purpose



LDL MP EA Study Area

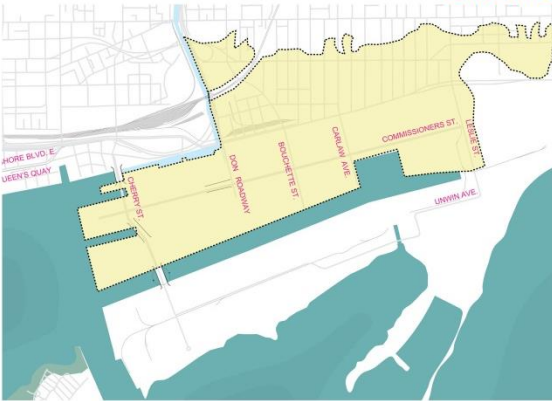
The LDL MP EA Study:

- Servicing infrastructure necessary to support revitalization and refines it to coincide with the optimized river valley.
- Phases 3 and 4 are being completed for Schedule C projects including streets and coordinated stormwater management infrastructure.
- Minimum elevations of bridges and roads to match DMNP EA

2012 PLAI Phasing



EXISTING



PHASE 1



PHASE 2



PHASE 3



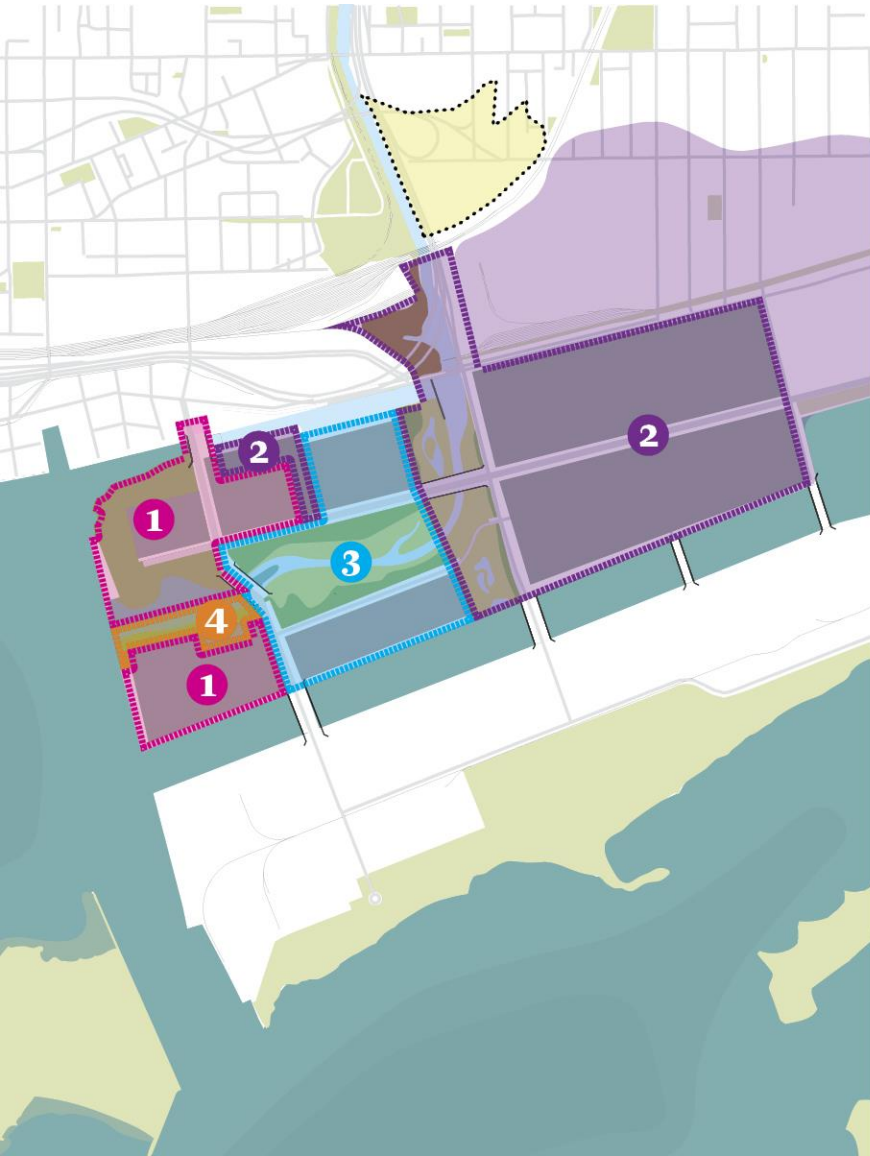
COMPLETION OF THE PHASING



- flood area
- raised Don Roadway
- developable area
- spillway
- sediment basin

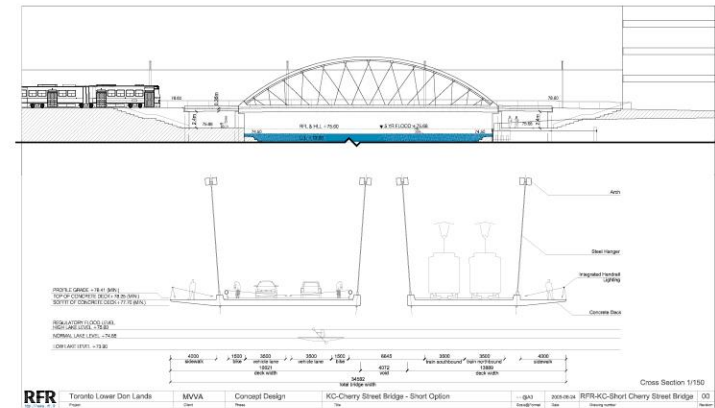


2013 PLAI Optimized Phasing – Overview



- 1** Phase 1
- 2** Phase 2
- 3** Phase 3
- 4** Phase 4

2013 PLAI – Phase 1 – Flood Protection



- Phase 1 Greenway no longer necessary
- Construct new Keating Channel bridge
- Remove old Keating Channel bridge and abutments

2013 PLAI – Phase 1 – Development



- Raise and fill Cousins and Polsons Quay Precincts (including 309 Cherry, excluding Lafarge)
- Realign and reconstruct Cherry Street
- Fill Essroc Quay

2013 PLAI – Phase 2 – Flood Protection



Don Valley Trail bike path over sediment management area

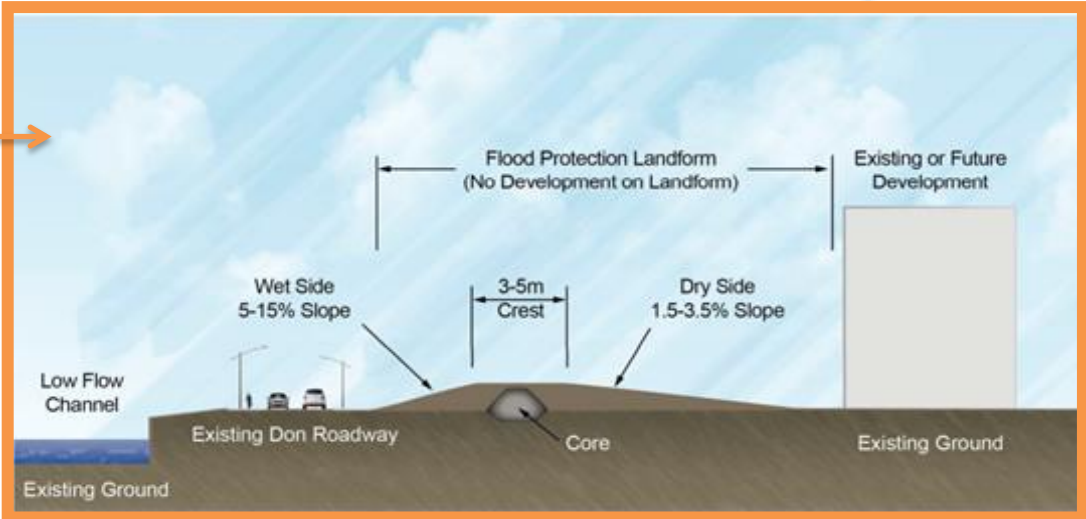
- Construct Greenway
- Construct flood protection landform on First Gulf site
- Construct valley wall feature on east side of Don Roadway
- Modify Eastern Avenue underpass
- Construct sediment and debris management area including lengthening of Lake Shore bridge



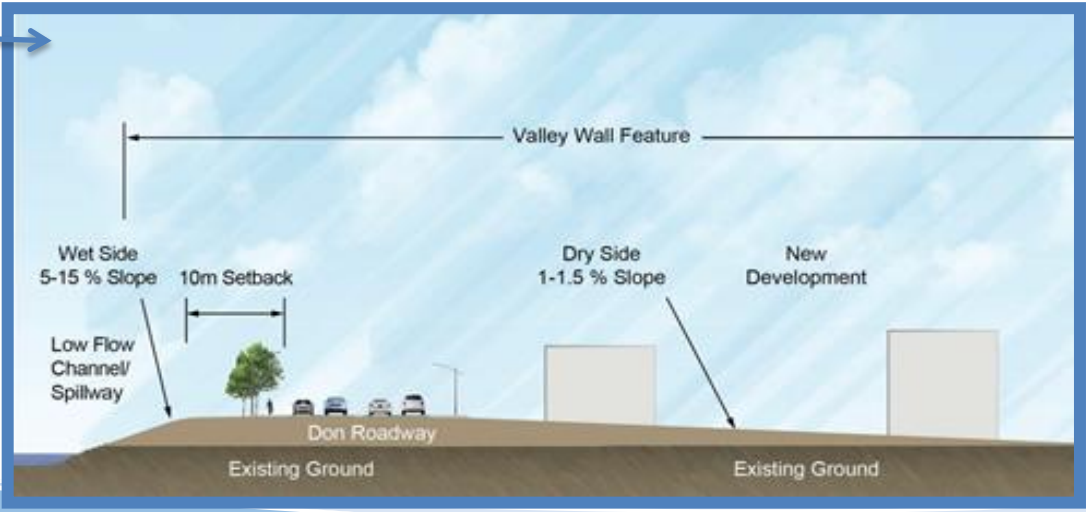
Key Plan

Eastern Avenue Protection Works Inset

2013 PLAI – Phase 2 – Flood Protection - Detail

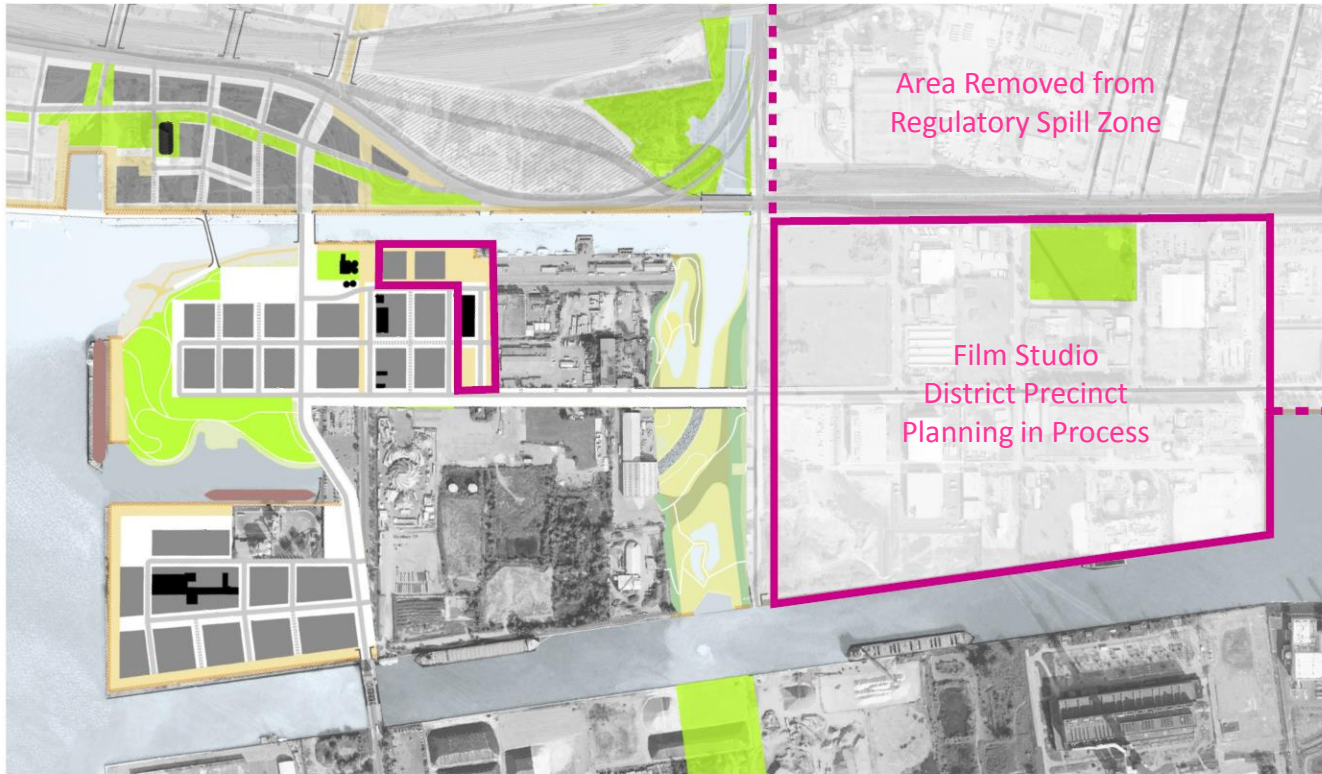


FLOOD PROTECTION LANDFORM



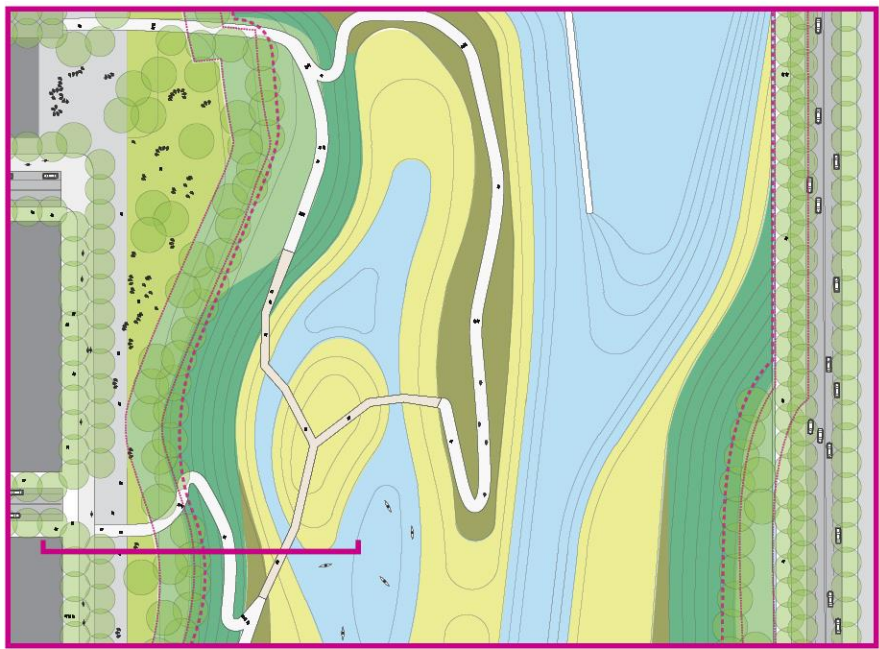
VALLEY WALL FEATURE

2013 PLAI – Phase 2 – Development

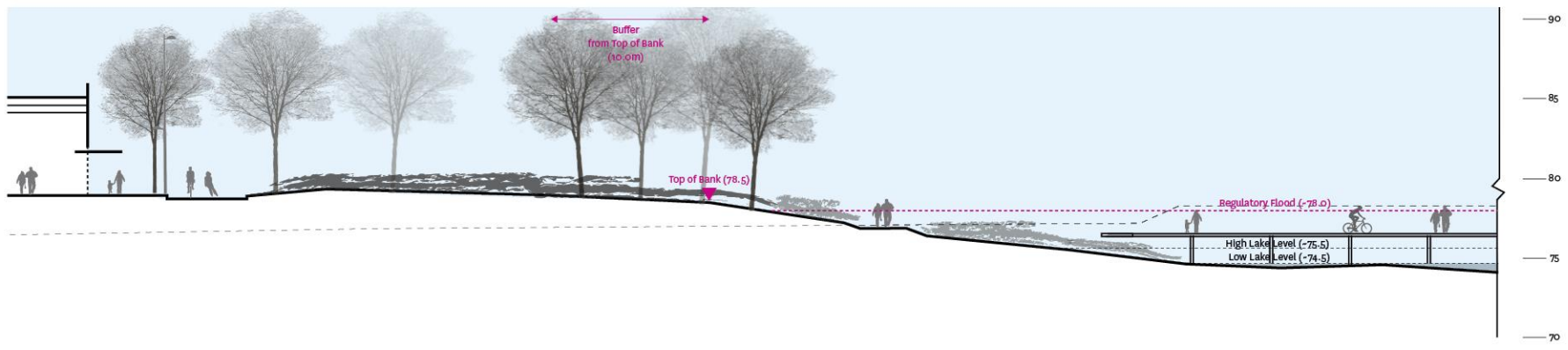
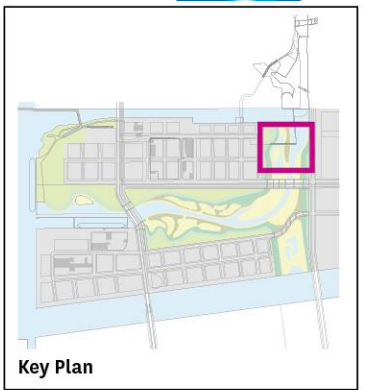


- Development to Munitions Block
- Film Studio District Precinct and lands east of Don Roadway are flood protected

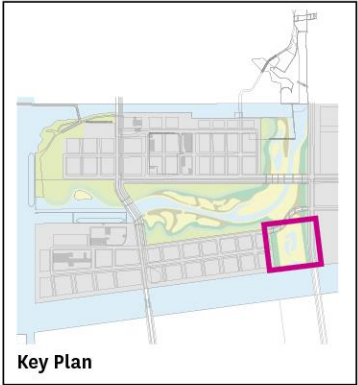
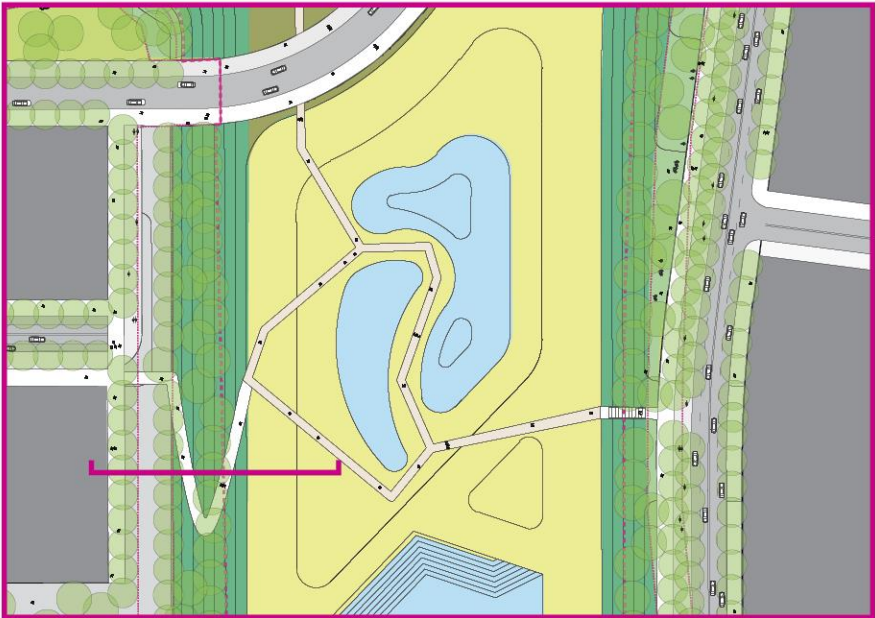
2013 PLAI – Greenway



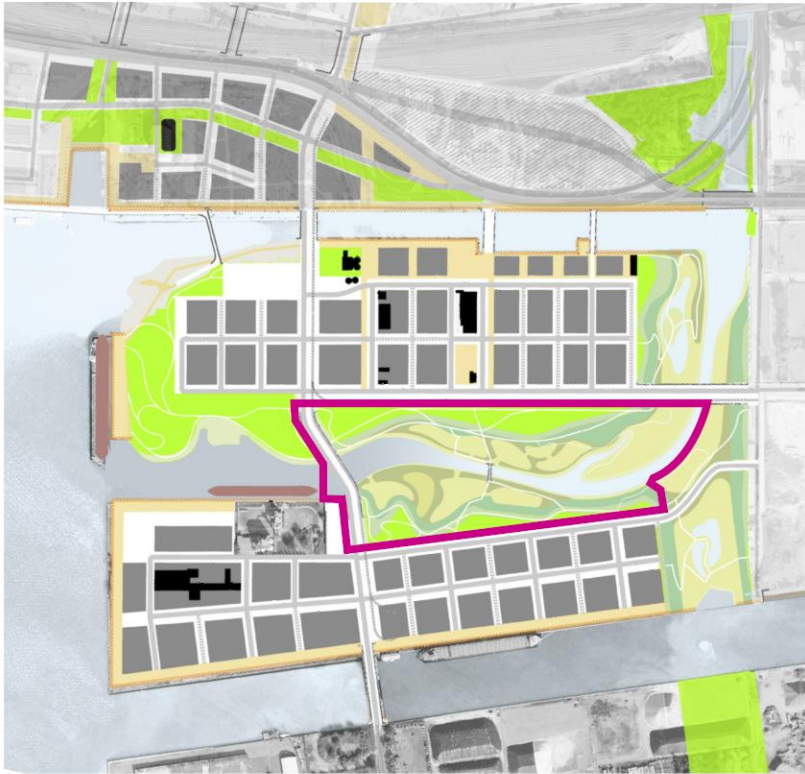
- Legend**
- - - Future Floodplain (Approximate)
 - Phase 3 Grading
 - Potential Development Area (Approximate)
 - Aquatic Habitat
 - Wetland Habitat
 - Levee Habitat
 - Valley Slope Transition
 - Open Space/Setback
 - Park (Recreation)



2013 PLAI – Greenway

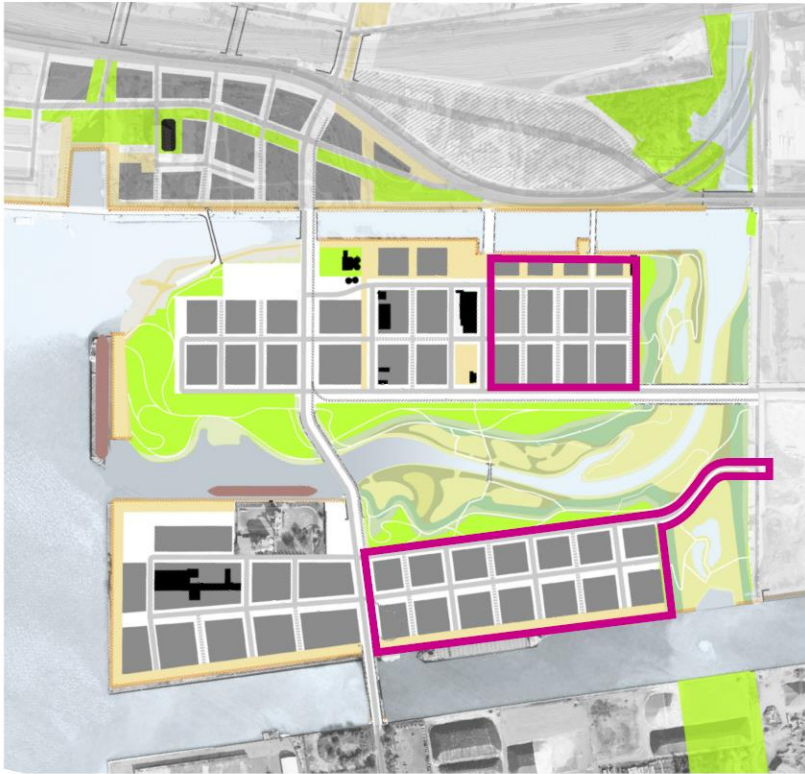


2013 PLAI – Phase 3 – Flood Protection



- Construct Polson Slip bridge
- Construct river valley system, including the low flow channel and flood control weirs

2013 PLAI – Phase 3 – Development



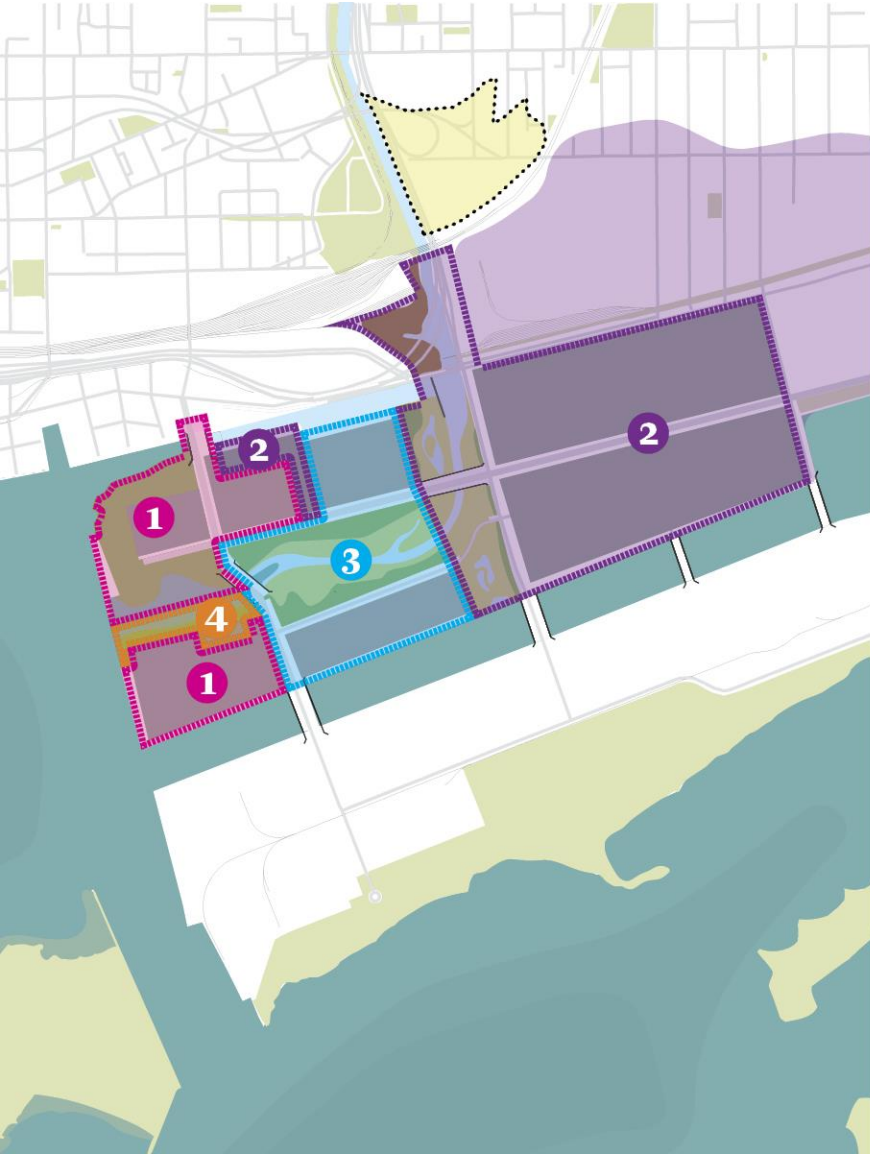
- River Valley Precincts
- Construct Basin Street bridge
- Raise and fill north and south of river valley

2013 PLAI – Phase 4 – Naturalization



- Naturalize Polson Quay south dockwall

2013 PLAI Optimized Phasing – Conclusion

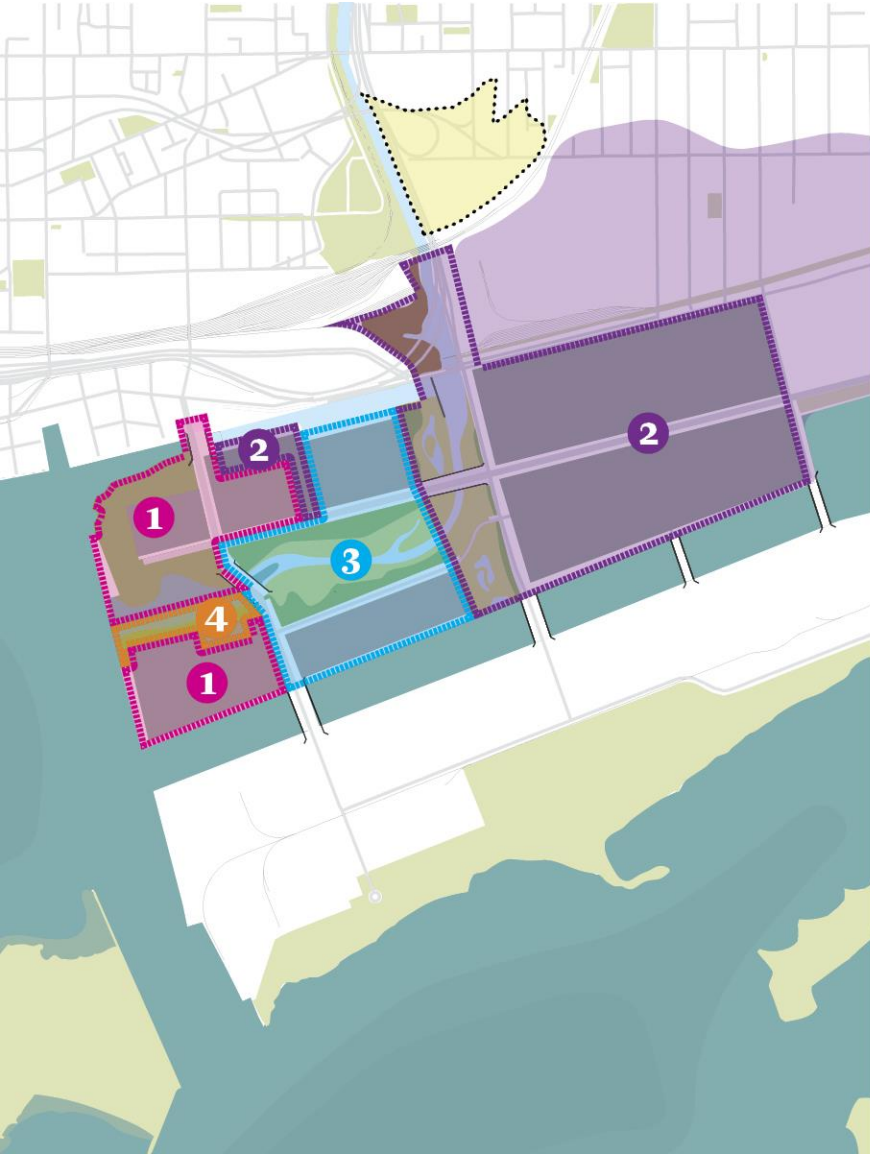


- Building the permanent condition in a phased approach both:
 - minimizes/eliminates throwaway costs of interim construction and
 - meets accelerated urban development goals



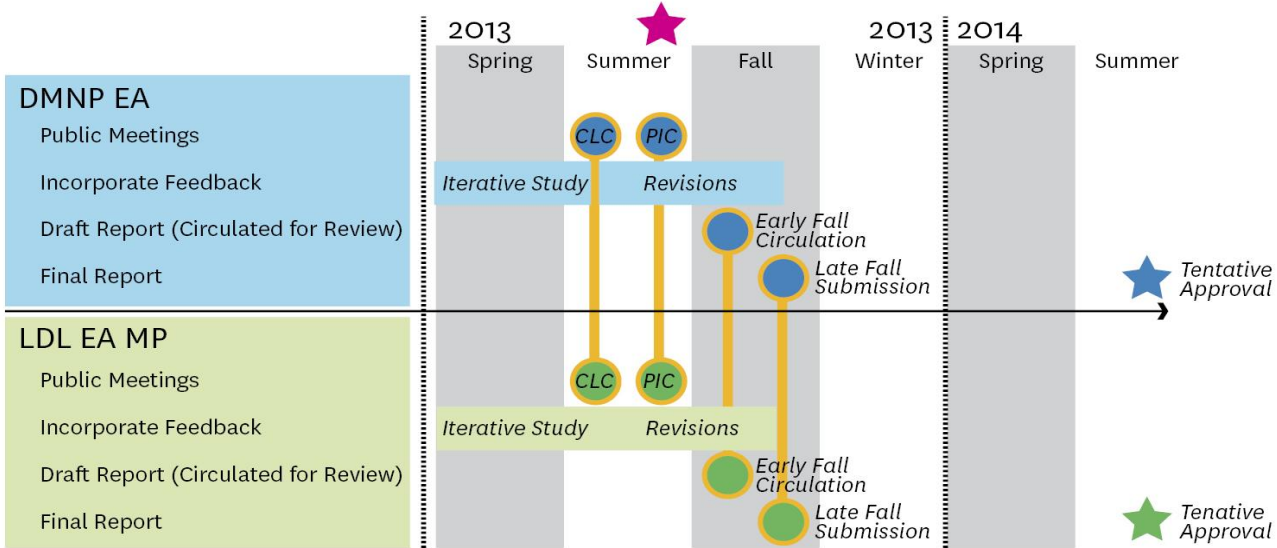
Next Steps

PLAI Funding & Financing Strategy



- The City has included in its Development Charges report to City Council provision for City-wide development charges. This is now before City Council.
- City is exploring the potential for area-specific development strategies.
- The landowners have formed a group to explore funding infrastructure costs once the EA has been adopted.
- City, WT, and TRCA will continue to pursue funding from senior levels of government when and if funds are available coordinated with other City and Waterfront renewal efforts.

Next Steps



An aerial photograph of a city skyline, featuring a prominent tower on the left and a dense urban area extending to the right. A highway interchange is visible in the foreground. The image is overlaid with a blue banner containing the text "Planning Initiatives".

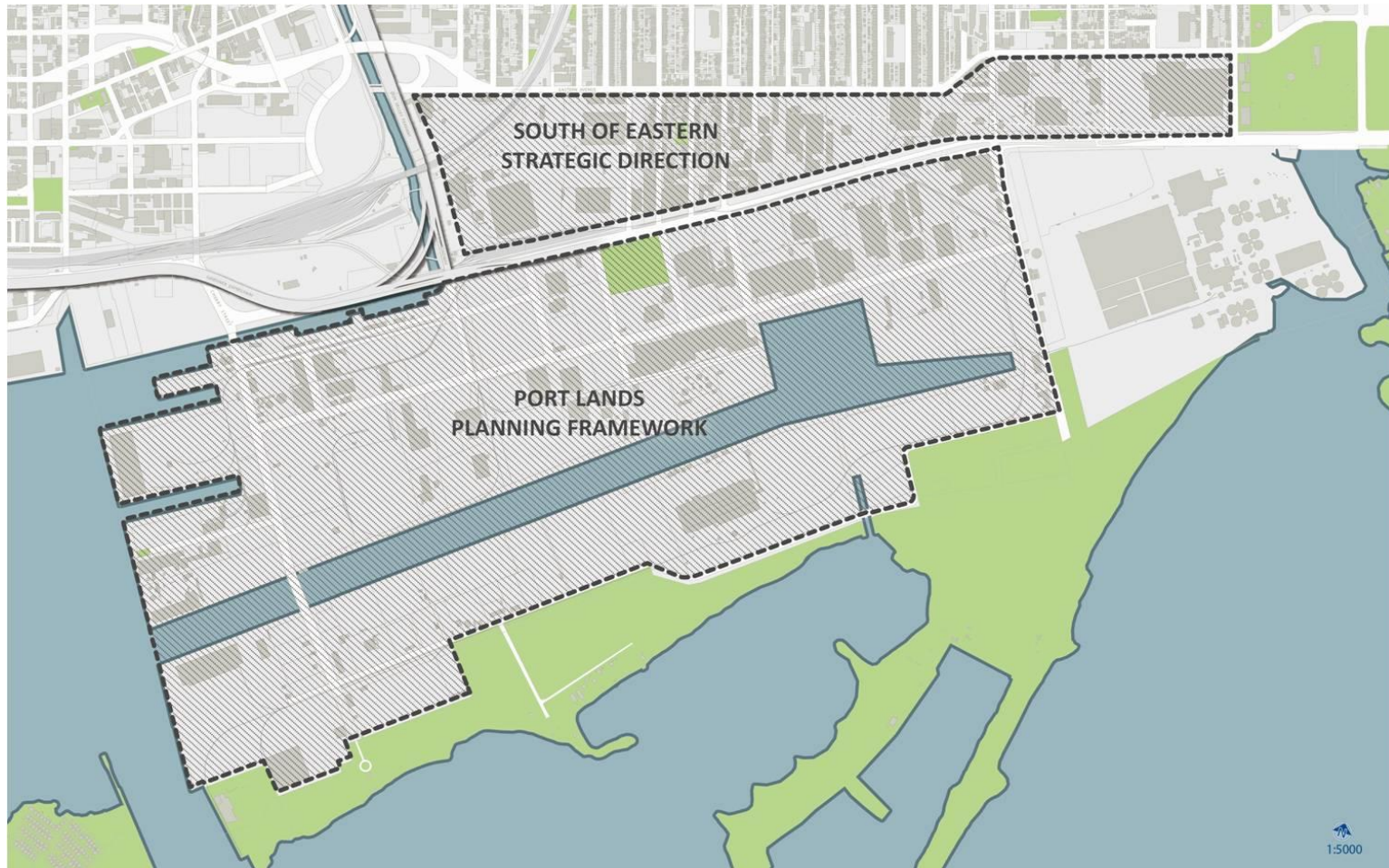
Planning Initiatives

Recap of Key Direction from Council



- Amend and Finalize DMNP EA – TRCA
- Amend 2010 Lower Don Lands Class EA – Waterfront Toronto
- Create a high level planning framework for the Port Lands – Waterfront Toronto and City Planning
- Precinct Planning:
 - Film Studio Precinct Plan – City of Toronto
 - Cousins Quay/ Polson Quay Precinct Plans – Waterfront Toronto
- South of Eastern Strategic Directions – City of Toronto

Planning Framework Study Areas



Class EA Study Areas



Precinct Plan Study Areas



Port Lands Planning Framework



- Provide the basis for Official Plan amendments to the Central Waterfront Secondary Plan
- Refresh the vision for the Port Lands
- Integrate the other planning initiatives currently underway
- Ensure sustainable community building
- Provide a comprehensive picture of how the area should redevelop
- Provide a flexible planning regime
- Ensure that public and private investments contribute to the long-term vision and have lasting value
- Resolve Ontario Municipal Board appeals of the Central Waterfront Secondary Plan

Port Lands Planning Framework



- An overall vision for the Port Lands and objectives
- A connections plan for the Port Lands and South of Eastern which will identify:
 - Major and intermediate streets
 - Major pedestrian and cycling facilities
 - A transit plan that also addresses City Council direction
- Generalized land use direction and interim land use guidance
- Identification of character areas
- A heritage inventory and direction for listing/designating heritage resources
- Urban design principles and structure plan:
 - Built form and building typologies
 - Special sites (catalyst sites)
 - Relationship of development to major public spaces
 - Urban design context for heritage features
 - Identification of major views
- Community services & facilities strategy
- A parks and open space plan which will define:
 - Green corridors
 - District/Regional parks
 - Water's Edge Promenades
- Implementation

Precinct Plans



- Precinct Plans outline development principles and guidelines at a detailed level
- Precinct Plans will establish:
 - streets and blocks structure to support development
 - minimum and/or maximum height/density standards
 - land use mix
 - affordable housing strategies
 - location and phasing of parks, open spaces, public use areas, trails and access linkages
 - the location and phasing of community facilities
 - environmental performance standards
 - provisions for securing the retention of heritage resources
 - public art and urban design standards and guidelines
- Precinct Plans are being completed for Cousins Quay and Film Studio Precincts
- The Precinct Plan for Polson Quay is currently on hold

Public Engagement



- 3 Broader Consultation Meetings for:
 - Port Lands Planning Framework; and
 - Port Lands and South of Eastern Class EA
- Additional Community Meetings for:
 - South of Eastern Strategic Directions
 - Precinct Plans
- Stakeholder Advisory Committee Meetings
- Website and Online Feedback

Timeframes



	Q2 2013	Q3 2013	Q4 2013	Q1 2014
Port Lands Planning Framework / Port Lands and South of Eastern Class EA	Initiation/Background	Vision/Objectives	Alternatives/Analysis SAC CCM SAC CCM	Recommendations SAC CCM
Film Studio Precinct Plan	Initiation/Background	Vision/Objectives	Options/Analysis	Recommendations SAC CCM SAC CCM
Cousins Quay Precinct Plan	Initiation/Analysis	Vision/Objectives DC SAC CCM	Alternatives/Implementation SAC	Recommendations SAC CCM
South of Eastern Strategic Direction	Initiation/Background	Objective, Research & Analysis	Findings LOM CCM	Recommendations LOM CCM

