

# EAST HARBOUR

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Open House #4

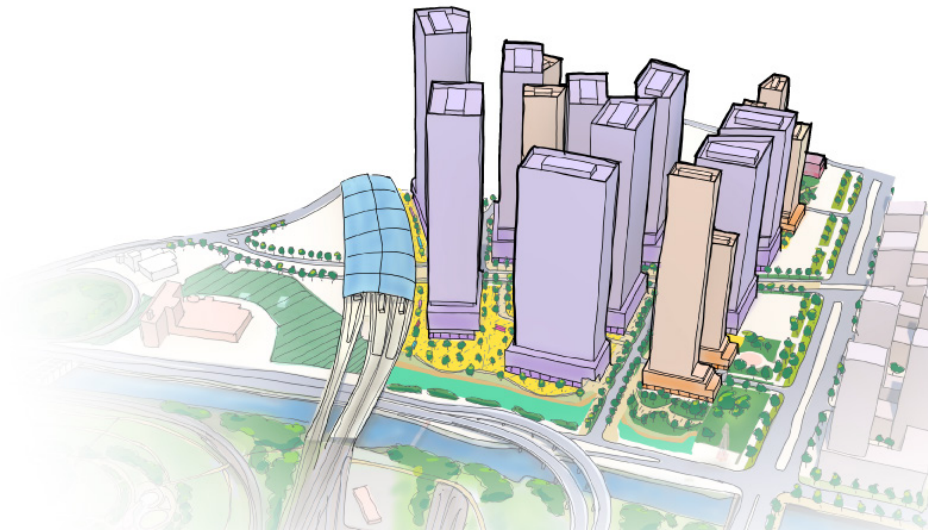
June 22, 2022

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# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples and is now home to many diverse First Nations, Inuit, and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.





# Agenda



Welcome & Opening Remarks



Outcomes of the TOC Process



Ongoing Planning Activity



Questions & Answers



# Zoom Webinar Instructions

This image is a screenshot of a Zoom Webinar interface with several instructional callouts. The main window displays a presentation slide titled "EAST HARBOUR" with the subtitle "Open House #4" and the date "June 22, 2022". The slide also features logos for "CF Cadillac Fairview" and "Ontario". At the top of the Zoom window, a green status bar indicates "You are viewing John Doe's screen" and a "View Options" dropdown menu. Below the status bar, a small video thumbnail of a person is visible. To the right of the main window, a "Q&A" sidebar is open, displaying a "Welcome" message and a text input field for questions. At the bottom of the Zoom window, a toolbar contains icons for "Audio Settings", "Raise Hand", "Q&A", "Live Transcript", and a red "Leave" button. The callouts are as follows:

- Change to Side by Side**: Points to the "View Options" dropdown menu.
- Switch View**: Points to the video thumbnail icon.
- Raise Hand (via Phone, dial \*9)**: Points to the "Raise Hand" icon in the bottom toolbar.
- Closed Captioning**: Points to the "Live Transcript" icon in the bottom toolbar.
- Submit your questions and comments here any time during the meeting**: Points to the Q&A sidebar.
- Leave Meeting**: Points to the "Leave" button in the bottom toolbar.

# Rules of Engagement

1. When asking a question either verbally or written, we ask that you be respectful of both panelists and fellow participants
2. Be considerate of other participants' time
3. It is important that we be respectful and tolerant of each other





An aerial architectural rendering of a city development project. The scene features a cluster of tall, modern skyscrapers in shades of purple and blue, situated next to a river. A bridge with a blue, segmented canopy spans the river. The surrounding area includes lower-rise buildings, green spaces with trees, and a network of roads and highways. The overall style is a colorful, illustrative architectural drawing.

1

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## Opening Remarks



# Opening Remarks



Ward Councillor

**Councillor Paula Fletcher**

Director of Transit & Transportation Planning

**James Perttula**



# Opening Remarks



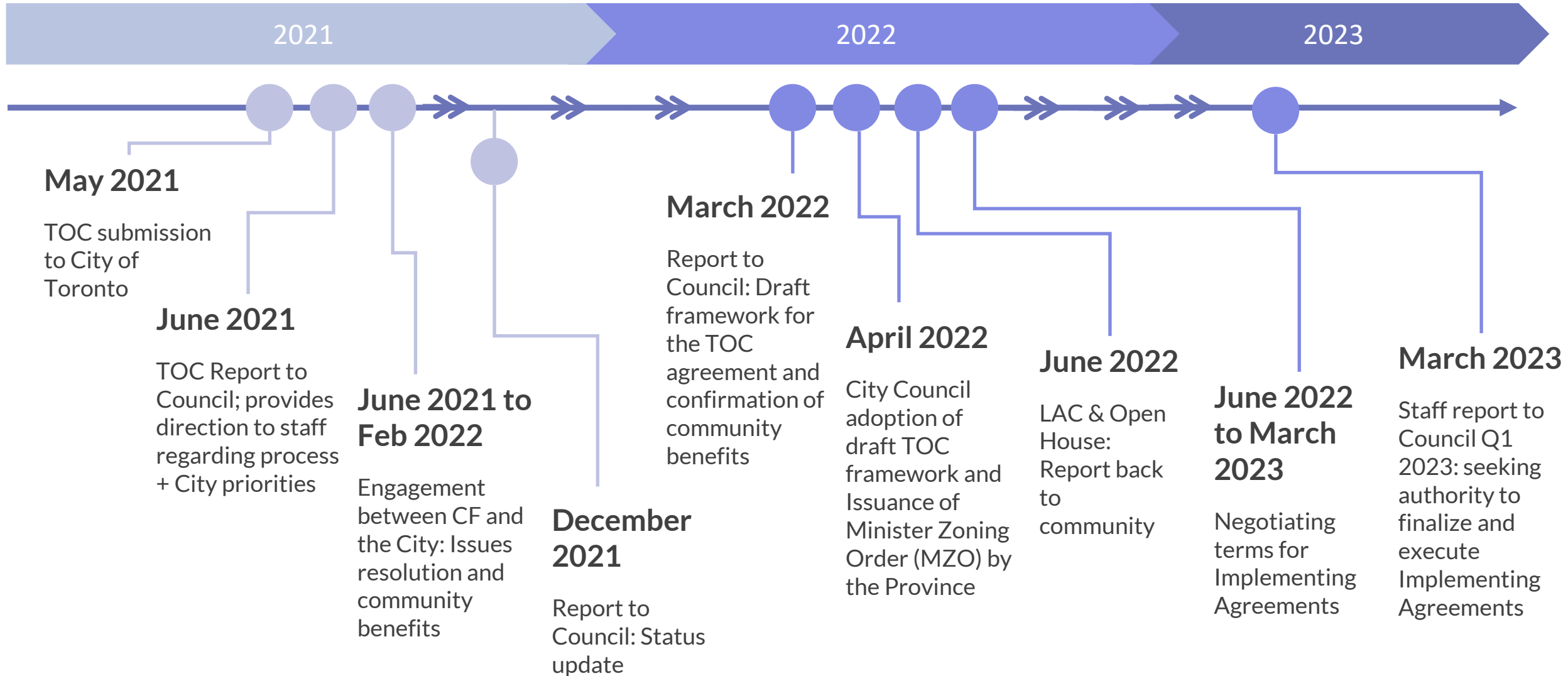
Vice President, Development

**David Stewart**





# Project Update





An aerial architectural rendering of a city development project. The scene shows a river flowing through the center, with a bridge crossing it. To the left, there's a large green park area with a winding path. In the middle, a cluster of tall, modern buildings with purple and orange facades stands out. To the right, there's a residential area with smaller, white buildings. The overall style is a colorful, stylized illustration.

2

Outcomes from  
the TOC Process



# Community Benefits Summary

In addition to the community benefits secured through the 2018 rezoning process, additional community benefits will be secured through Implementing Agreements to support the additional residential population. Note that detailed terms have not yet been finalized and are subject to ongoing discussions and Council approval.

1. **Affordable Housing**
2. **Additional Parkland**
3. **Community Recreation Centre**
4. **Child Care Facilities**
5. **Library Upgrades**
6. **Public Art**
7. **Other Financial Contributions**

# Affordable Housing

## Terms:

- 215 affordable units (5% of residential GFA)
- Affordable rents will be set at Inclusionary Zoning levels
- Secured as affordable for 99 years
- Units will be leased by the City and will be managed by City or a non-profit housing provider
- Units will be owned and maintained by CF

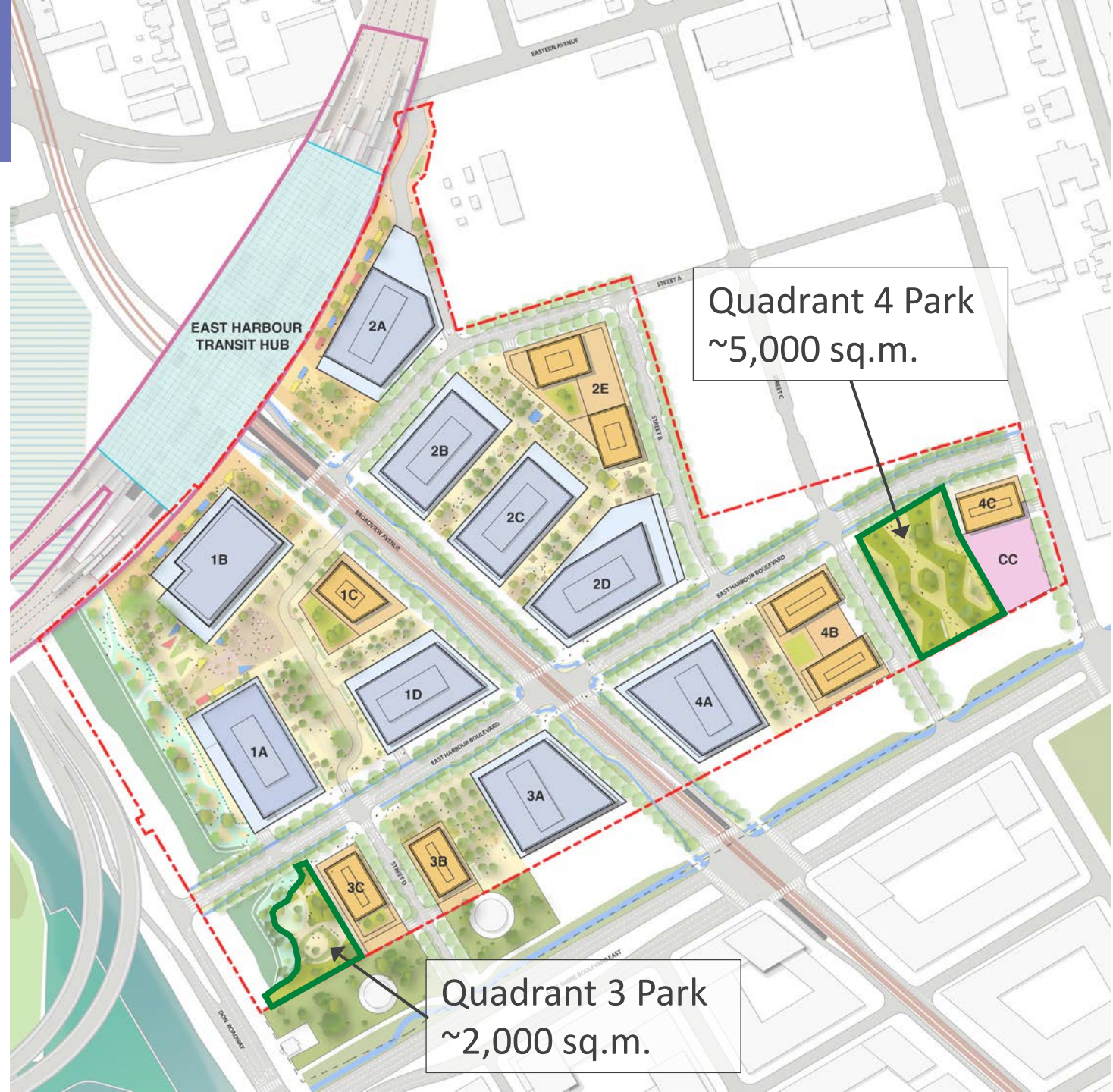




# Additional Parkland

## Terms:

- 7,000 square metres total of parkland
  - 4,700 square metres more than the 2,300 square metres required through the original rezoning process
- Distributed across two blocks
- Excludes the building footprint occupied by the Recreation Centre
- Timing for the delivery of parkland to be determined
- Parkland will be subject to future detailed design and will include future public consultation process

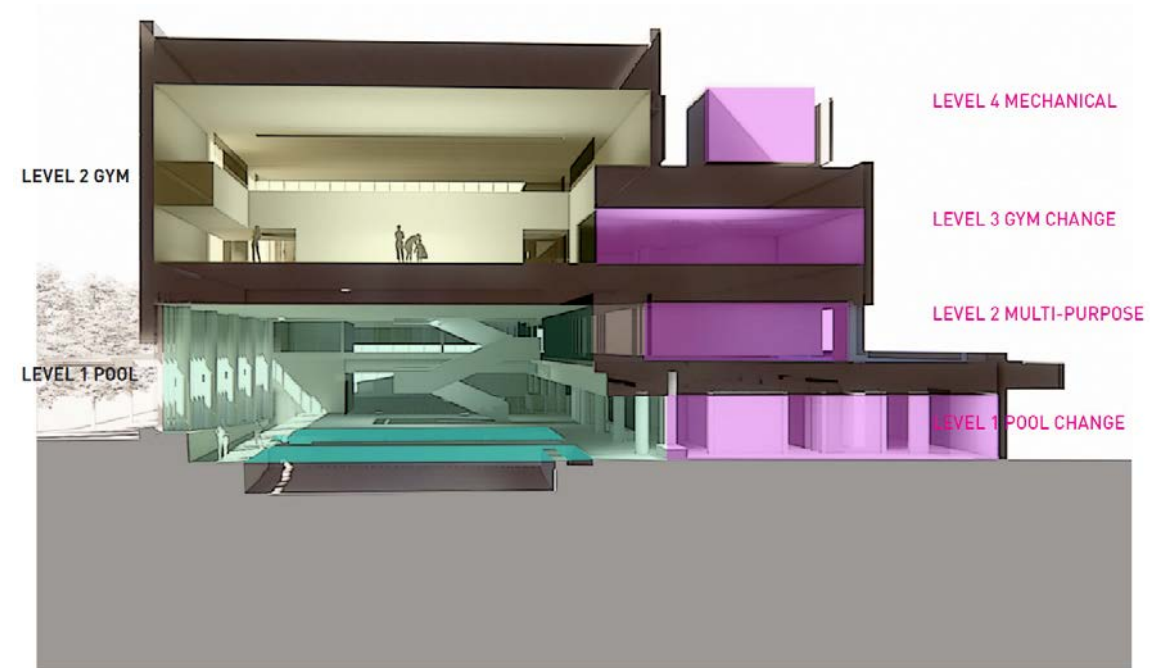


# Community Recreation Centre

## Terms:

- Minimum 6,200 square metres (67,000 sq.ft) Community Recreation Centre within Quadrant 4
- Anticipated to include a double gymnasium and swimming pool
- Would be constructed by CF but owned and operated by the City
- Potential for integration with the residential building on Block 4C
- Detailed design and implementation to be discussed with the City, and will include future public consultation process
- Will be delivered at the earlier of 1.25M SF of development or 1,650 residents living at East Harbour

## Conceptual Community Recreation Centre Program





# Child Care Facilities

## Terms:

- 2 Child Care facilities on the East Harbour lands
- 1 facility will be located within Quadrant 1, and a second within Quadrant 3
- Each facility would accommodate 62 pupils
- Will be constructed by CF and integrated into either a residential or commercial building
- Facilities will be operated by a not-for-profit child care operator
- CF is contributing \$500,000 per Child Care Facility towards the capital reserve fund



# Library Upgrades

## Terms:

- \$2.5 million contribution for off-site library upgrades
- Funds are intended to support capital upgrades to the Queen-Saulter, Jones and/or Riverdale branches of the Toronto Public Library



Queen-Saulter Library

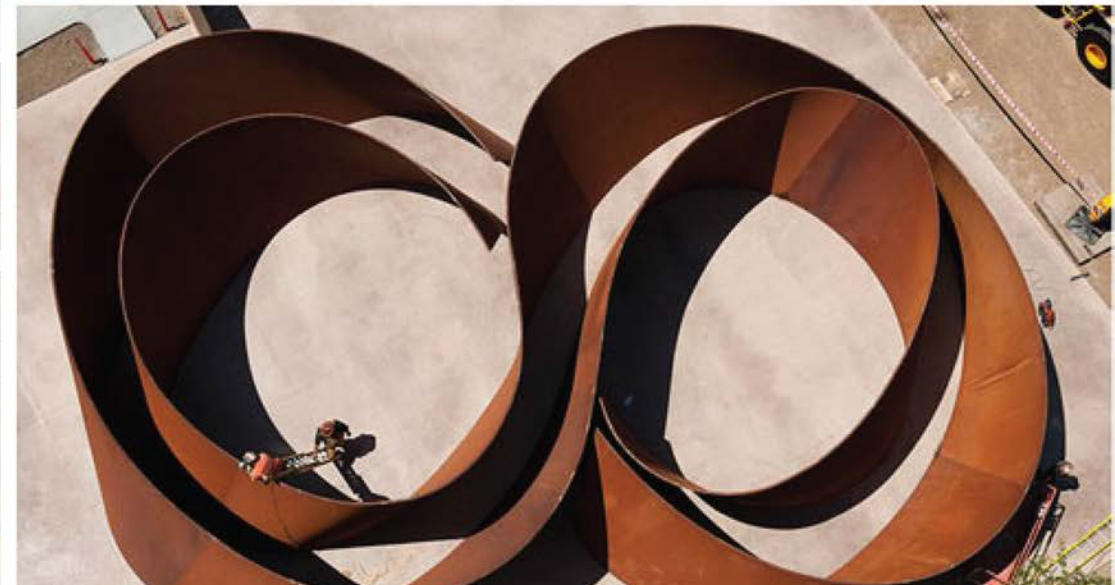
Vik Pahwa 2012



# Public Art

## Terms:

- \$2.0 million contribution for off-site public art within the vicinity of East Harbour



Courtesy: OJB Landscape Architects

# Other Financial Contributions

## Terms:

- Contribution to the Broadview Avenue Extension from Eastern Avenue to the Metrolinx rail corridor, along with funding from the City and Province
- Contribution to the Phase 1 Broadview and Eastern FPL project, along with funding from the City and Province
- Community Benefits secured through the Master Section 37 Agreement associated with the 2018 Rezoning process



# 2018 Community Benefits

Key benefits secured through the 2018 Section 37 Agreement:

## Cash Contributions

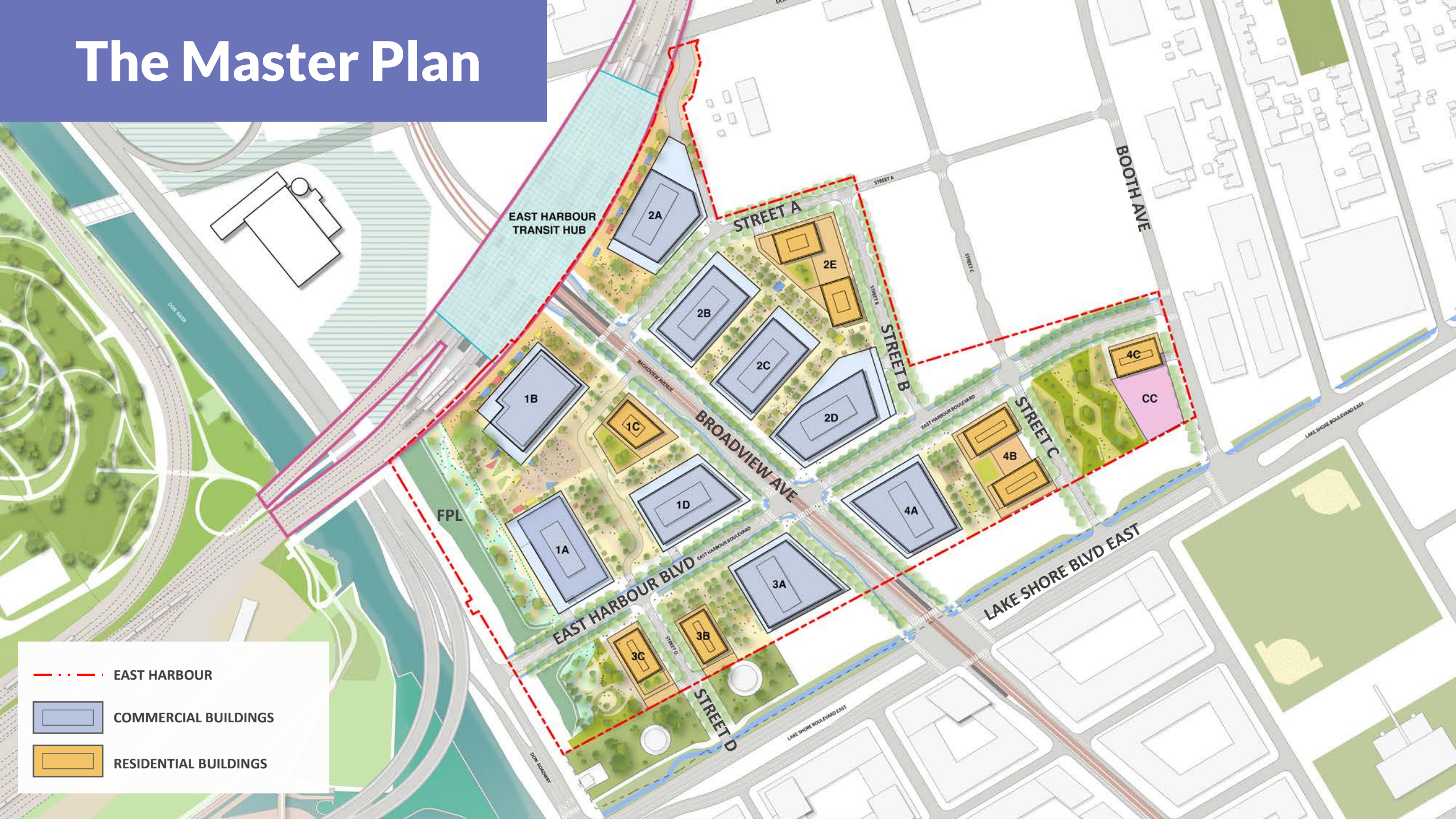
<b>\$10.5 M</b>	Public Art
<b>\$5.0 M</b>	Off-site Affordable Housing
<b>\$1 M</b>	FPL Public Realm Improvements
<b>\$3.5 M</b>	Community Services & Facilities

## In-Kind Contributions

<b>~\$28 M</b>	Cultural Community Space
<b>~\$14 M</b>	Incubator Employment Space

Estimated Total of 2018 Benefits: **\$62 M**

# The Master Plan



--- EAST HARBOUR

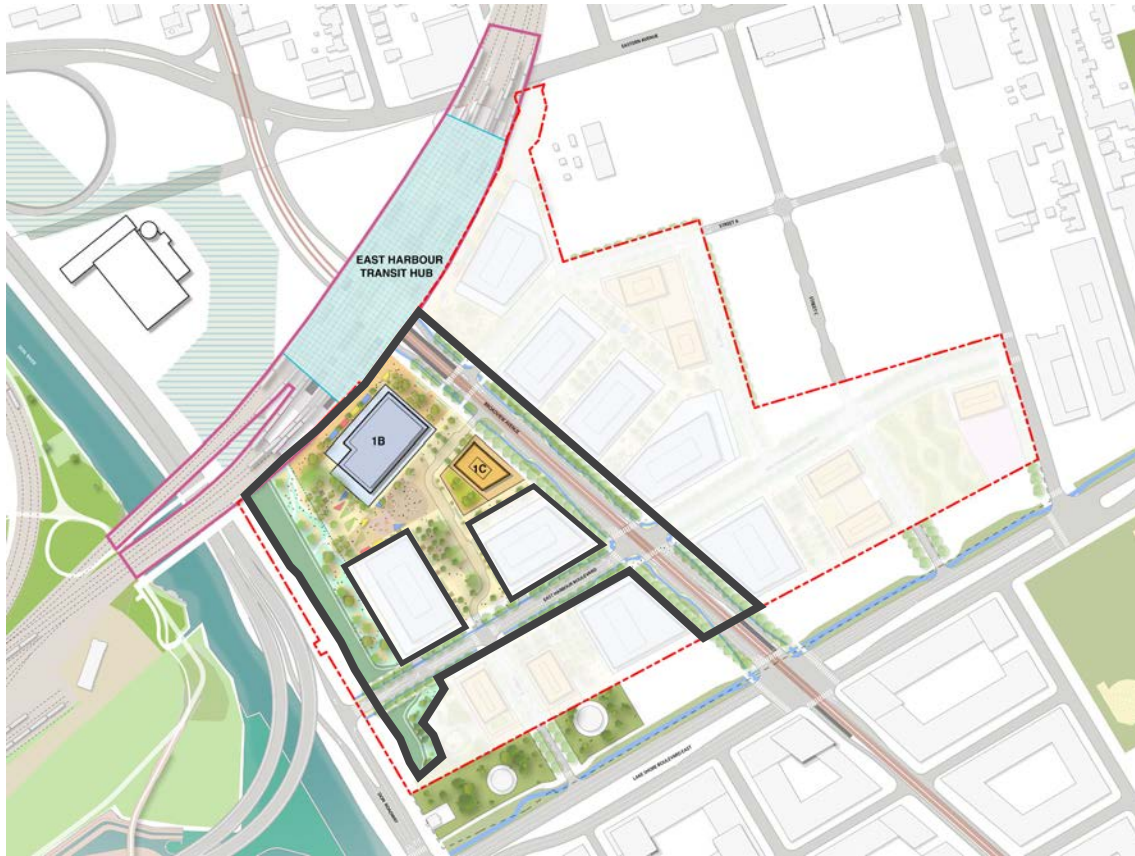
COMMERCIAL BUILDINGS

RESIDENTIAL BUILDINGS

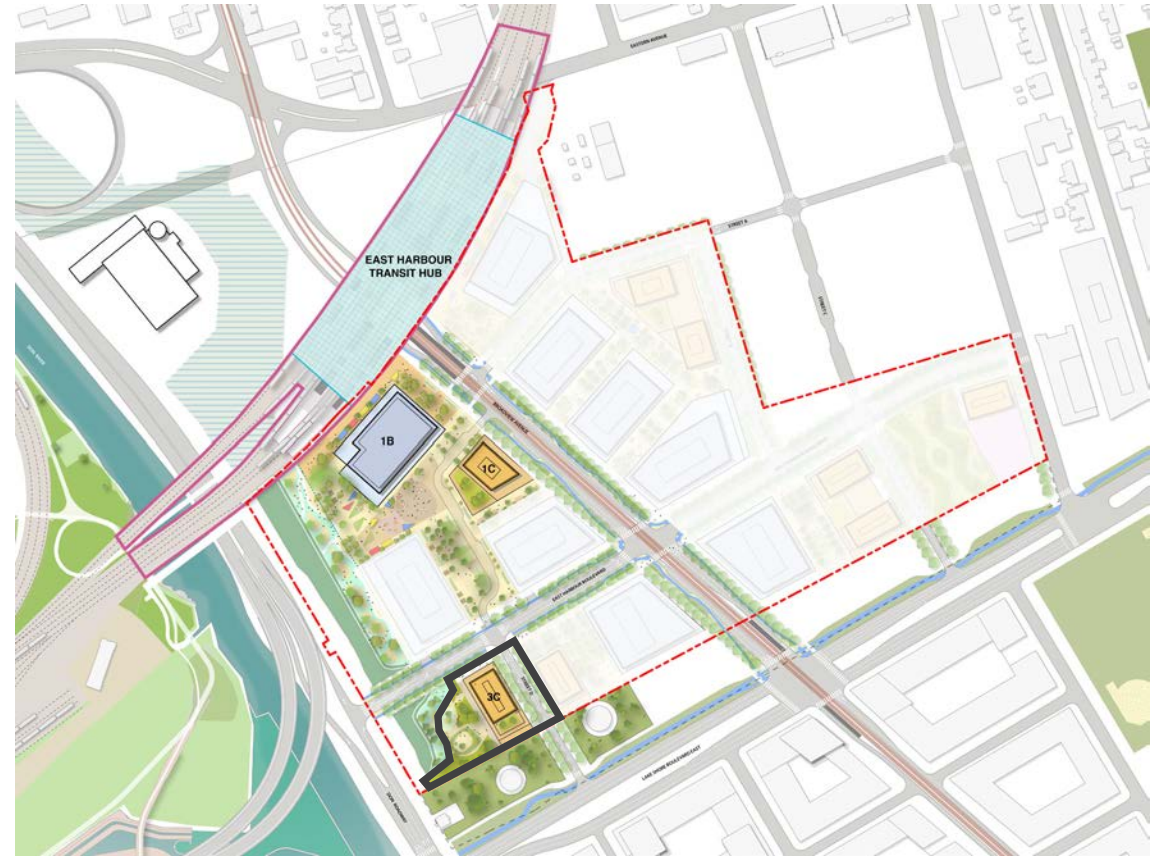


# Development Phasing

Time Frame 1

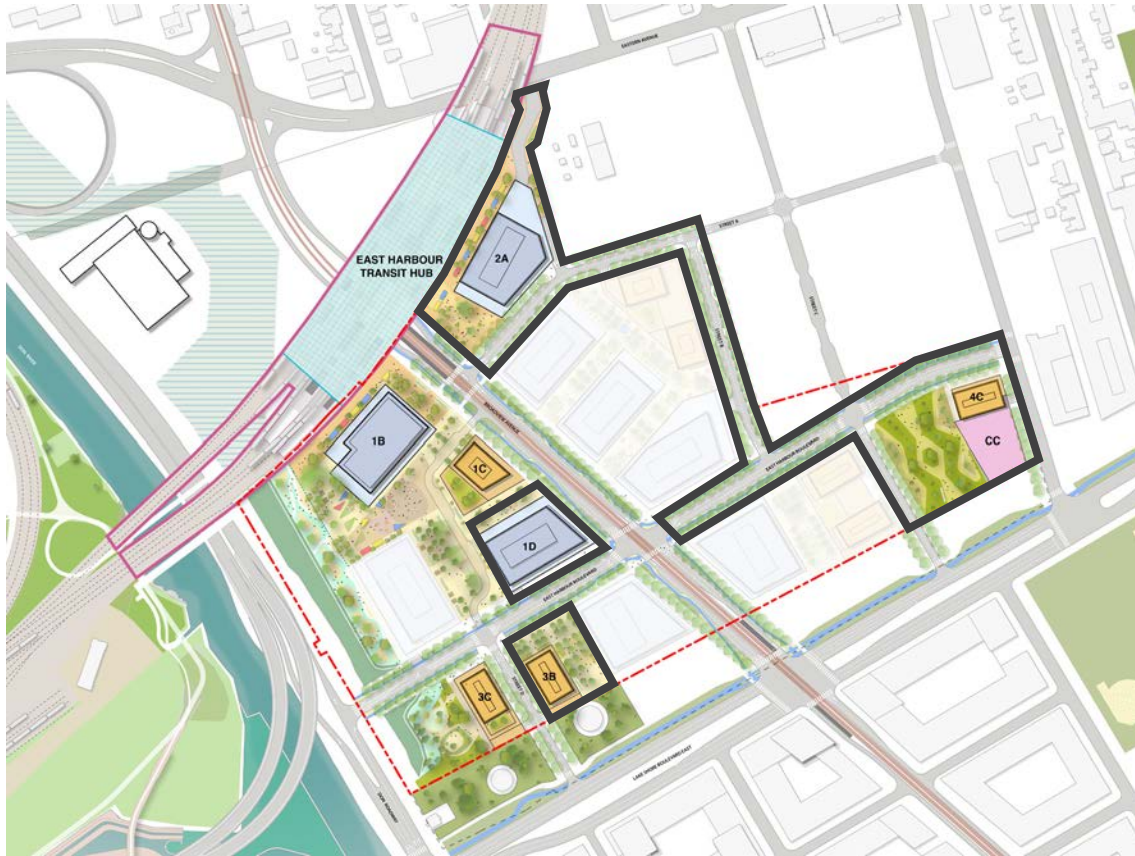


Time Frame 2

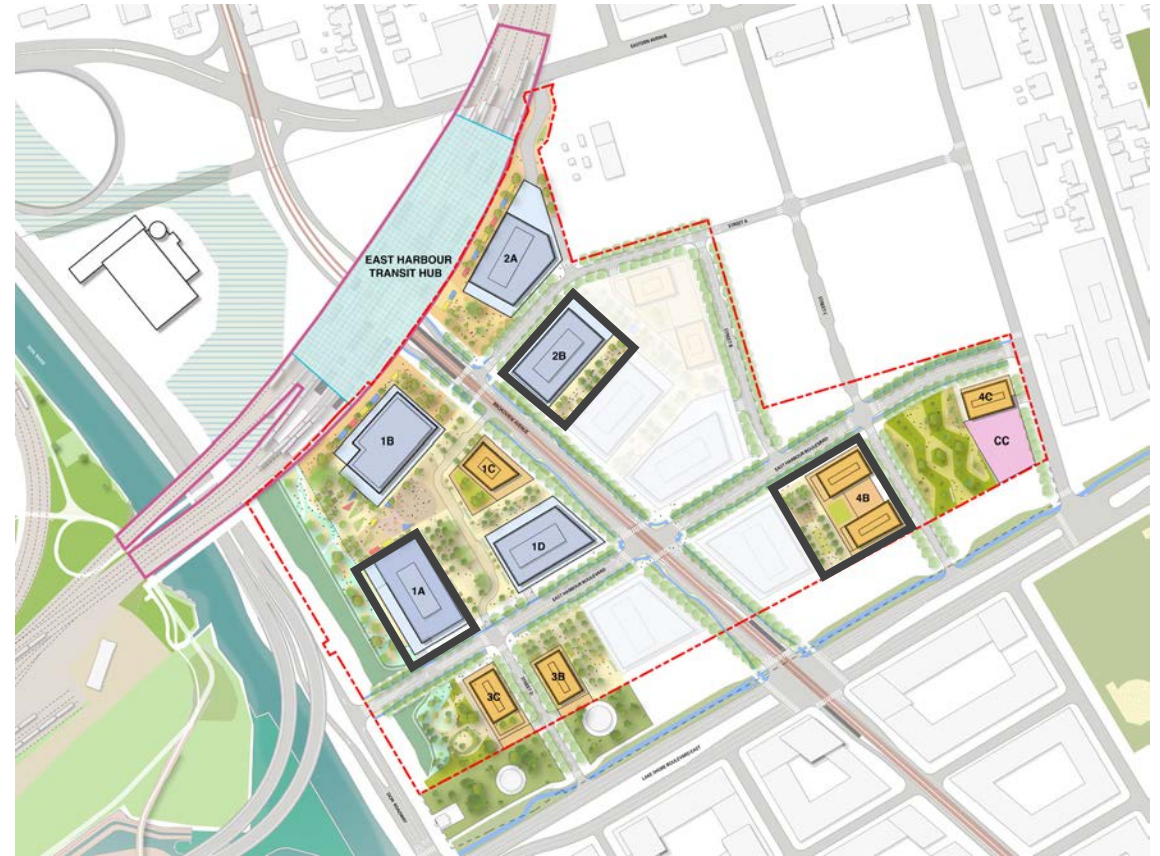


# Development Phasing

Time Frame 3



Time Frame 4



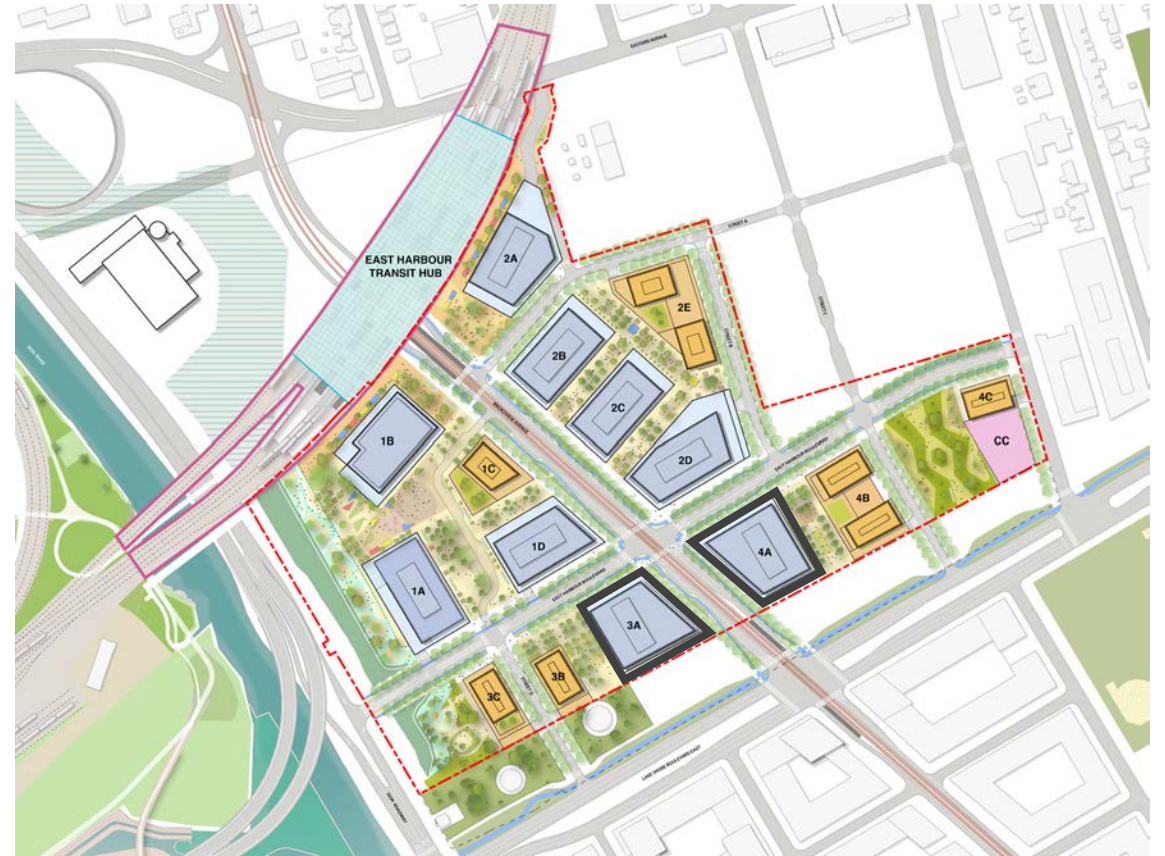


# Development Phasing

Time Frame 5



Time Frame 6



# Next Steps

**With the approval of MZO in April 2022, East Harbour will advance through the typical municipal planning processes (Site Plan Approval, Subdivision Approval, EAs)**

**Upcoming milestones include:**

- March 2023 Staff Report to City Council
  - Implementing Agreements: MOU between Province and City; Development Agreement, Affordable Housing Agreement, Municipal Infrastructure, Section 37 Agreement, etc
  - Details about delivery and timing for community benefits (ie. amendments to Section 37 agreement)
- Infrastructure Coordination - Broadview, Transit Hub, FPL, Lake Shore, Eastern Avenue
- Continued Working Sessions with the City, Waterfront Toronto, TRCA, Metrolinx
- Subdivision Approvals – Draft Plan approval anticipated in March 2023
- Site Plan Approvals – Detailed design of buildings and open spaces



An aerial architectural rendering of a city development project. The scene shows a river flowing through the center, with a bridge crossing it. To the left, there's a large green park area with a winding path. In the center, a cluster of tall, modern buildings is highlighted in purple and orange, standing out from the surrounding lower-rise urban fabric. A blue, curved structure, possibly a transit station or a public space feature, is located near the river. The right side of the image shows more residential or commercial buildings in a grid-like pattern. The overall style is a colorful, illustrative architectural sketch.

3

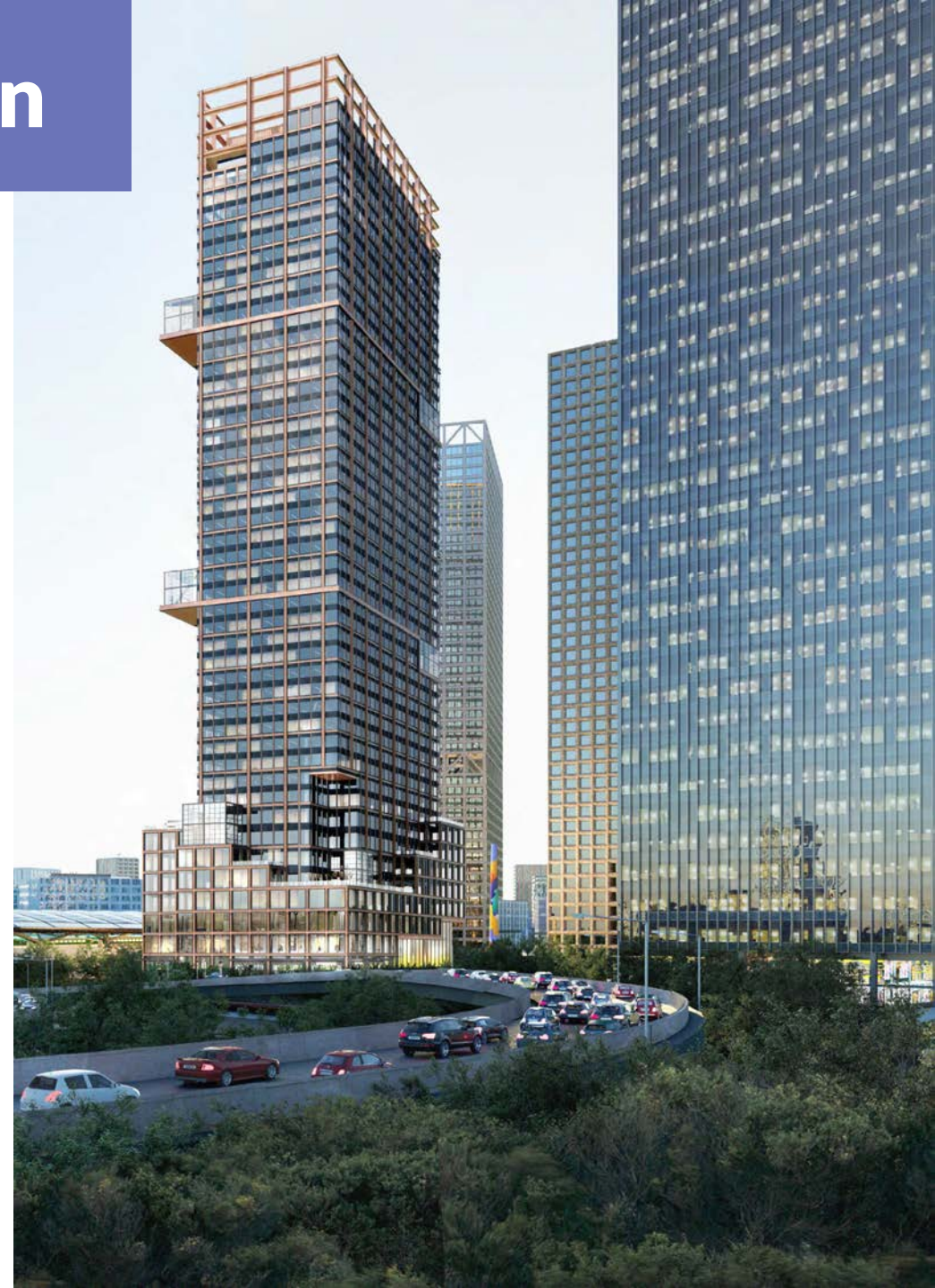
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## Other Planning Activities



# Building 1B Site Plan Application

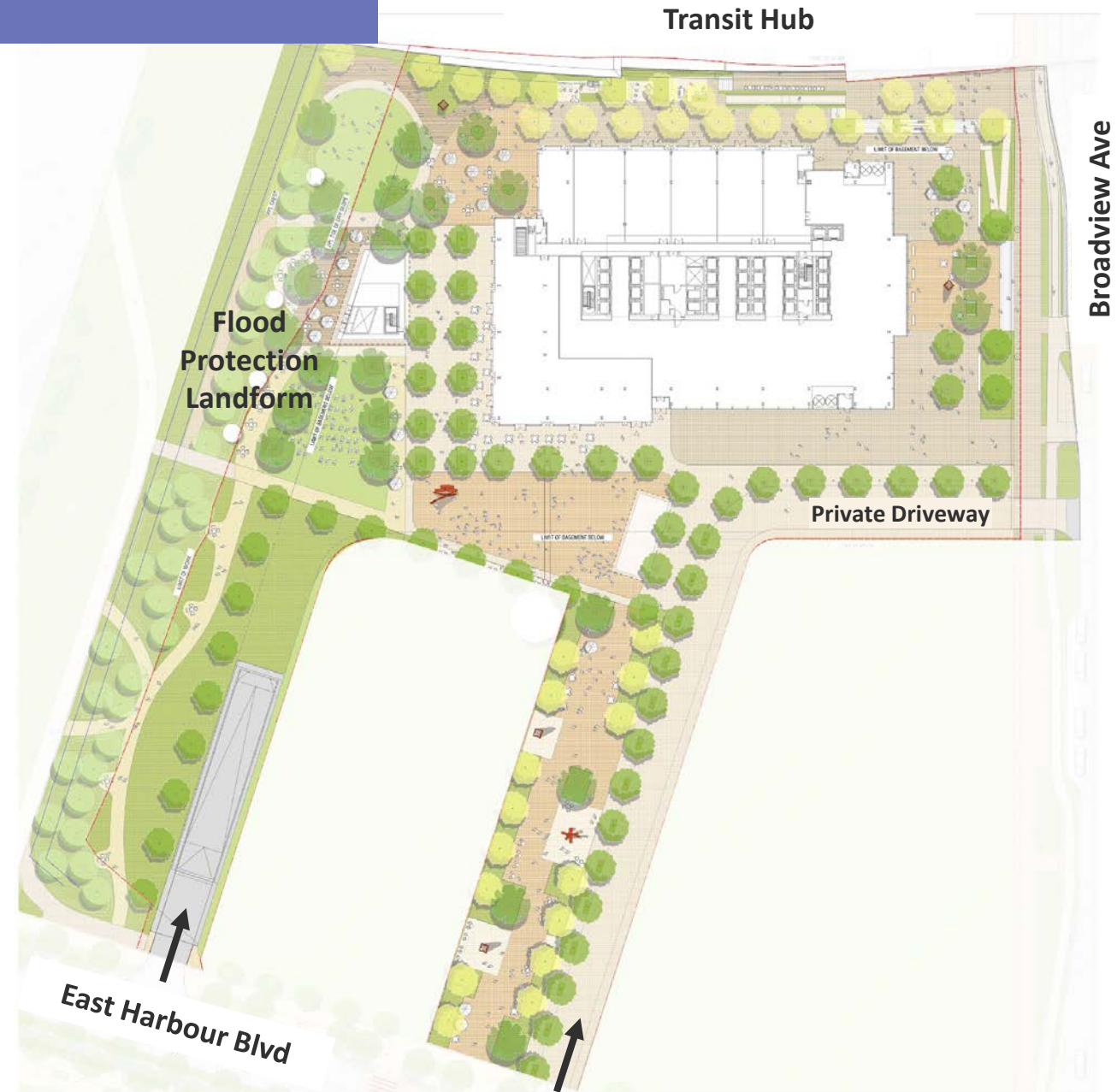
- Application submitted in April 2022
- 49 storey (219m) office building designed by KPF and Adamson
- ~112,370 sq.m (1.2 million sf) of office space
- ~2,300 sq.m of retail at grade and at the mezzanine level
- 368 car parking spaces
- 542 bicycle parking spaces





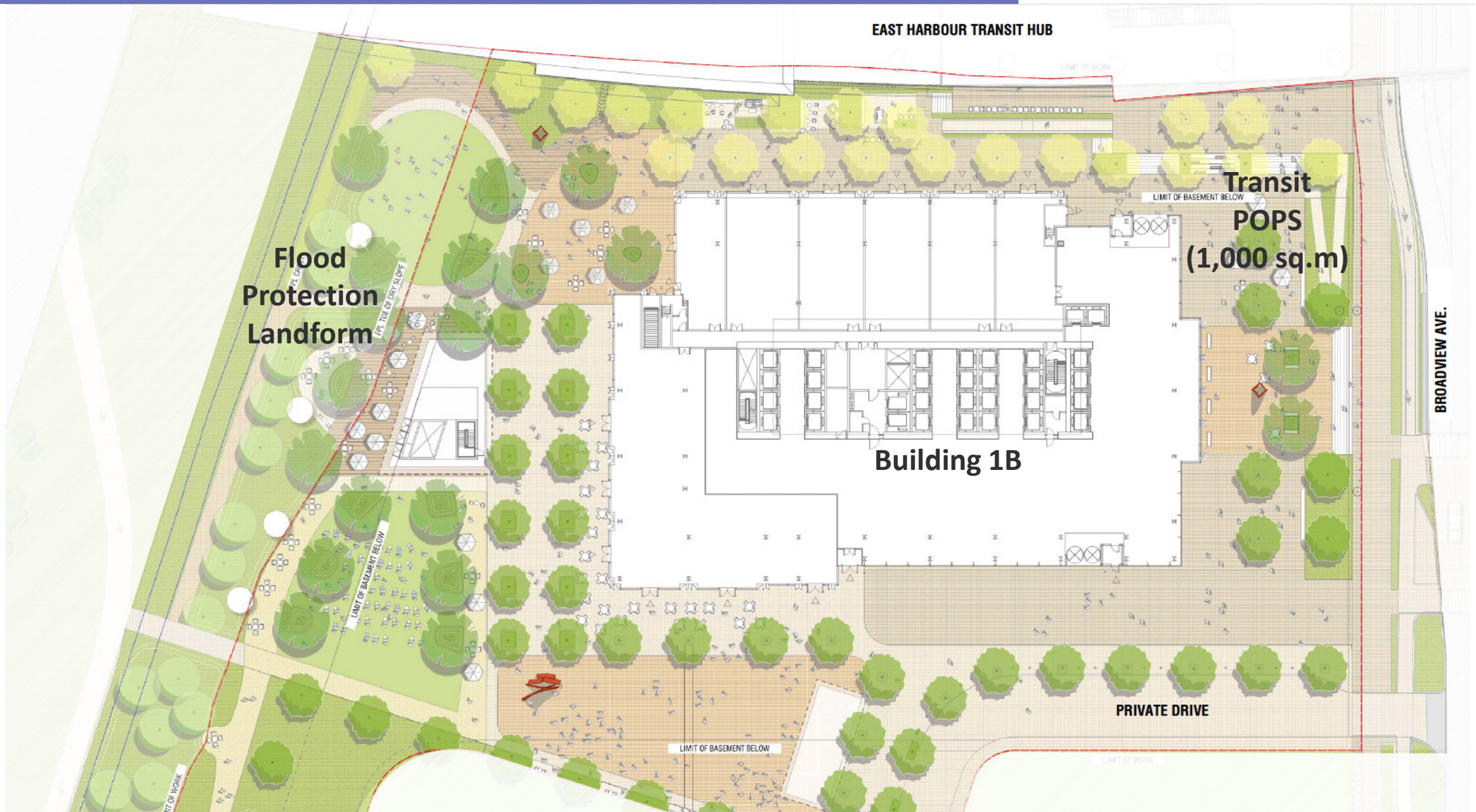
# Building 1B Site Plan Application

- Delivers substantial new infrastructure and public realm space, including the FPL, landscaping, tree planting, and a 1,000 sq.m Transit POPS
- Envisions generous ornamental and tree planting, a variety of outdoor gathering areas, flexible and programmable outdoor event spaces, and public art integration
- Seating areas around the edges of building create an indoor/outdoor connection around the edge of the building to support dining and pedestrian activities
- Extent of permanent landscaping generally aligns with the area occupied by the below-grade garage





# Building 1B Site Plan Application







Building 1A

Building 1B

Building 1C

Building 1D



Building 1B







**East Harbour  
Transit Hub**

**Building 1B**

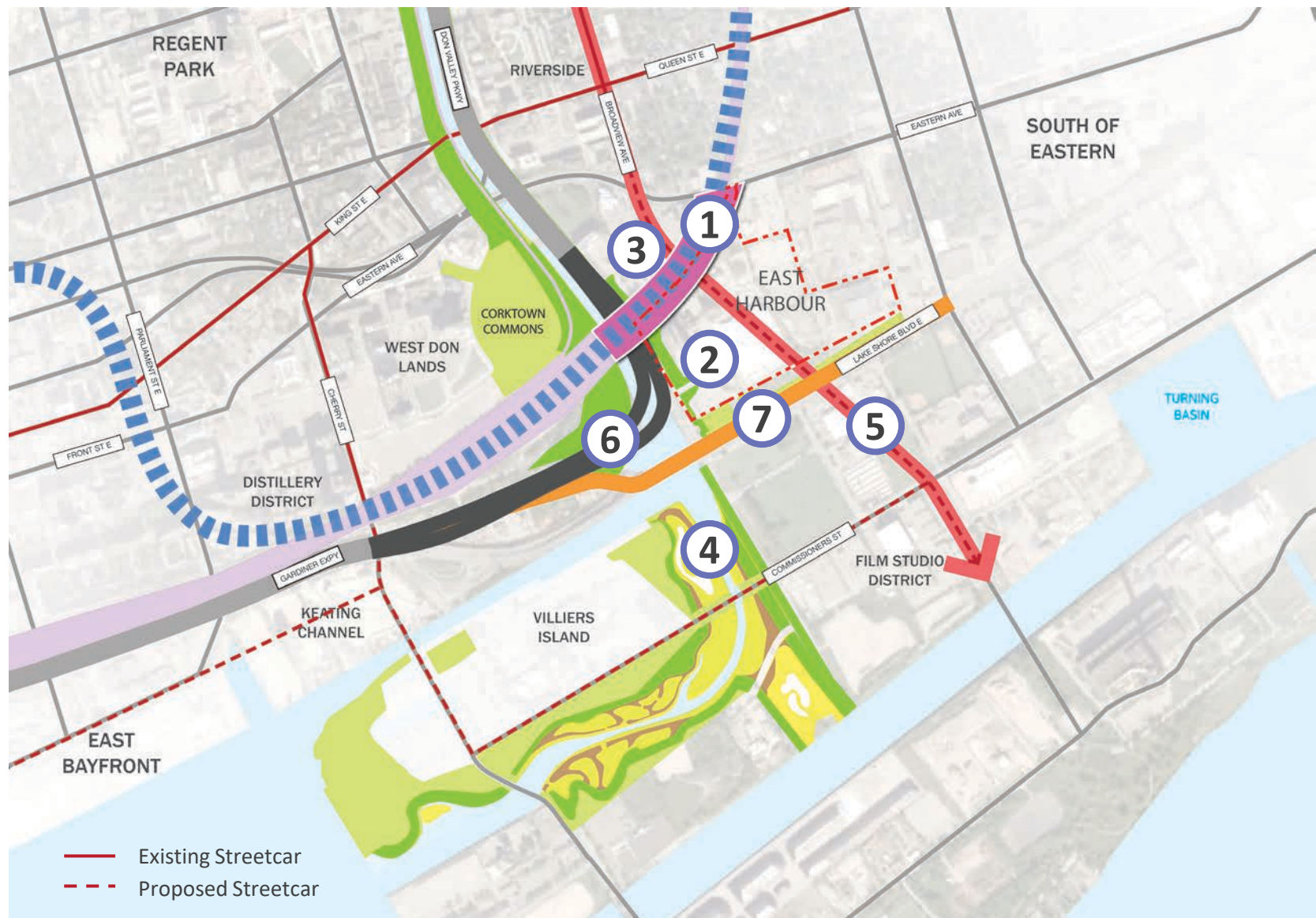
**Flood Protection  
Landform**

**Don Roadway /  
DVP Ramp**



# Local Context – Ongoing Infrastructure Projects

- ① East Harbour Transit Hub
- ② Flood Protection Landform (South)
- ③ Broadview & Eastern Flood Protection EA
- ④ Don Mouth Naturalization & Port Lands Flood Protection Project
- ⑤ Broadview Avenue Extension
- ⑥ Gardiner East Realignment
- ⑦ Lake Shore Boulevard Reconstruction





# Opportunities for Engagement

- City Parks planning & design process
- Community Recreation Centre facility planning & design process
- Street naming of future streets to be delivered at East Harbour
- Regular development updates from Cadillac Fairview



An aerial architectural rendering of a city development project. The scene features a river flowing through the center, with a bridge crossing it. To the left, there's a large green park area with winding paths and trees. In the middle, a cluster of tall, modern buildings with purple and orange facades stands out. To the right, there's a residential area with smaller, grey buildings and green spaces. A highway with multiple lanes runs along the bottom left, with a blue bridge crossing over it. The overall style is a colorful, stylized illustration.

4

Questions



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You are viewing John Doe's screen

View Options

Change to Side by Side

Switch View

Recording

EAST HARBOUR

Open House #4

June 22, 2022

CF Cadillac Fairview

Ontario

Q&A

Welcome

Feel free to ask the host and panelists questions

Submit your questions and comments here any time during the meeting

Type your question here...

Audio Settings

Raise Hand

Q&A

Live Transcript

Leave

Leave Meeting

Raise Hand (via Phone, dial \*9)

Closed Captioning





Thank  
You



# Contact Information

Project Team

**East Harbour Project Team**



**1-877-275-4091**



**[info@EngageEastHarbour.ca](mailto:info@EngageEastHarbour.ca)**



**[www.EngageEastHarbour.ca](http://www.EngageEastHarbour.ca)**



# Contact Information

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# Contact Information



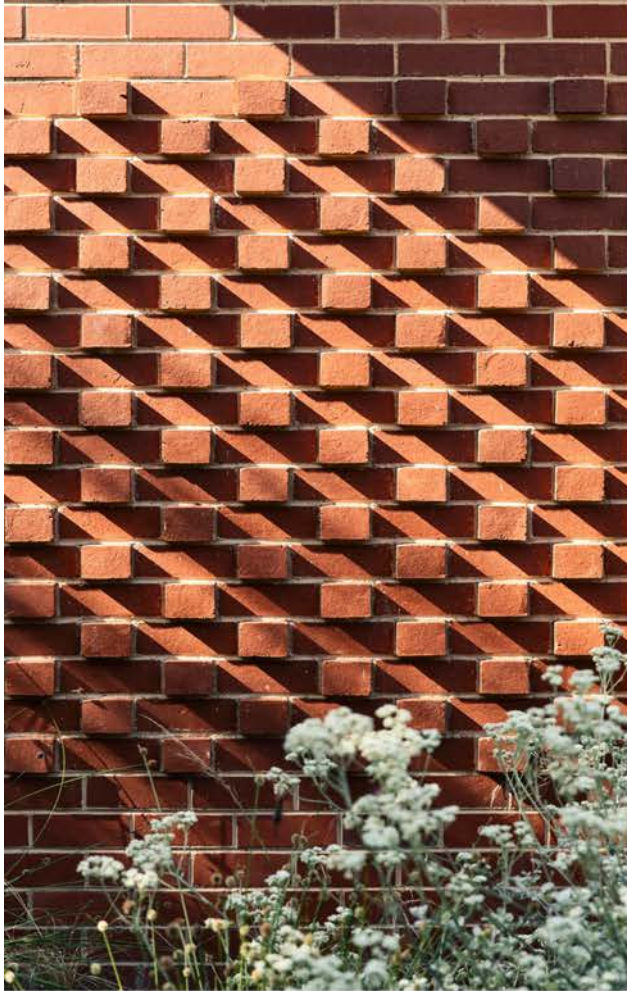
[metrolinx.ca/ontarioline](https://metrolinx.ca/ontarioline)





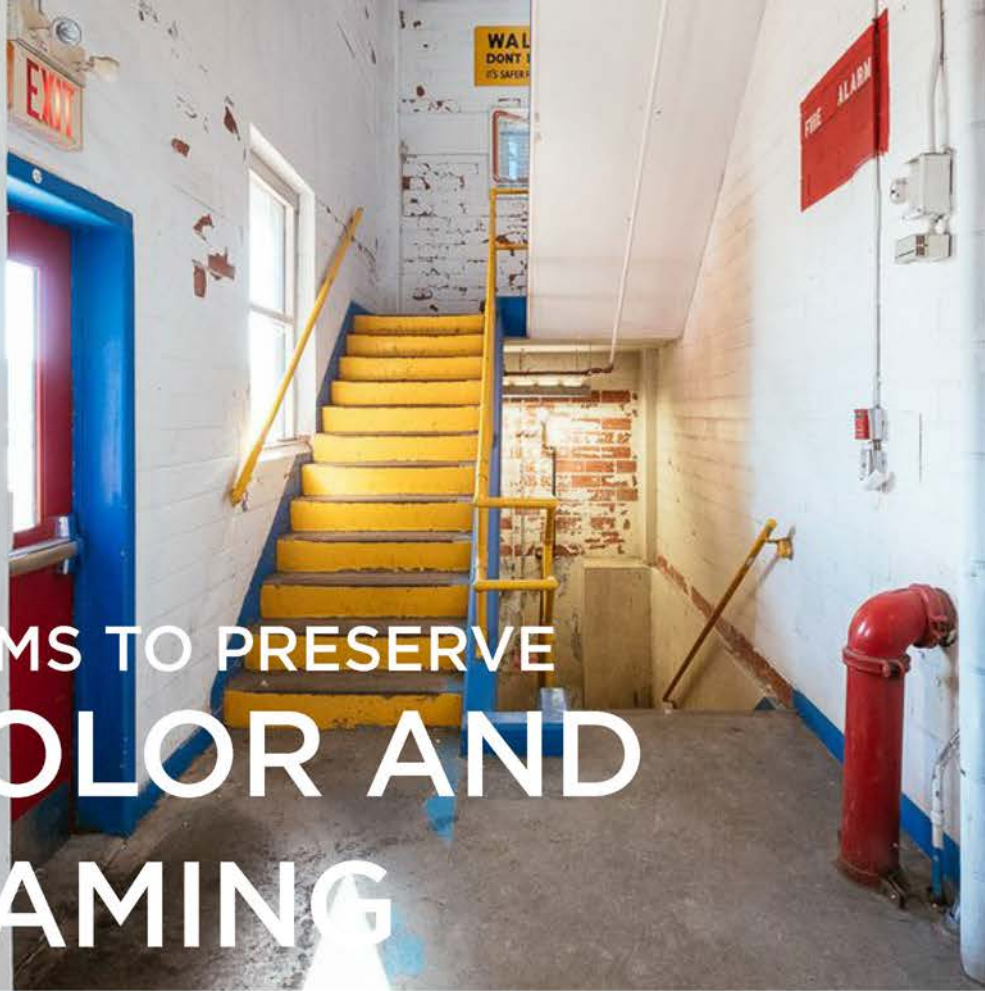
# Appendix





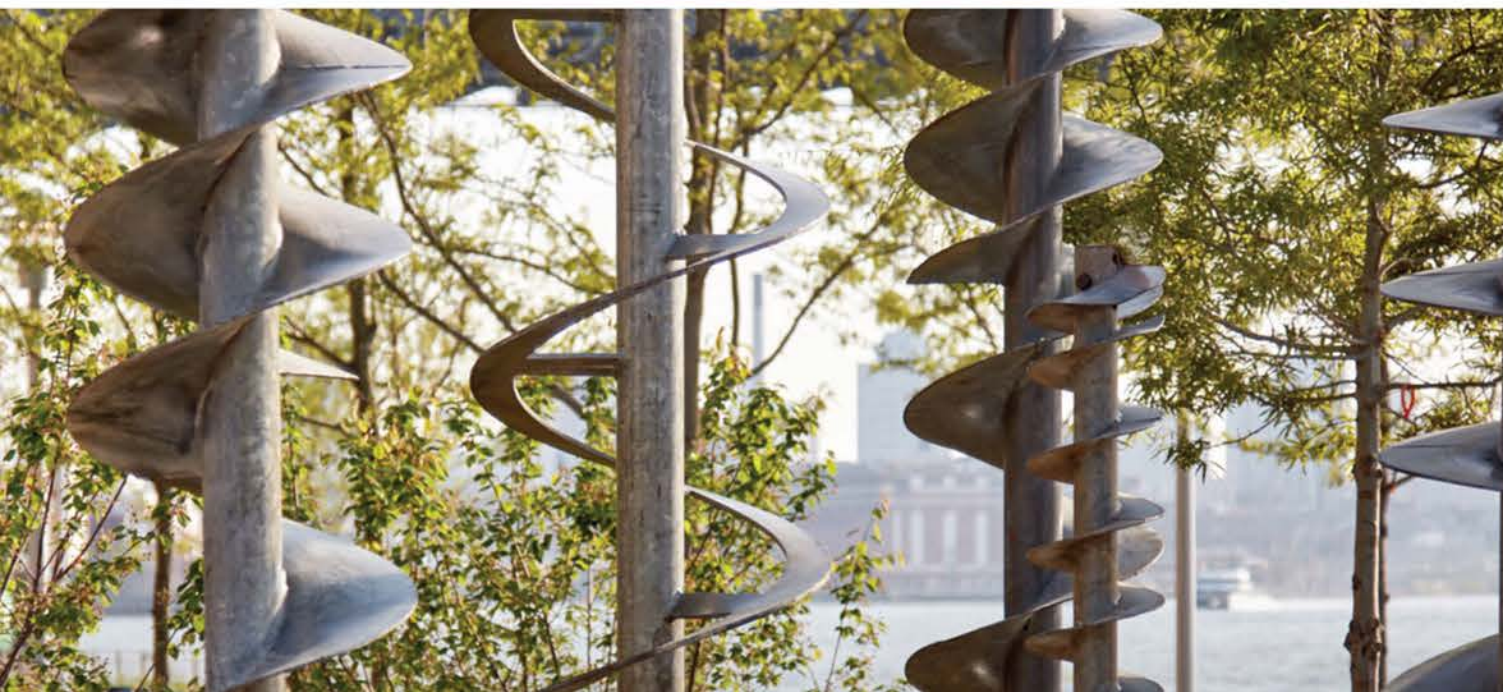


# ITEMS TO PRESERVE COLOR AND NAMING





# PRECEDENT IMAGES - SALVAGED ARTIFACTS







Imagine Studio at The Trees, Mumbai



# ARCHITECTURAL FOLLIES WITH INDUSTRIAL FEEL

Charles Smith Wines Tasting Room and HQ, Washington



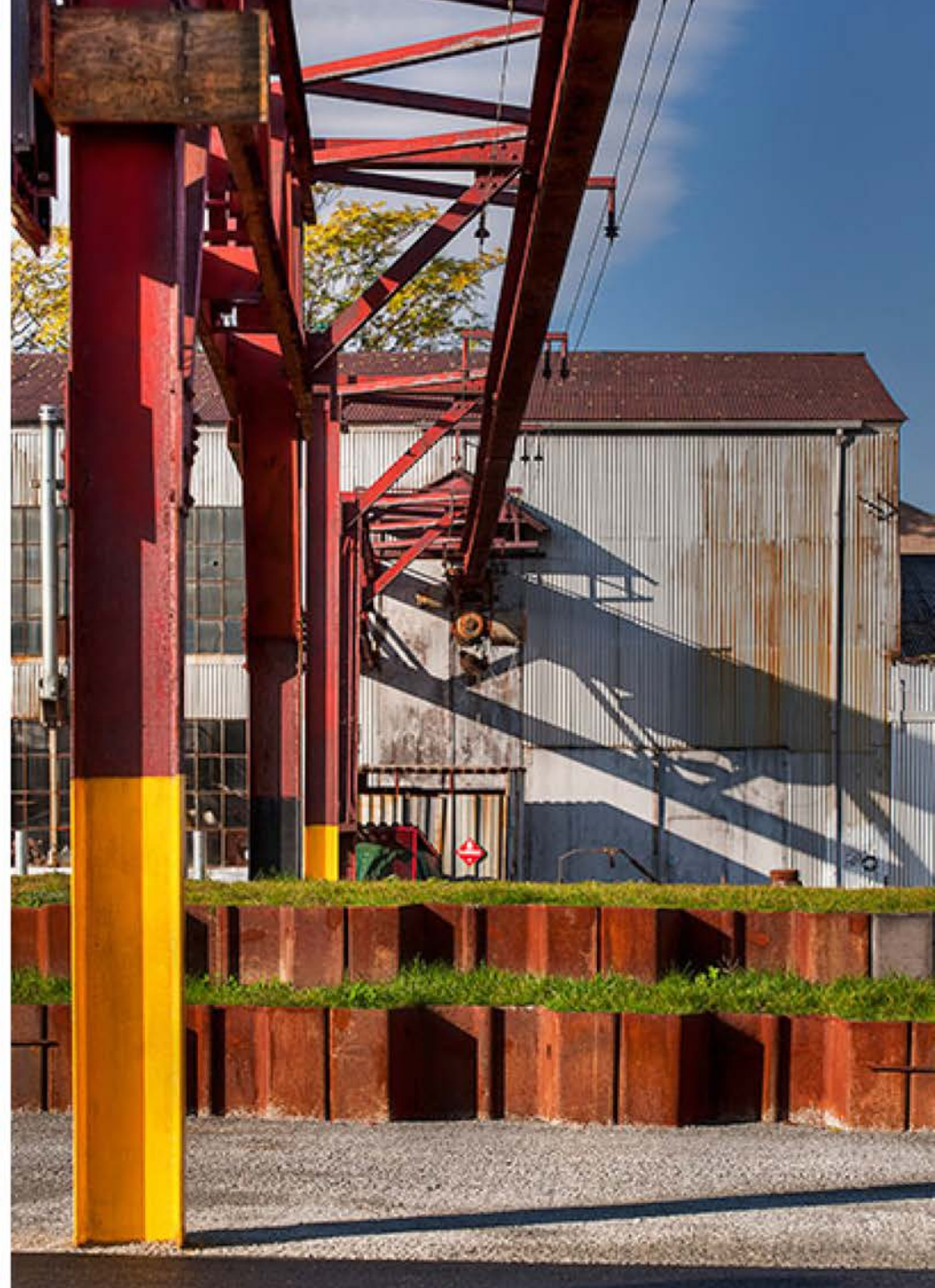
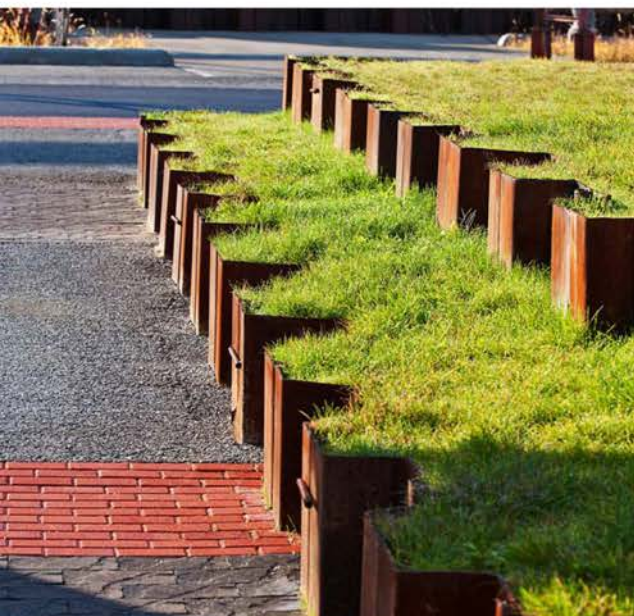
Woolston Community Library Christchurch, New Zealand



Brooklyn Bridge Park, New York



# THE STEEL YARD / PROVIDENCE



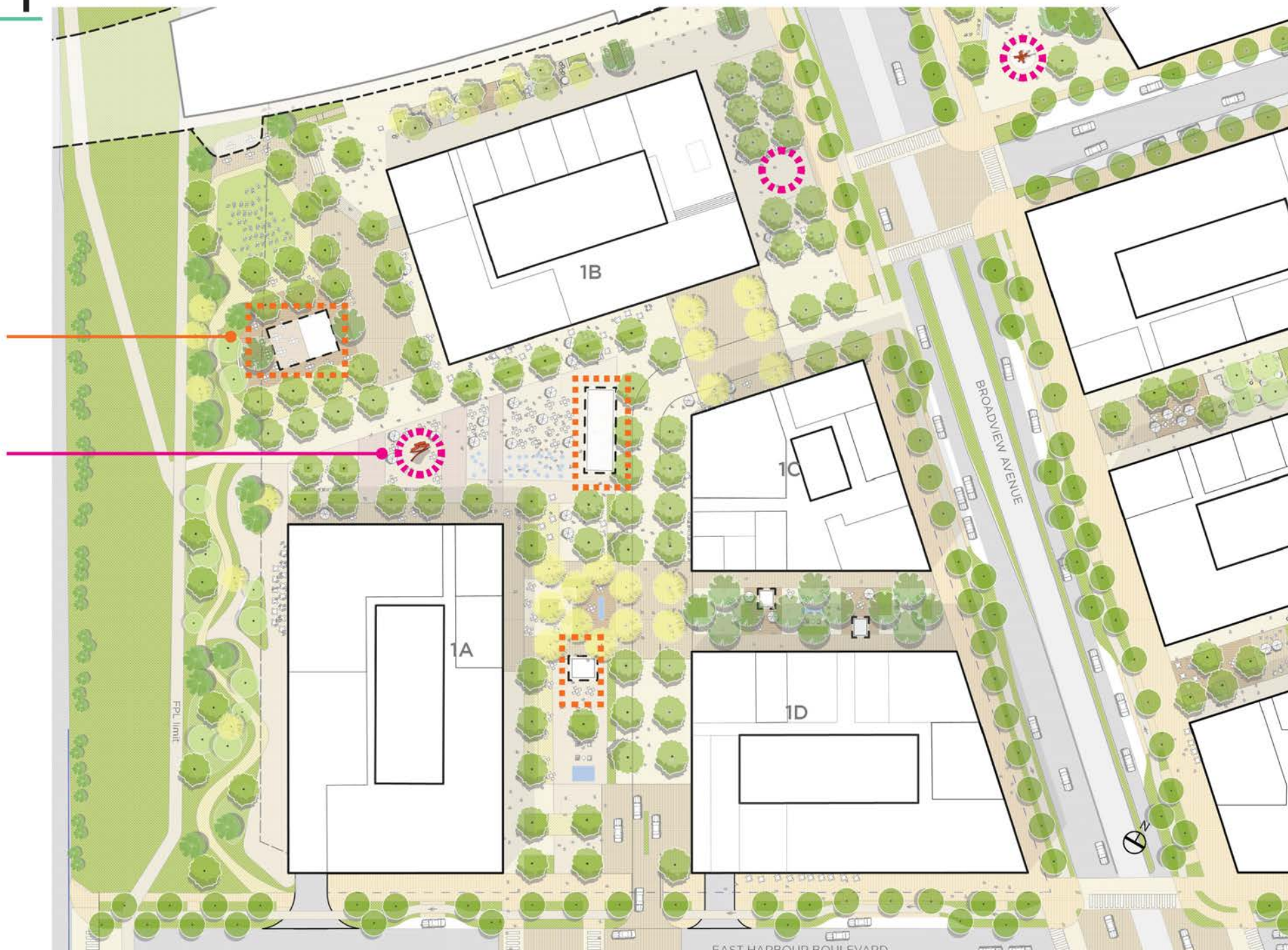


# QUADRANT 1

## Illustrative Plan

Architectural follies  
with industrial  
materials and  
character

Opportunities for  
Industrial inspired art  
and sculpture





# Master Plan Summary



**926,000 m<sup>2</sup>**  
Commercial Space

**302,000 m<sup>2</sup>**  
Residential Space

**~4,300**  
Residential Units



**7,000 m<sup>2</sup>**  
Public Parkland

**~15,000 m<sup>2</sup>**  
Open Space

