

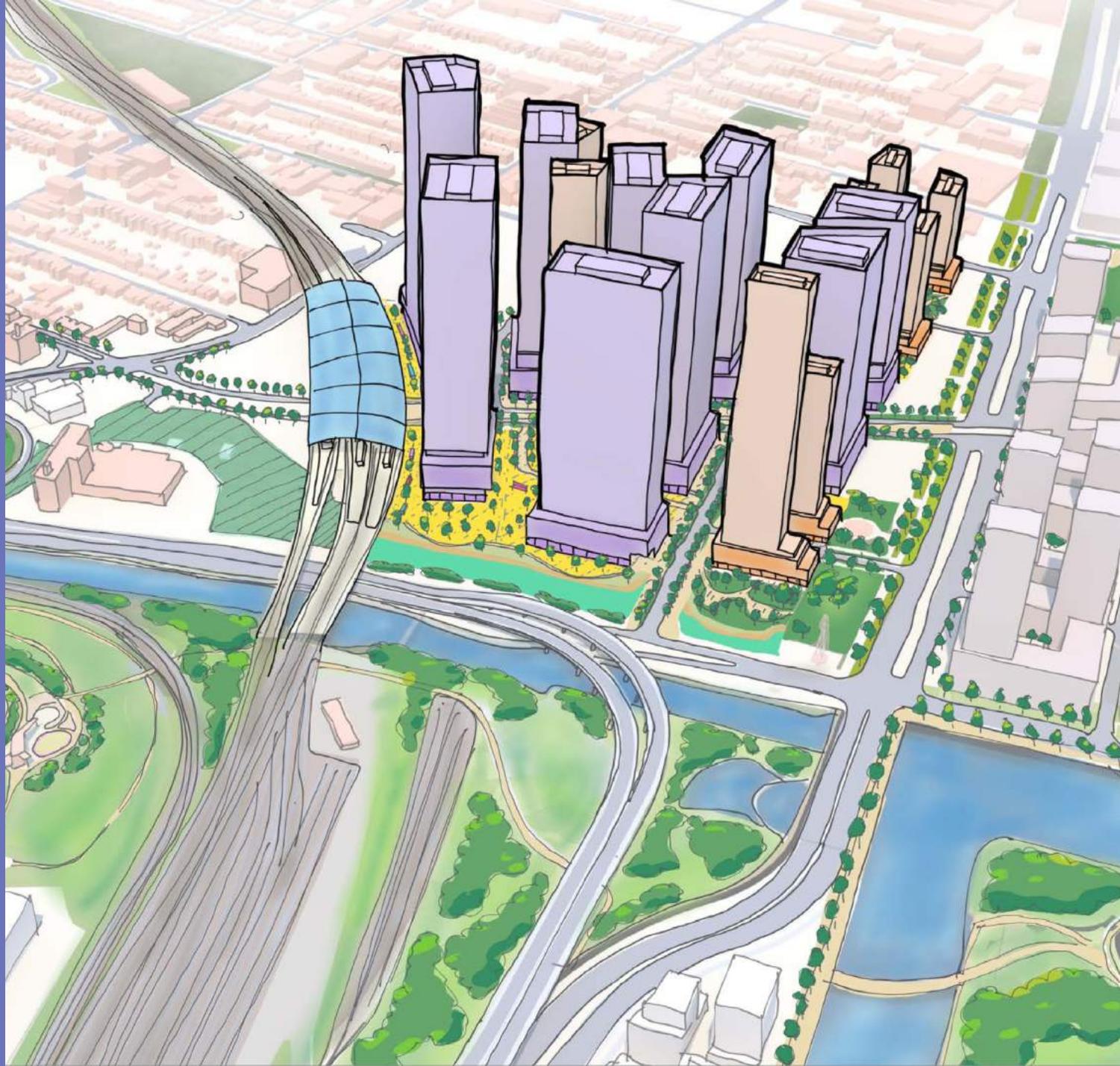
EAST HARBOUR

Open House #3

October 21, 2021



Cadillac
Fairview



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
- 📺 Presentation
- ✓ Next Steps
- 🗨️ Questions & Answers



Zoom Webinar Instructions

The image shows a Zoom webinar interface with several instructional callouts. The main content area displays a slide titled "EAST HARBO" with the subtitle "Open House #1" and the date "July 27, 2021". The slide also features logos for "CF Cadillac Fairview" and "Ontario". The top of the Zoom window shows a status bar with "You are viewing John Doe's screen" and a "View Options" dropdown menu. A "Recording" indicator is visible in the top left corner. On the right side, there is a "Q&A" panel with a "Welcome" message and a text input field for questions. The bottom of the Zoom window contains a toolbar with icons for "Raise Hand", "Q&A", "Live Transcript", and "Leave".

Change to Side by Side

Switch View

Raise Hand (via Phone, dial *9)

Closed Captioning

Submit your questions and comments here any time during the meeting

Leave Meeting

Q&A

Welcome

Feel free to ask the host and panelists questions

Type your question here...

Audio Settings

Recording

View Options

Leave

Q&A

CF Cadillac Fairview

Ontario

EAST HARBO

Open House #1

July 27, 2021

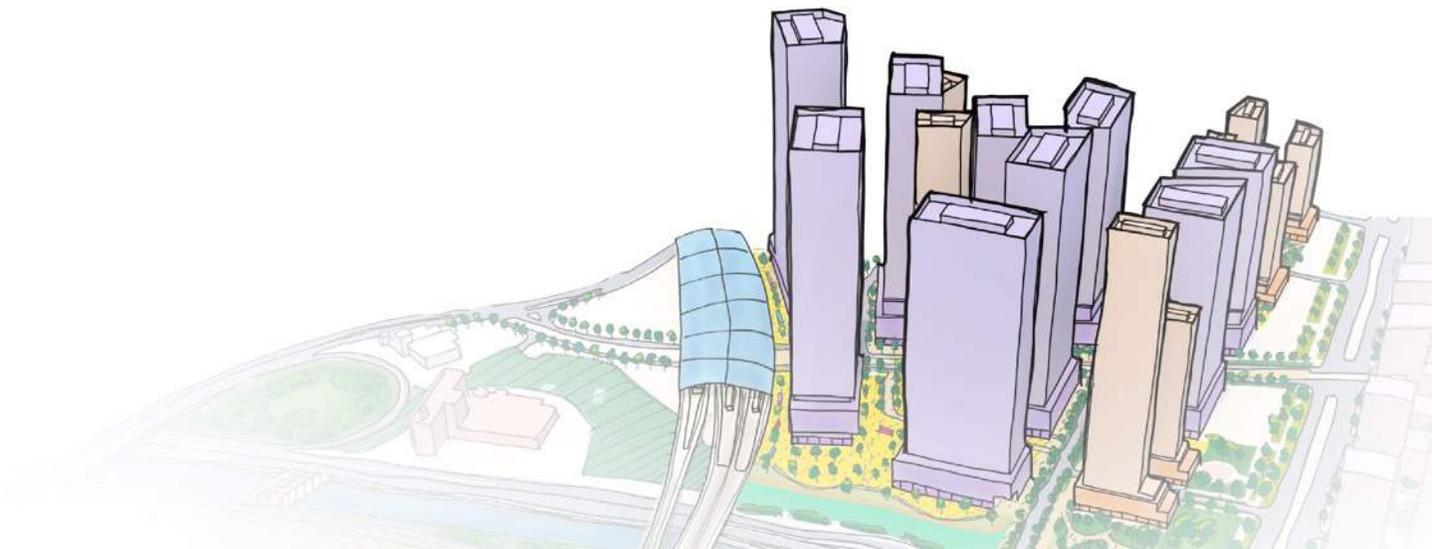
Raise Hand

Q&A

Live Transcript

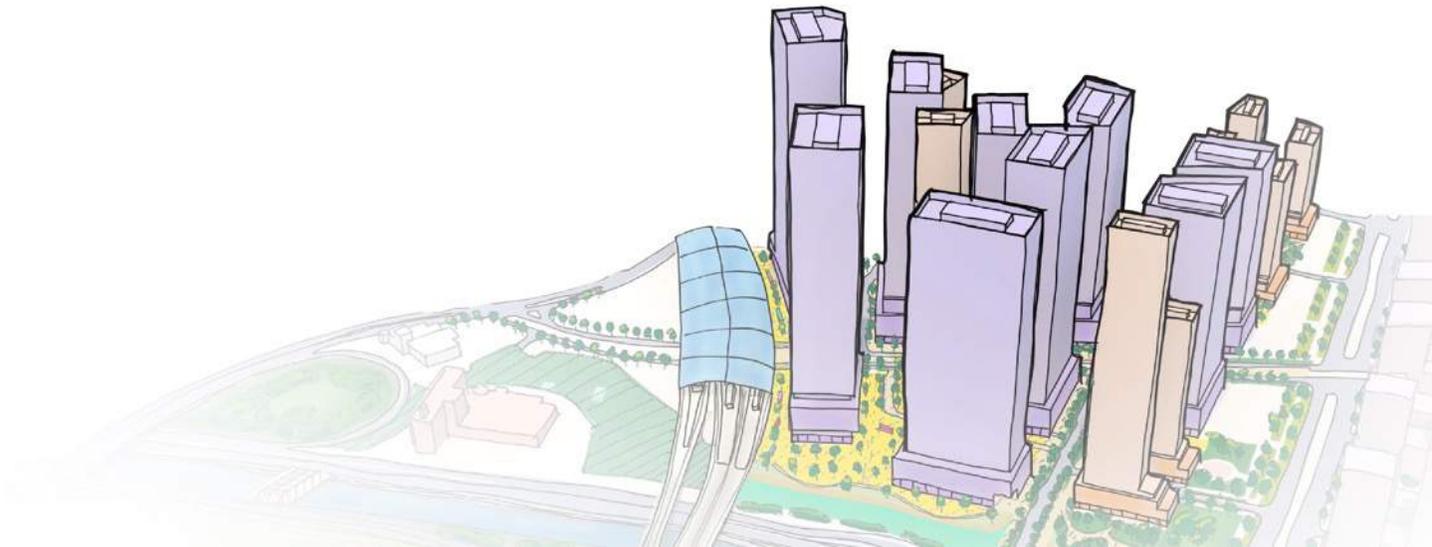
Rules of Engagement

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



Why are we here tonight?

1. Expand on the conversation from Open House #2
2. Report back on what we have heard over the last few months
3. Outline next steps for East Harbour and the engagement process





1

Opening Remarks

Opening Remarks



Ward Councillor

Councillor Paula Fletcher

Director of Transit & Transportation Planning

James Perttula



Opening Remarks



Senior Vice President, Transit Oriented Development Program

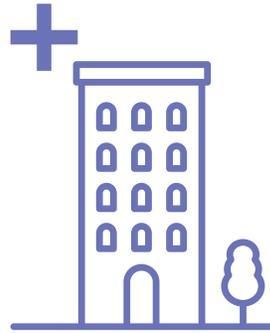
Michael Fedchyshyn



The Provincial Objectives for the TOC Program



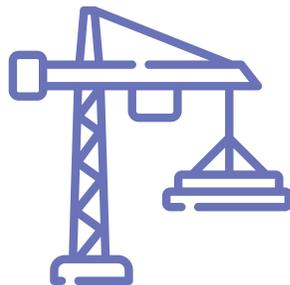
Increasing **transit ridership** and reducing traffic congestion.



Increasing **housing supply** (including affordable housing) and jobs.



Catalyzing complete communities based on good planning principles.



Offsetting the cost of station construction which would save taxpayers' money.



Stimulating the economy through major projects for years after COVID-19.

Opening Remarks



Vice President, Development

David Stewart

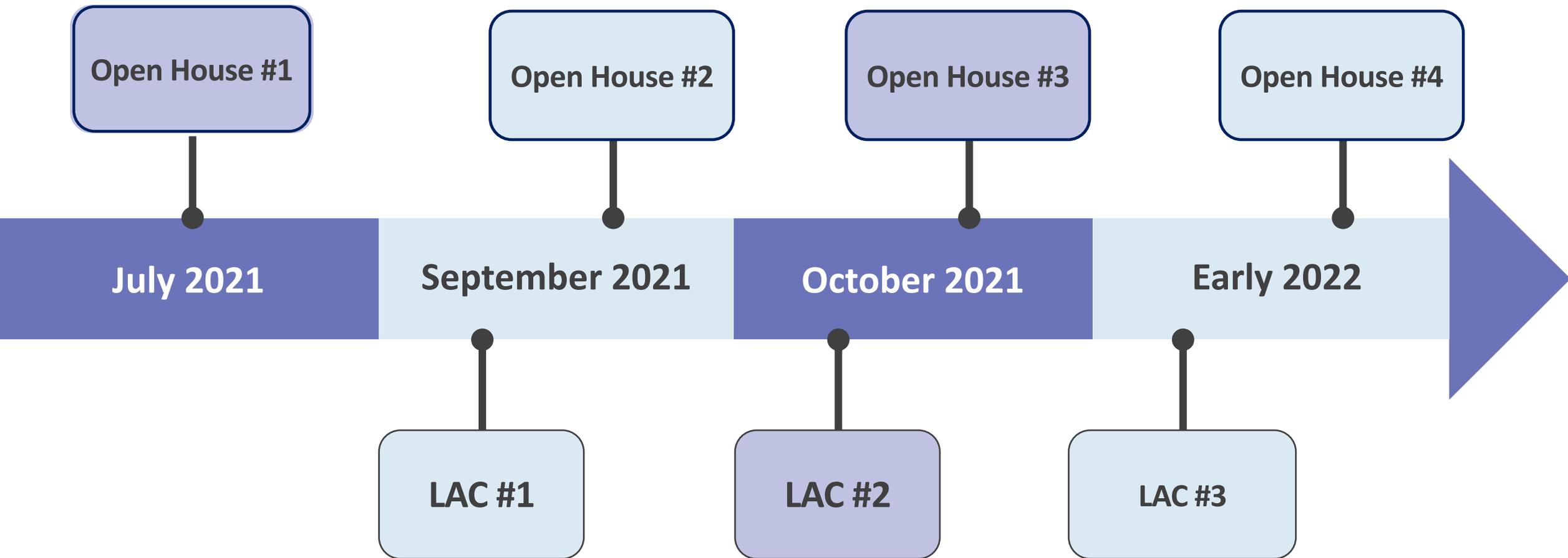




2

Feedback

Engage East Harbour



Engage East Harbour

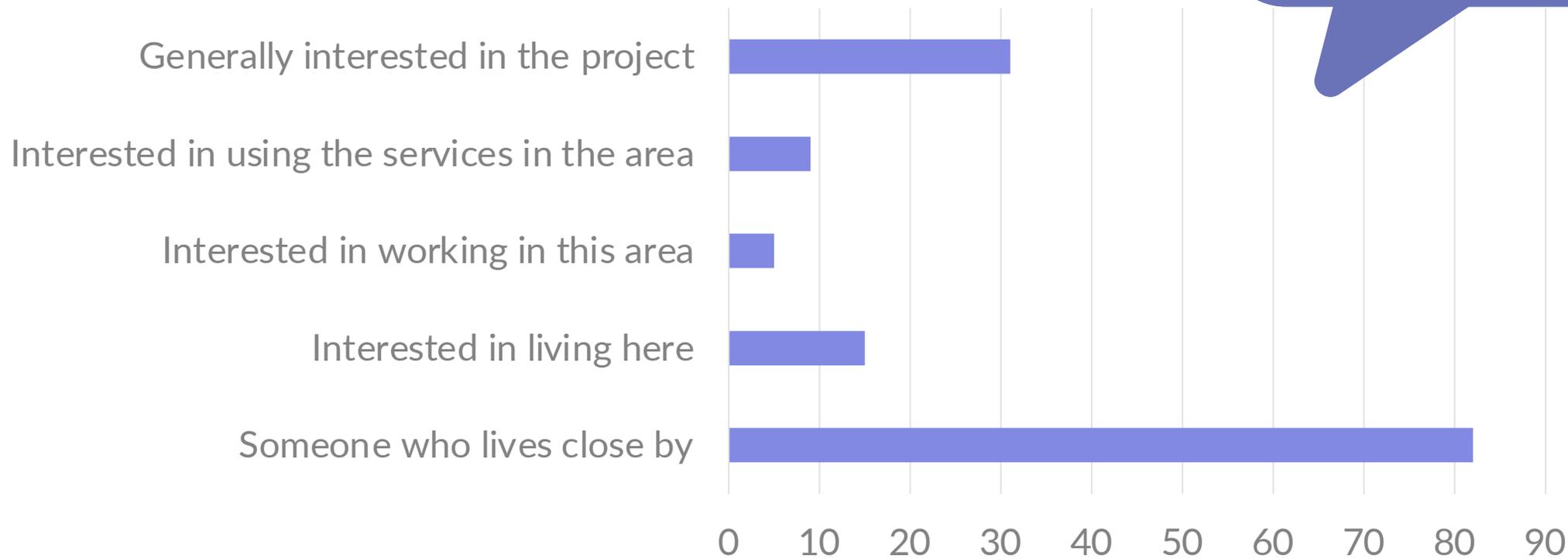
Who has been engaging?

Engagement Tool	Number of Participants
Postcard Distribution	14,332 (X3)
Social Media Reach (OH#1)	7,729
Open House #1	98
Local Advisory Committee #1	6
Social Media Reach (OH #2)	9,501
Open House #2	71
Local Advisory Committee #2	10
Engage East Harbour Feedback	124
Engage East Harbour Surveys	335
Open House #3	Today!

Engage East Harbour

We have heard +400 responses on the Engage East Harbour website

Who has been engaging?

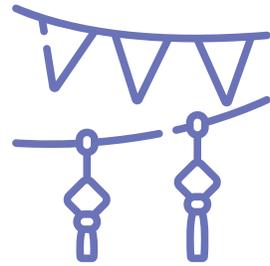


Website Feedback

What we've heard from you...



Animation & Activation



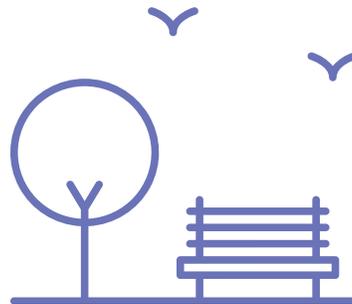
Arts and Culture



Mix of Uses



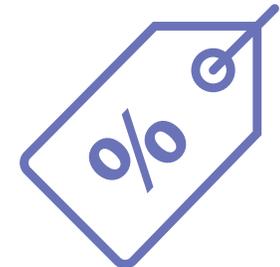
Mobility & connectivity



Public Spaces



Neighbourhood Identity



Affordability

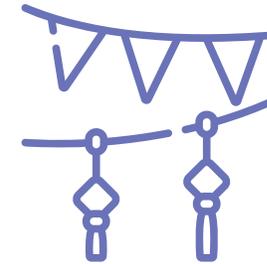


Website Feedback



Animation & Activation...

- Bring community, business & after 5pm crowds together
- Walkable streets with cafes, restaurants, retail, entertainment, & no cars
- Year-round amenities & events
- Inject life and local energy
- Nightlife



Arts & Culture...

- The most important thing about living in cities
- Hardest hit industry [RE COVID]
- Accommodate large number of these types of establishments
- Position Toronto as a competitive city within this field
- This site as a destination and not just a place to work

Website Feedback



Mix of Uses...

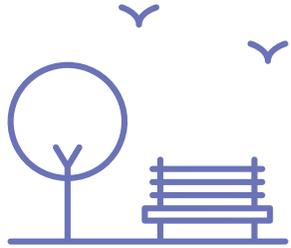
- Community cohesiveness and connectedness through mix use and affordable housing
- Infrastructure to support the influx of residents and families in this area (schools, daycares, community centres, etc.)
- Local retail
- Days of single-use office districts have passed



Mobility & Connectivity...

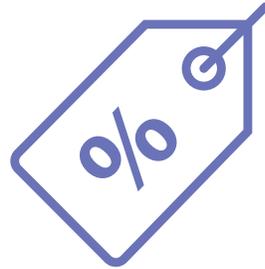
- Pedestrian and cycle only street spaces, and let those spaces be vibrant and mixed-use
- Integrated transit and public artwork
- Complete, separated, appealing bike infrastructure
- Site and neighbourhood connectivity
- Safe, comfortable pedestrian & transit space
- More appealing to walk/bike/use public transit than to drive a car

Website Feedback



Public Spaces...

- High quality public space
- Parks and green space
- Inclusive spaces
- All seasons



Affordability...

- Long-term housing affordability
- Purpose built rental & coops
- Small independent retail
- Not enough homes in Toronto
- More homes will help to lower housing prices



Neighbourhood Identity...

- Functional and human-friendly neighbourhood
- See design as something of value and something that needs to be strongly considered
- It is the overall character and story of a city which seeks to inspire and contribute to the uniqueness of a site



3

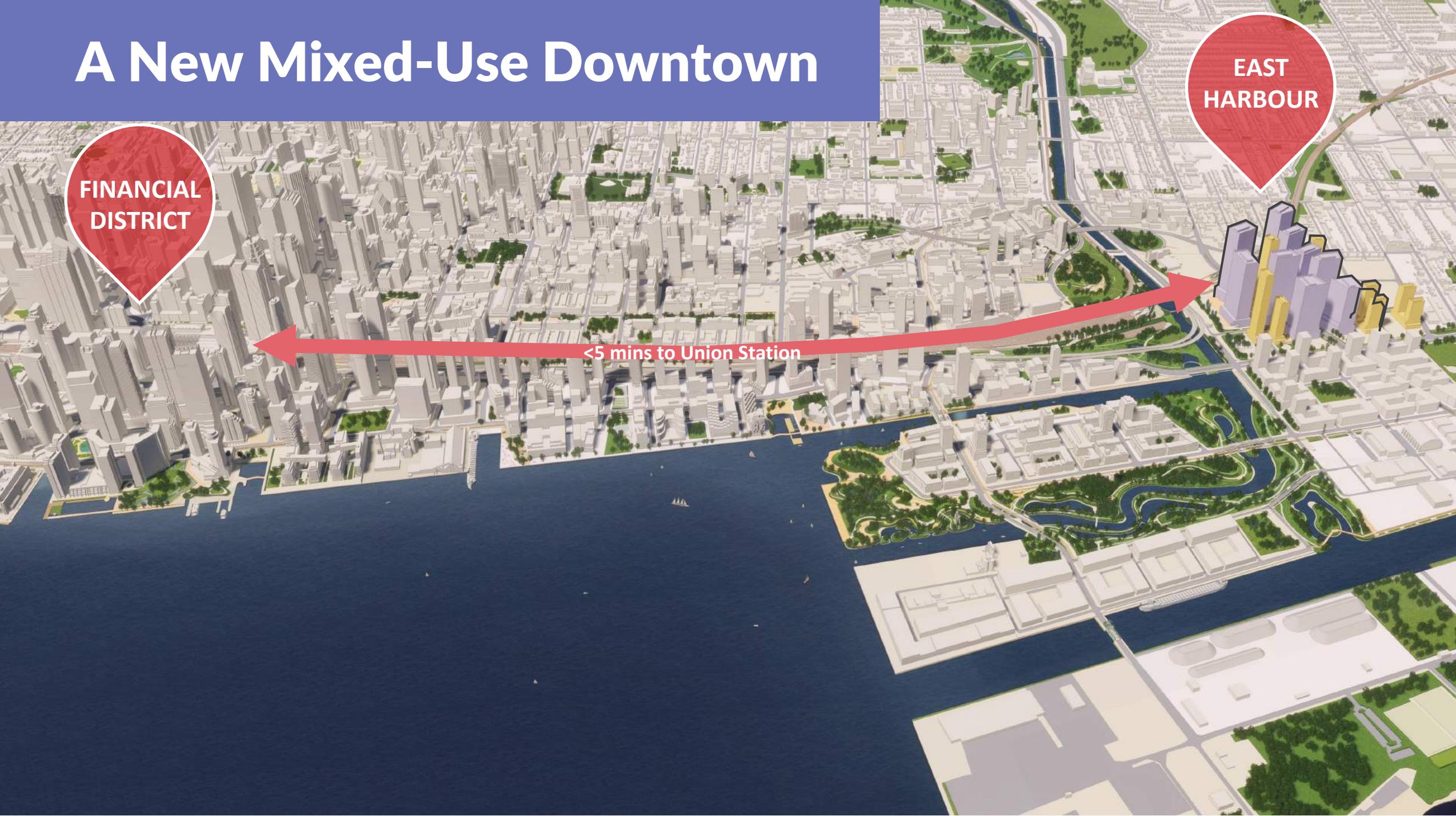
Emerging Vision

A New Mixed-Use Downtown

FINANCIAL DISTRICT

EAST HARBOUR

<5 mins to Union Station



Evolving Urban Context

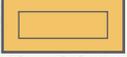
- 1 West Don Lands
- 2 Riverside & Leslieville (East End Neighbourhoods)
- 3 Revitalized Port Lands
- 4 Eastern Waterfront
- 5 South of Eastern Employment Area and Film Studio Precinct

- SOUTH OF EASTERN EMPLOYMENT AREA
- . - . - EAST HARBOUR / CADILLAC FAIRVIEW LANDS
- UNILEVER PRECINT
- WEST DON LANDS
- RIVERSIDE & LESLIE (EAST END NEIGHBOURHOODS)
- REVITALIZED PORT LANDS
- EASTERN WATER FRONT
- SOUTH OF EASTERN EMPLOYMENT AREA AND FILM STUDIO PRECINCT

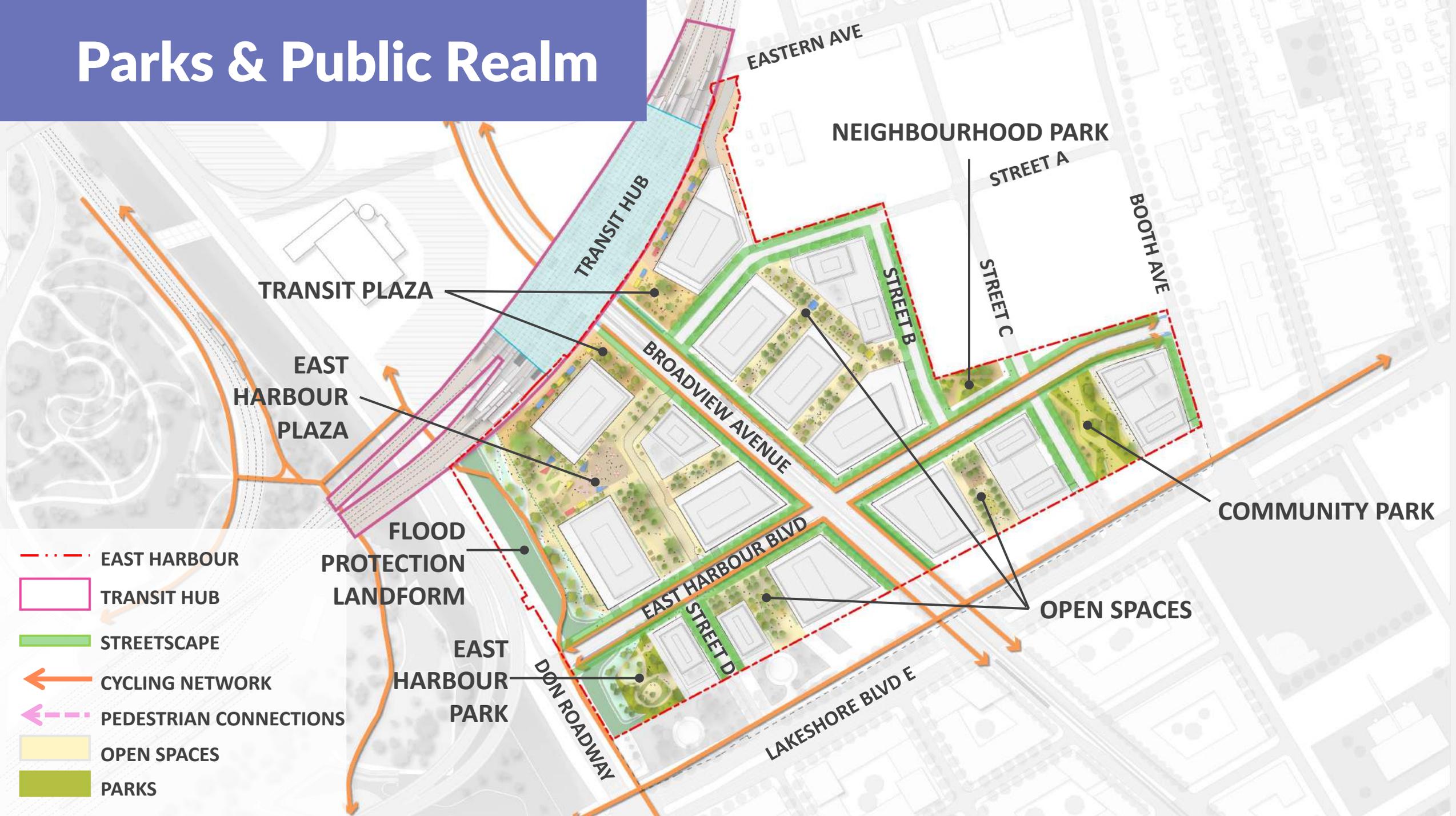


The Mixed-Use Master Plan



-  EAST HARBOUR
-  EAST HARBOUR TRANSIT HUB
-  COMMERCIAL BUILDINGS
-  RESIDENTIAL BUILDINGS

Parks & Public Realm



EASTERN AVE

NEIGHBOURHOOD PARK

STREET A

BOOTH AVE

TRANSIT HUB

STREET B

STREET C

TRANSIT PLAZA

BROADVIEW AVENUE

EAST HARBOUR PLAZA

COMMUNITY PARK

FLOOD PROTECTION LANDFORM

EAST HARBOUR BLVD

OPEN SPACES

--- EAST HARBOUR

□ TRANSIT HUB

▬ STREETSCAPE

↔ CYCLING NETWORK

↔ PEDESTRIAN CONNECTIONS

■ OPEN SPACES

■ PARKS

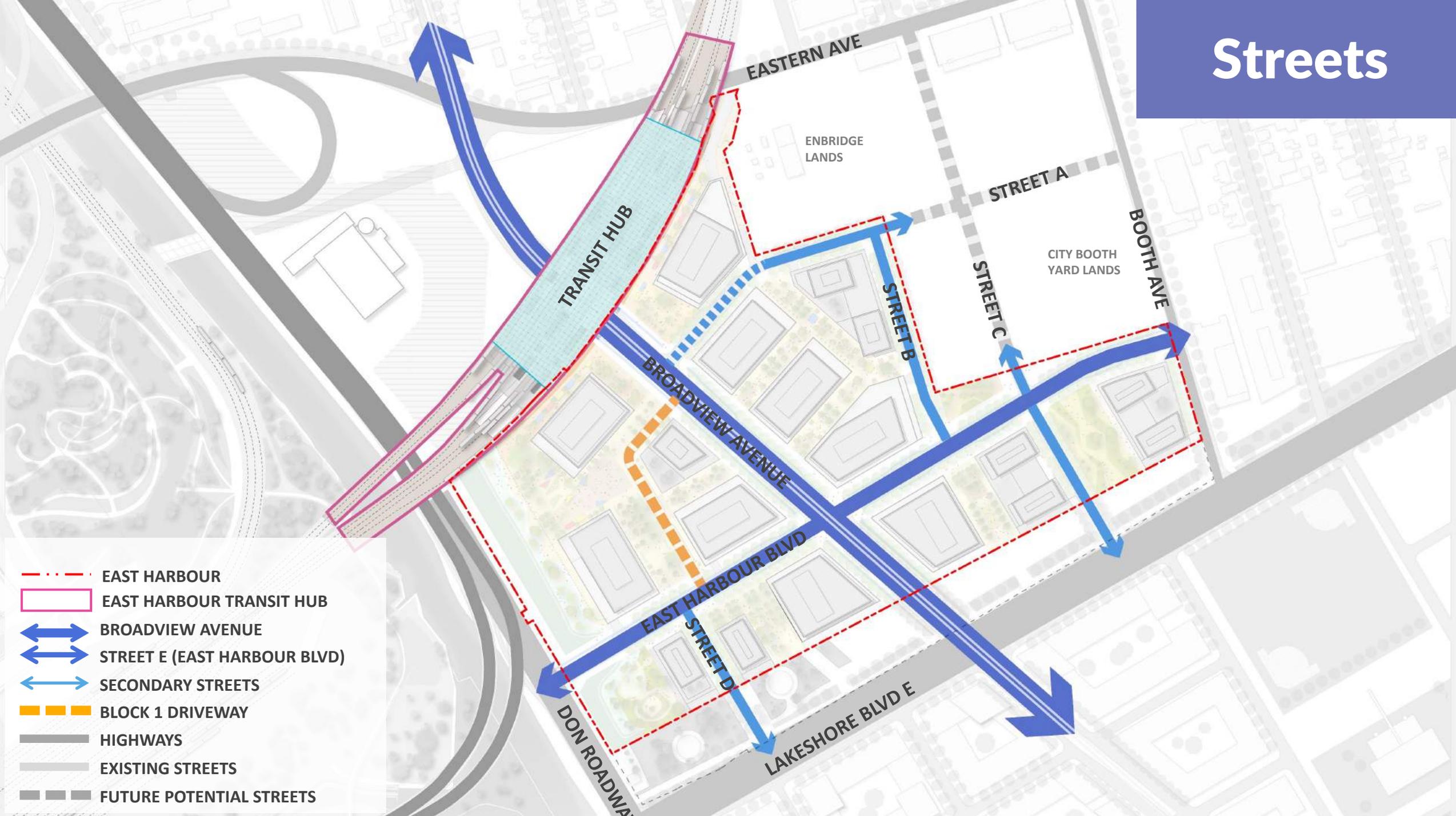
EAST HARBOUR PARK

DON ROADWAY

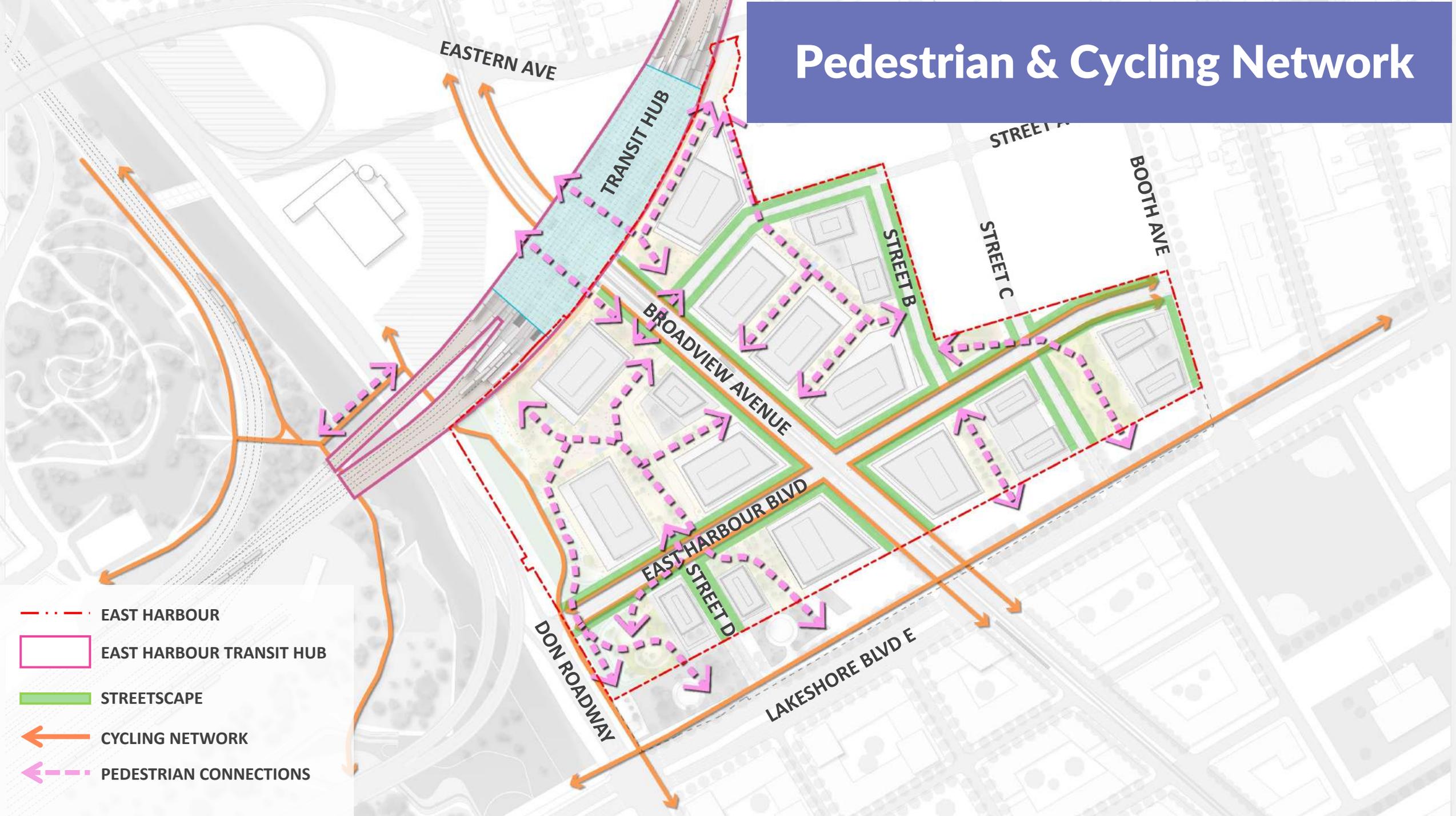
STREET D

LAKESHORE BLVD E

Streets

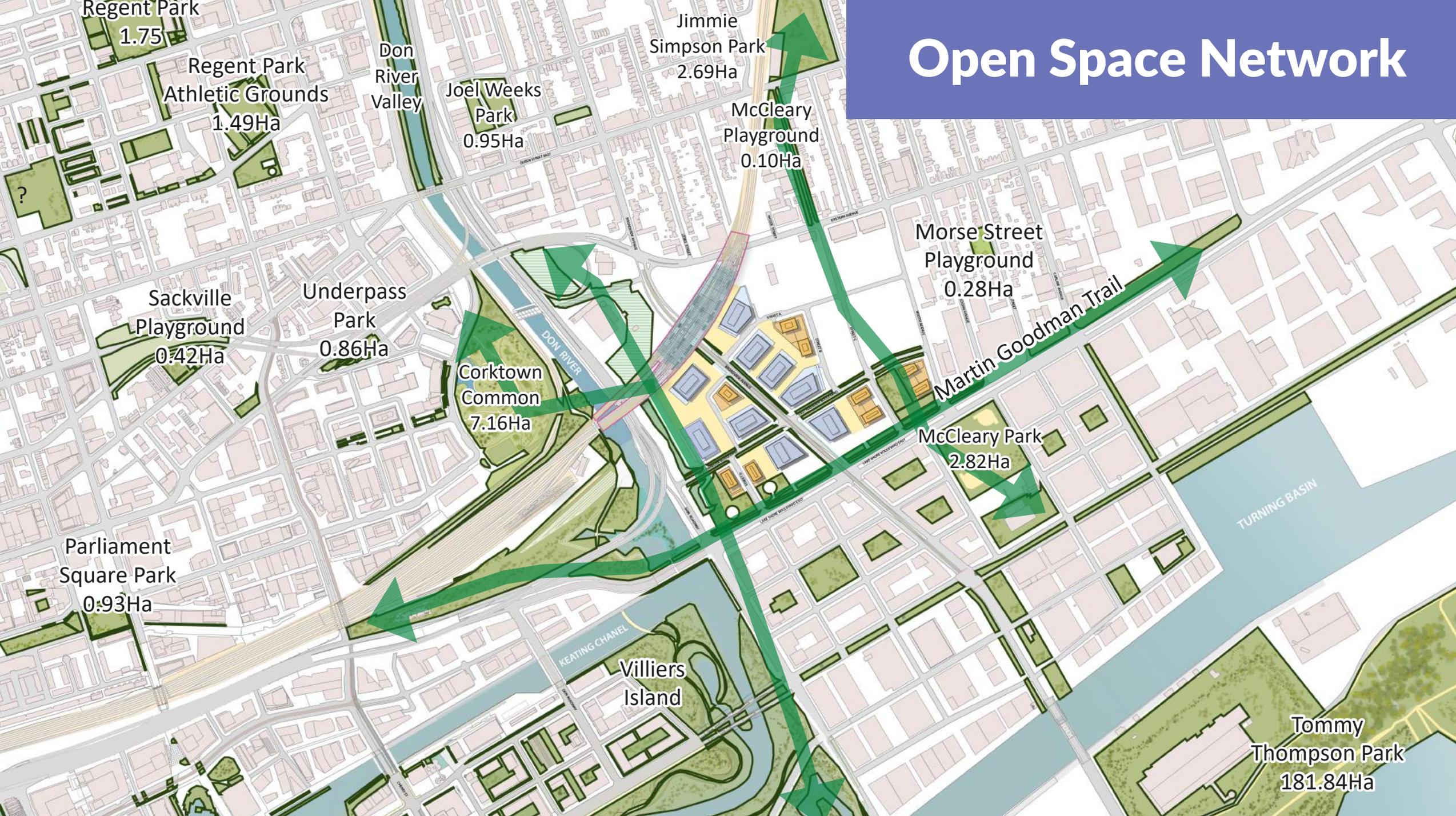


Pedestrian & Cycling Network



- EAST HARBOUR
- EAST HARBOUR TRANSIT HUB
- STREETSCAPE
- ← CYCLING NETWORK
- ↔ PEDESTRIAN CONNECTIONS

Open Space Network



Unilever Precinct Plan

Unilever Precinct Plan (pg. 26)

3.0

Vision

The vision for the future of the Unilever Precinct is one of renewal and reinvention, transitioning from an industrial and manufacturing area to a vibrant urban office district supported by complementary uses that facilitate liveliness throughout the day and into evenings and weekends. New flood protection, transit, transportation and servicing infrastructure will enable this change and link the precinct to its surroundings and the broader city. Functioning as the civic spine, the extension of Broadview Avenue is the key element that connects the precinct with surrounding communities. Spectacular public spaces will extend from the naturalized Don River mouth to frame the Unilever Precinct.



Unilever Precinct Plan

Policy Recommendations

The Precinct Plan outlined a series of policy recommendations to provide basis for future Secondary Plan and to guide development of the Precinct within the following categories:

- Transit & Transportation
- Public Realm & Heritage
- Development & Land Use
- Environment & Resiliency



Unilever Precinct Secondary Plan

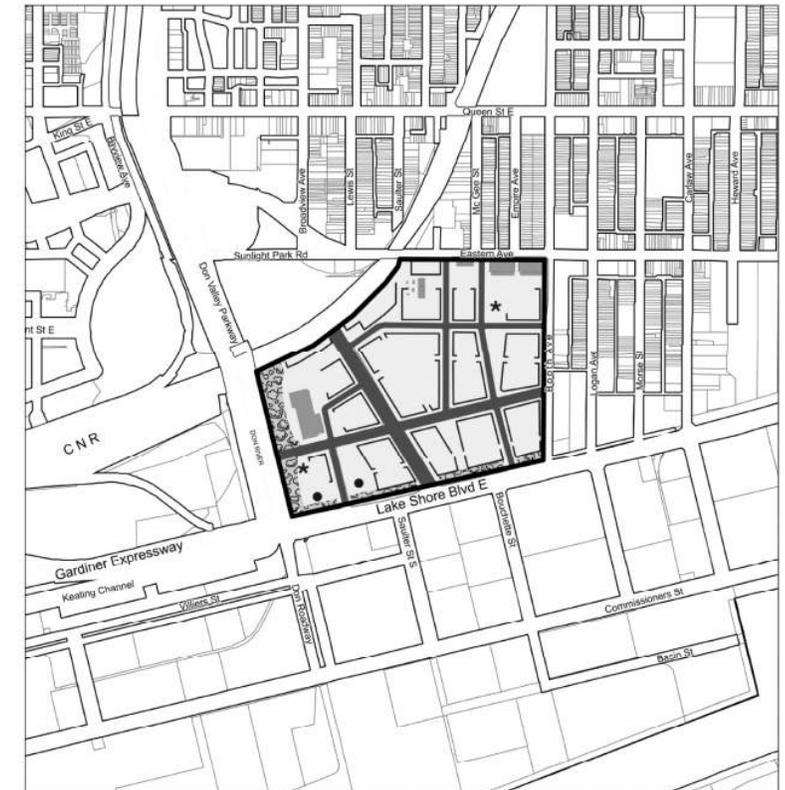
Secondary Plan (2018)

Vision:

- A vibrant, transit-supportive urban office district that includes new flood protection and other critical infrastructure, framed by spectacular public spaces with the Broadview Avenue extension serving as the new civic spine.

Objectives:

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



TORONTO

Unilever Precinct Secondary Plan

MAP 42-2 Structure Plan



Not to Scale
May 2018

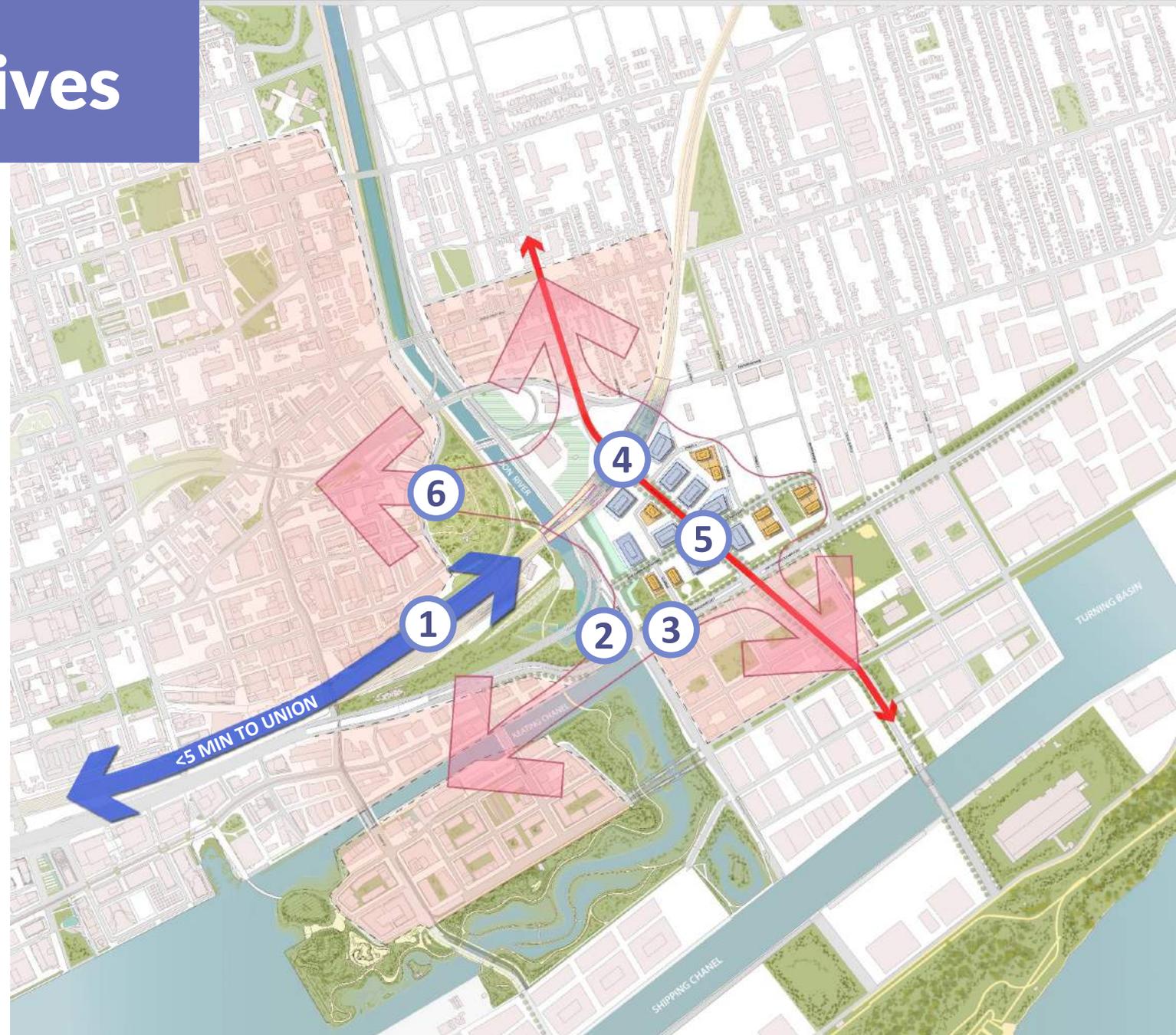
The Refined Vision

CF's vision for East Harbour consists of three pillars:

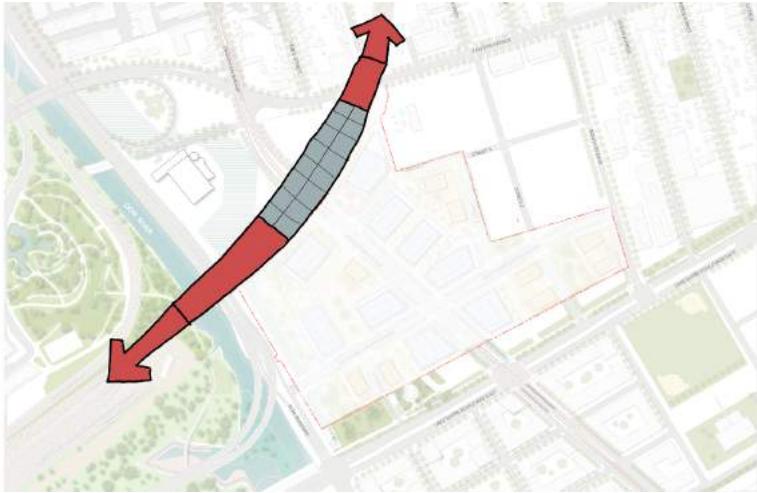
1. Provide a healthy district
2. Be intensely connected and highly accessible
3. Celebrate the industrial character and innovation of the area

City Building Objectives

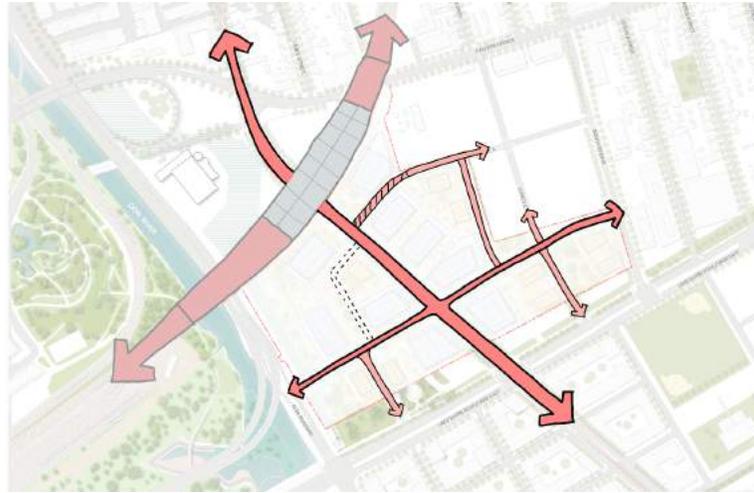
- ① Reinforcing Downtown Toronto as Canada's Economic Engine
- ② Implementing the Long-term **Vision for the Waterfront**
- ③ Expanding the City's **Green Space Network**
- ④ Celebrating **Broadview Avenue** as a Major Corridor Through the City
- ⑤ Aligning **City-Building** with Major Public Infrastructure Investments
- ⑥ **Linking Together** the Planned Mixed Use Communities in the Port Lands & Eastern Waterfront



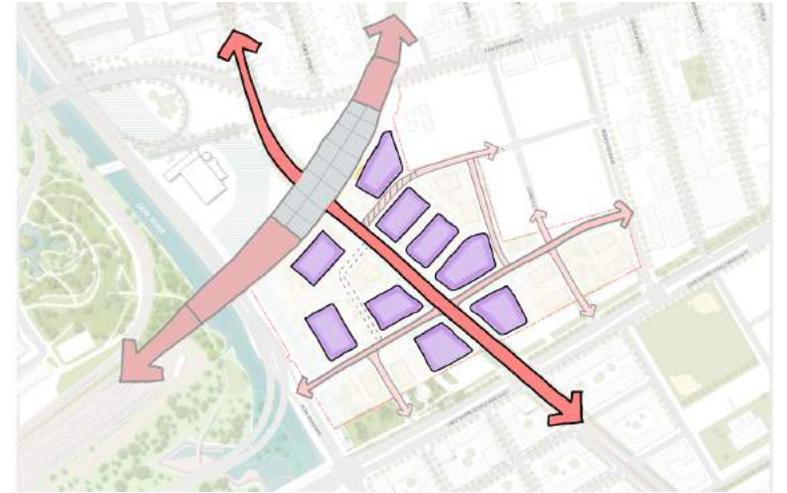
Structuring Framework



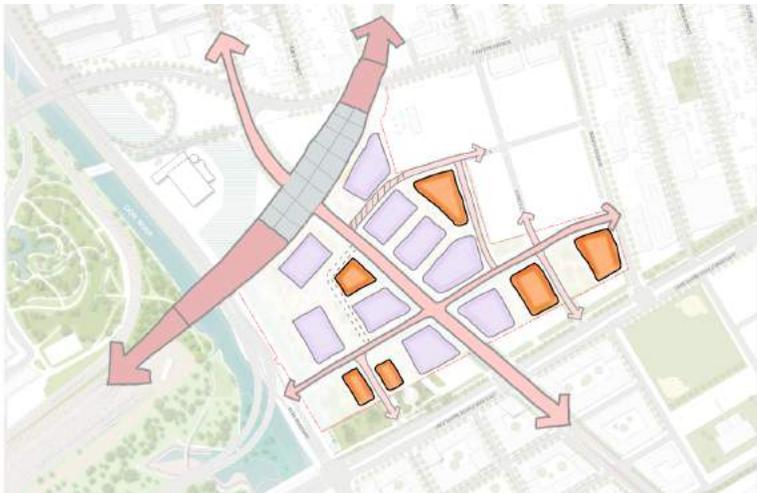
1. A Connected Transit Hub



2. Street Network



3. Broadview Commercial Spine



4. Residential Buildings at Key Locations



5. Critical Flood Protection



6. Interconnected Parks & Open Space Network

A Complete Community



East Harbour will be a vibrant, transit-oriented office district and mixed use community that will include affordable housing, community facilities and dedicated arts and culture spaces

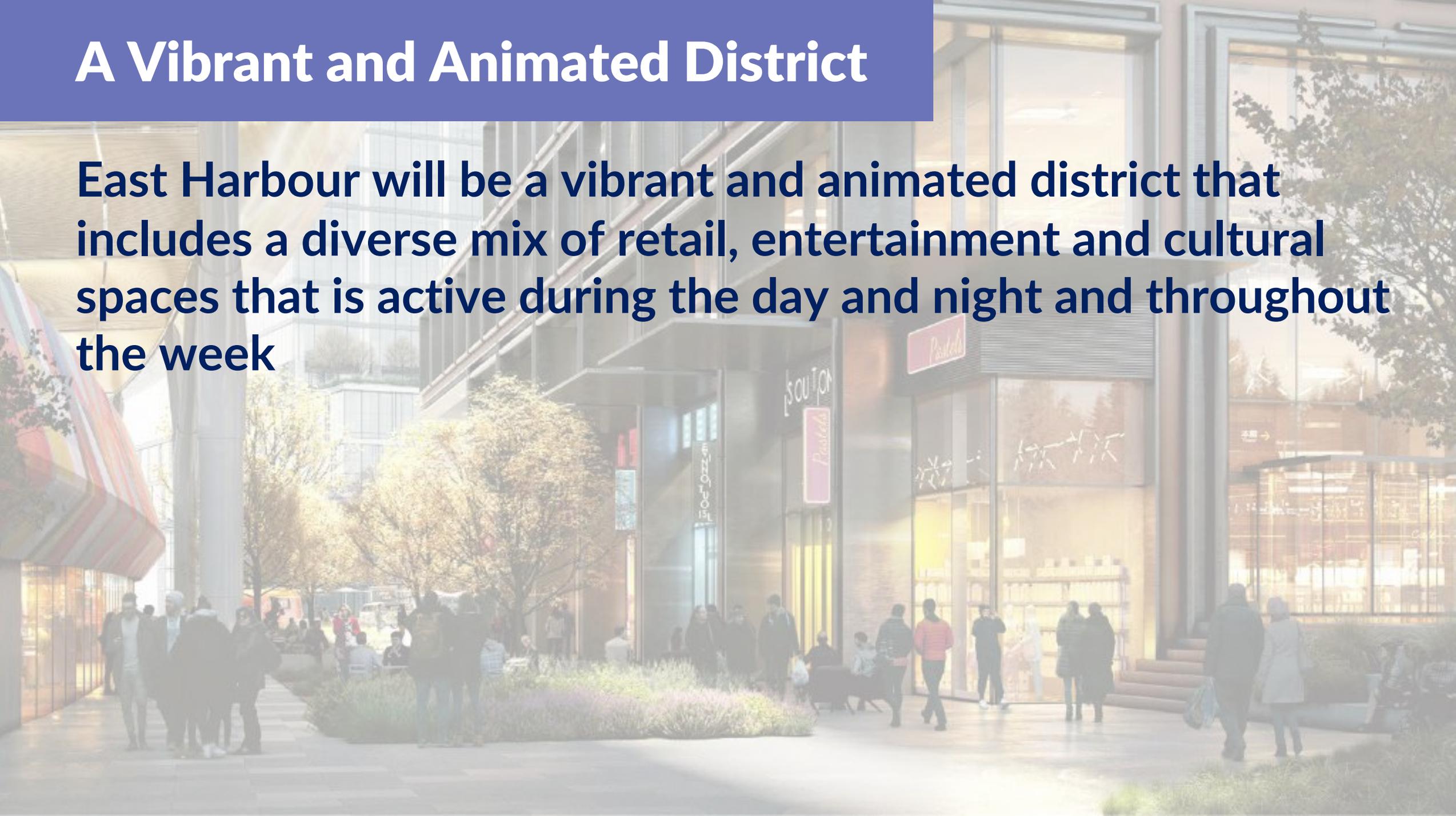
Mobility

An integrated, multi-modal Transit Hub will serve as the heart of East Harbour's pedestrian-oriented mobility network that will offer seamless connectivity throughout the district and to the surroundings



A Vibrant and Animated District

East Harbour will be a vibrant and animated district that includes a diverse mix of retail, entertainment and cultural spaces that is active during the day and night and throughout the week



Building Design

East Harbour will prioritize design excellence while balancing appropriate building heights, transition to surrounding areas, and building separation to create a unique and livable urban district



Diversity of Open Spaces

East Harbour will introduce a series of interconnected public parks, plazas and publicly accessible open spaces, that will prioritize user comfort in all seasons and will offer a diversity of recreational amenities



Resilient

East Harbour will prioritize health and wellness for residents, workers and visitors and will feature a variety of robust and sustainable infrastructure to ensure the long-term resilience of the district





4

Elements of the Vision

The Mixed-Use Master Plan



--- EAST HARBOUR

▭ EAST HARBOUR TRANSIT HUB

▭ COMMERCIAL BUILDINGS

▭ RESIDENTIAL BUILDINGS

The Mixed-Use Master Plan



~926,000m²
Commercial Space



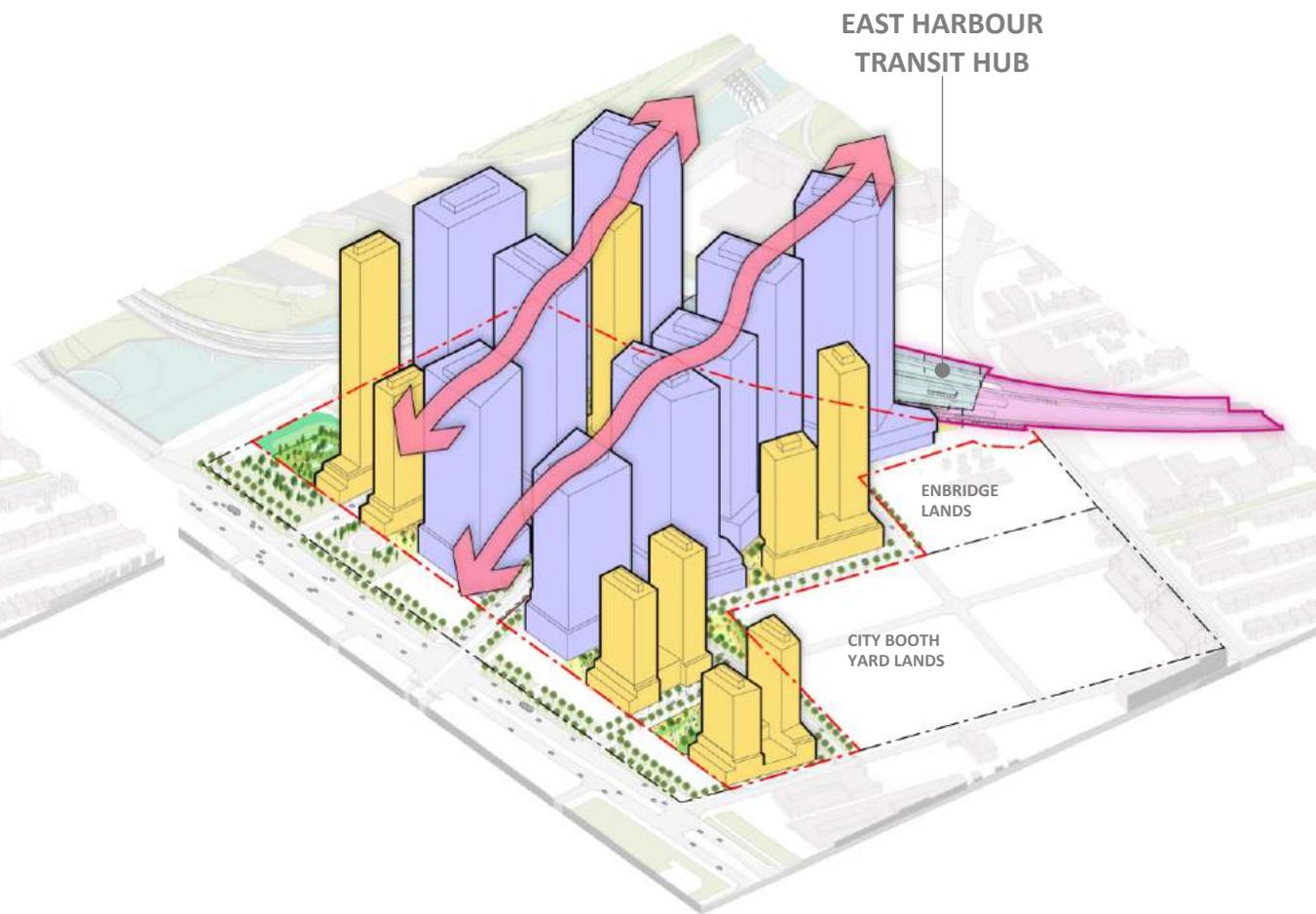
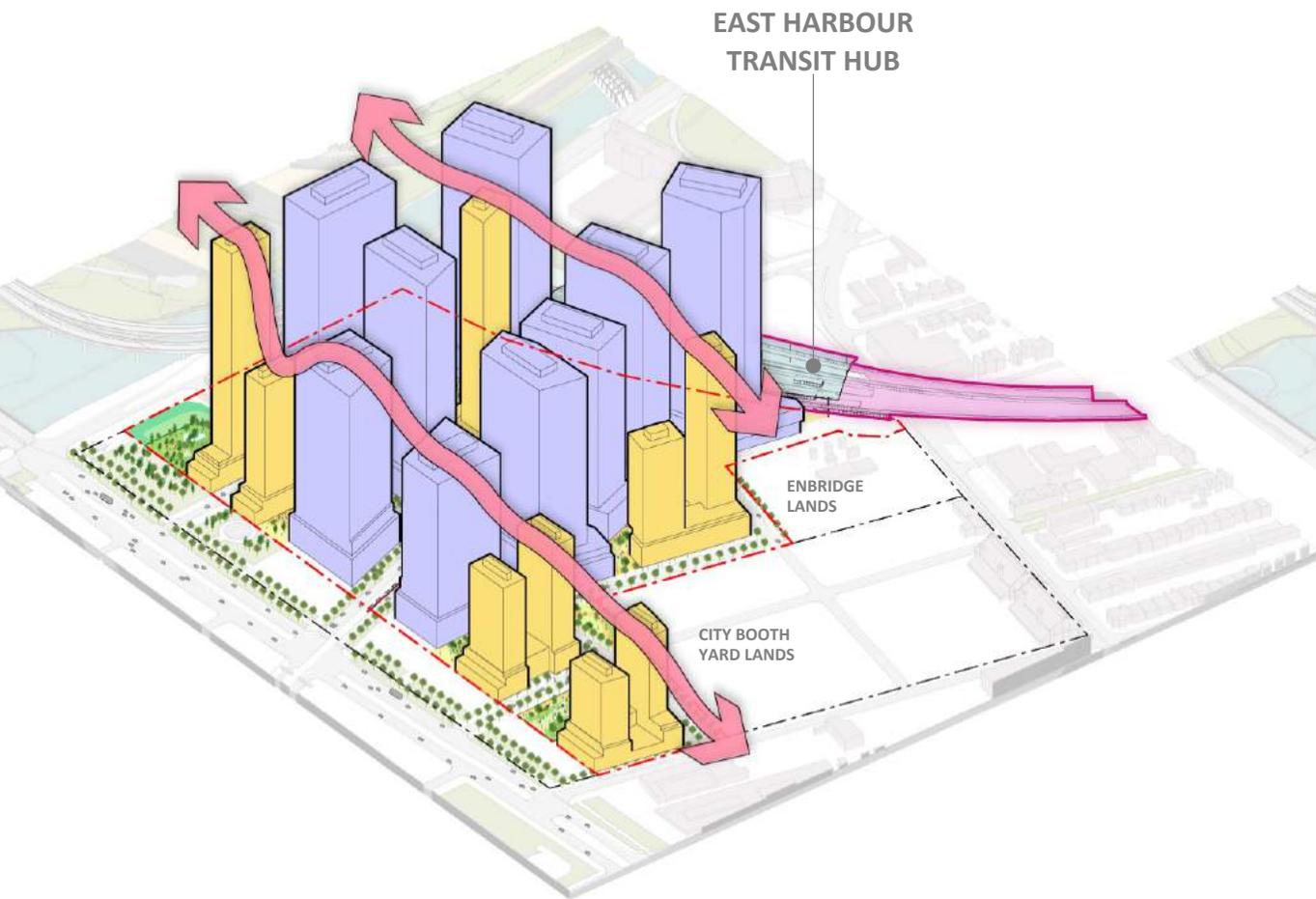
~302,000m²
Residential Space
(approx. 4,300 units)



~15,000m²
Open Space
(Including approved and proposed plazas and parkland)

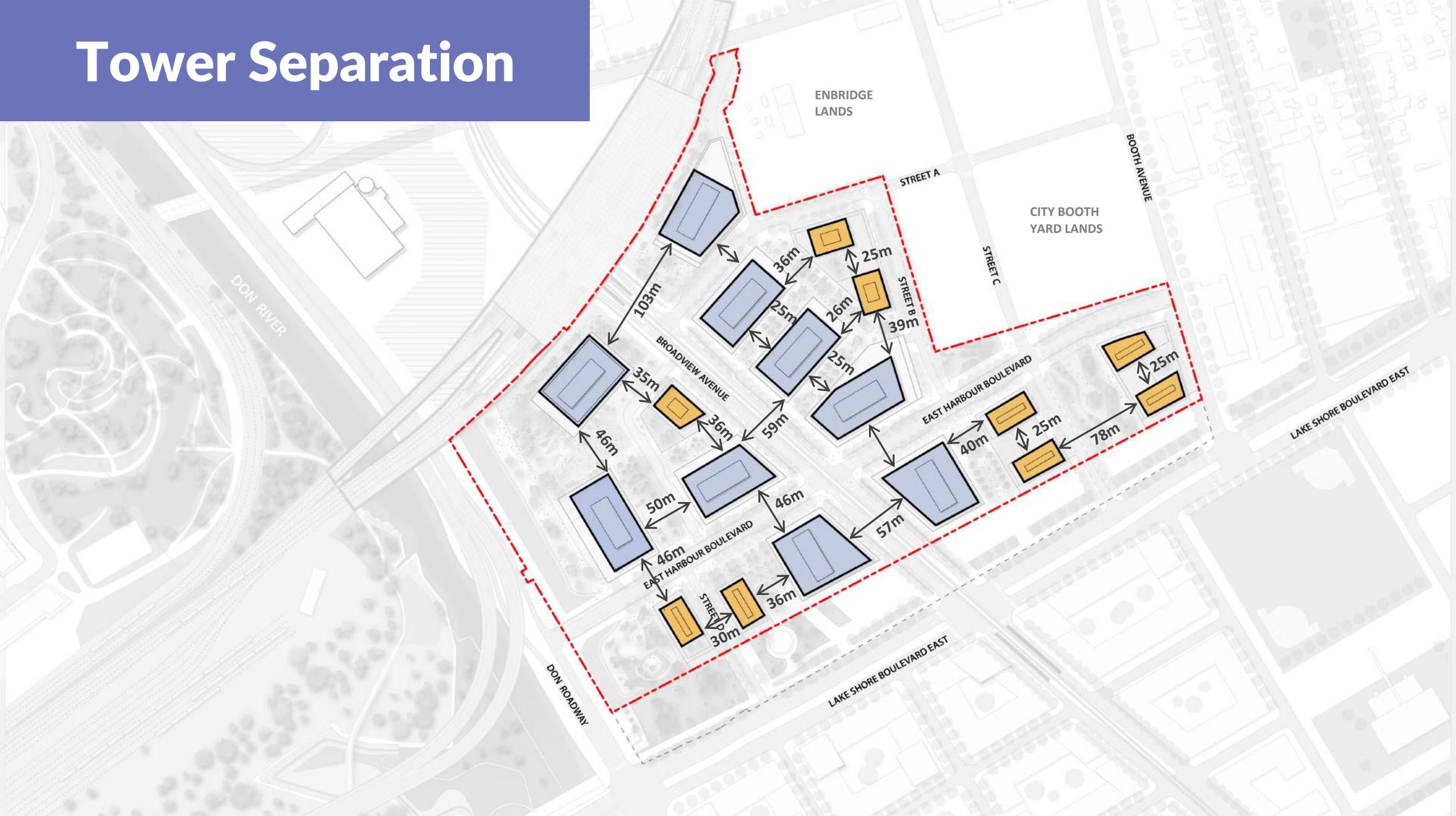


Massing Strategy





Tower Separation





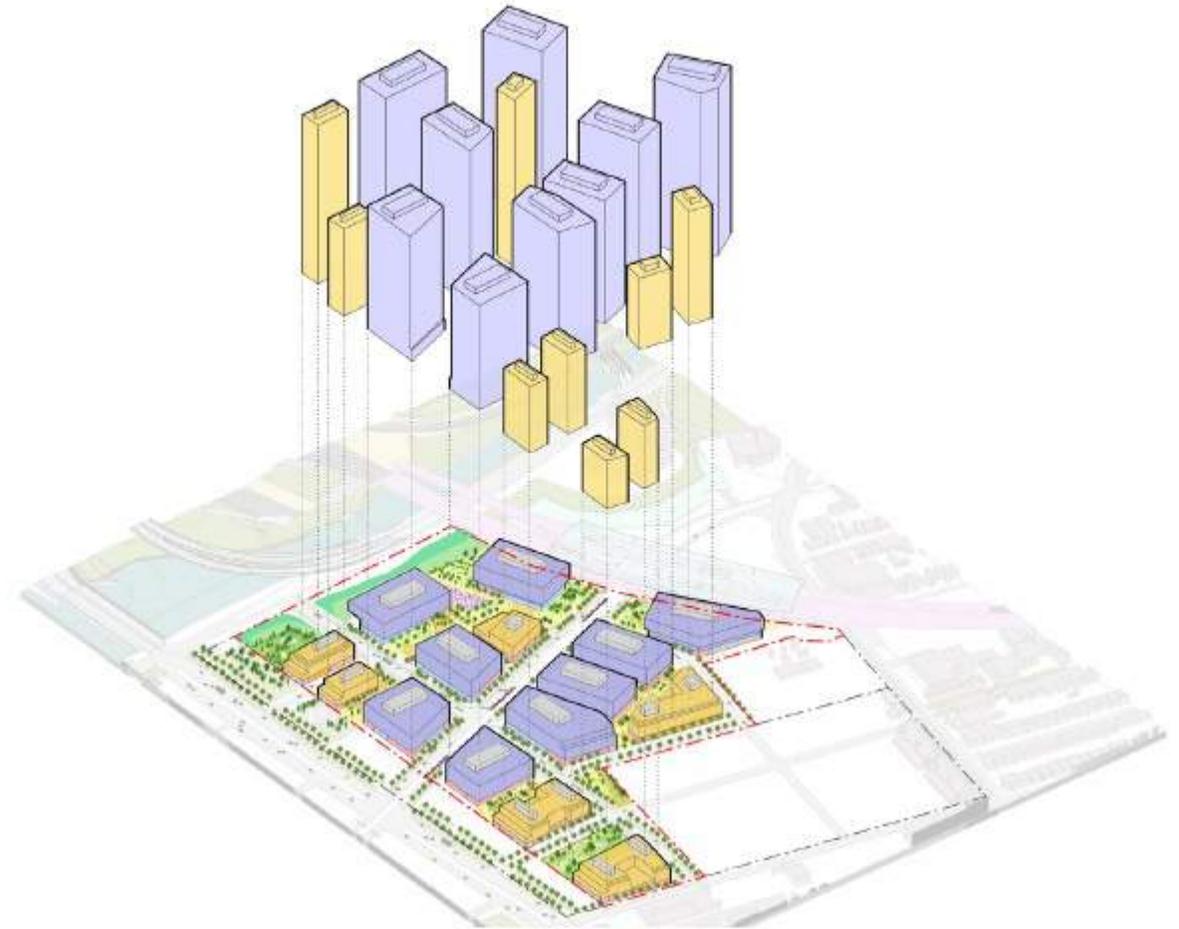
Land Use- Development Program



Office Uses
75% of Total GFA
~926,000m²
Commercial Space



Residential Uses
25% of Total GFA
~302,000m²
Residential Space
(approx. 4,300 units)



Office Buildings



75% of Total GFA

~926,000m²

Commercial Space



160 Front Street



TD Centre



Residential Buildings



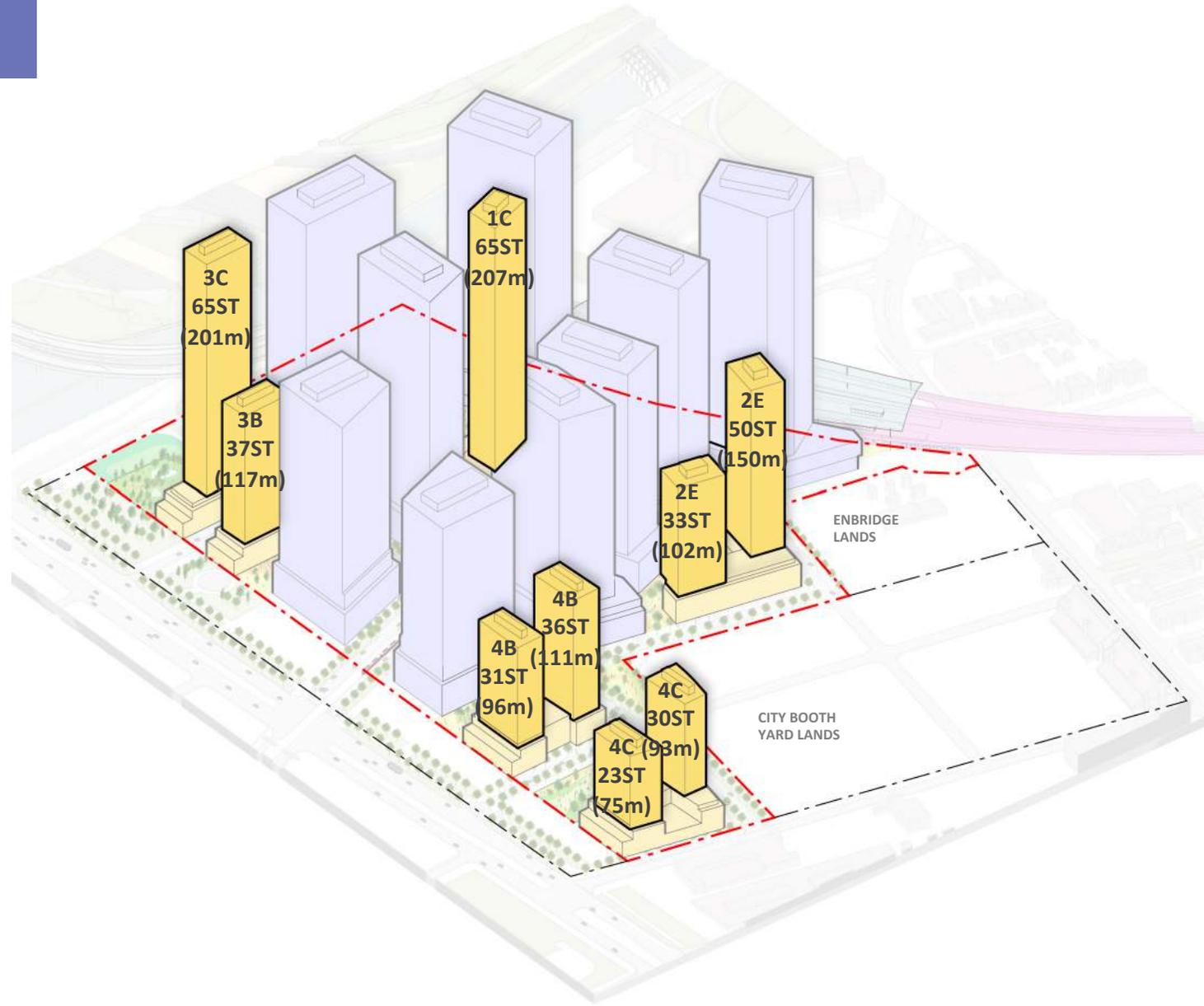
25% of Total GFA

~302,000m²

Residential Space
(approx. 4,300 units)



South Core, Toronto



Base Buildings - Office

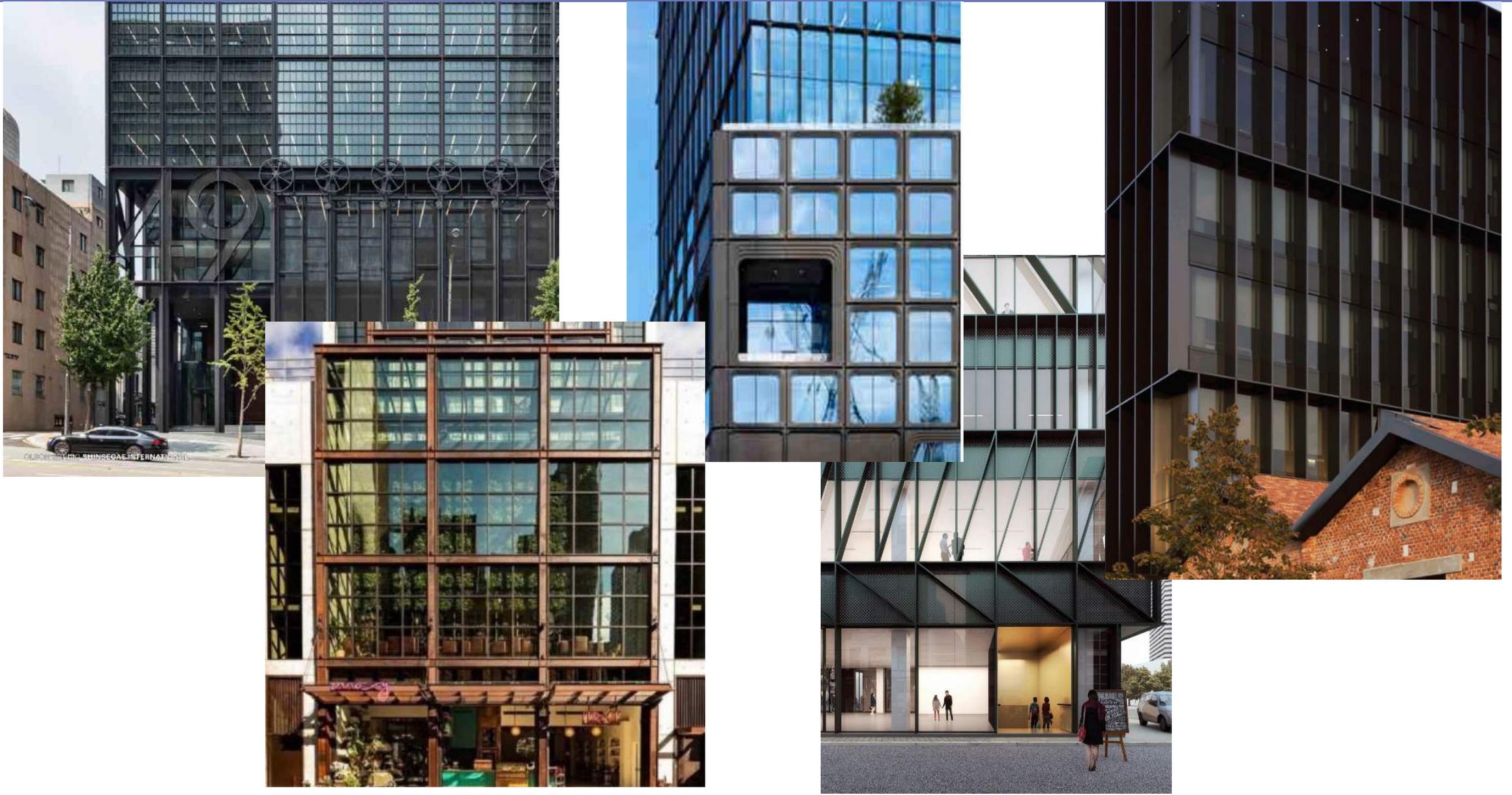
- Transparent glazing and active uses at grade on all sides to generate a lively public realm
- Office lobbies and ground floor retail uses to provide animation
- Office towers setback to provide appropriately scaled streetwall



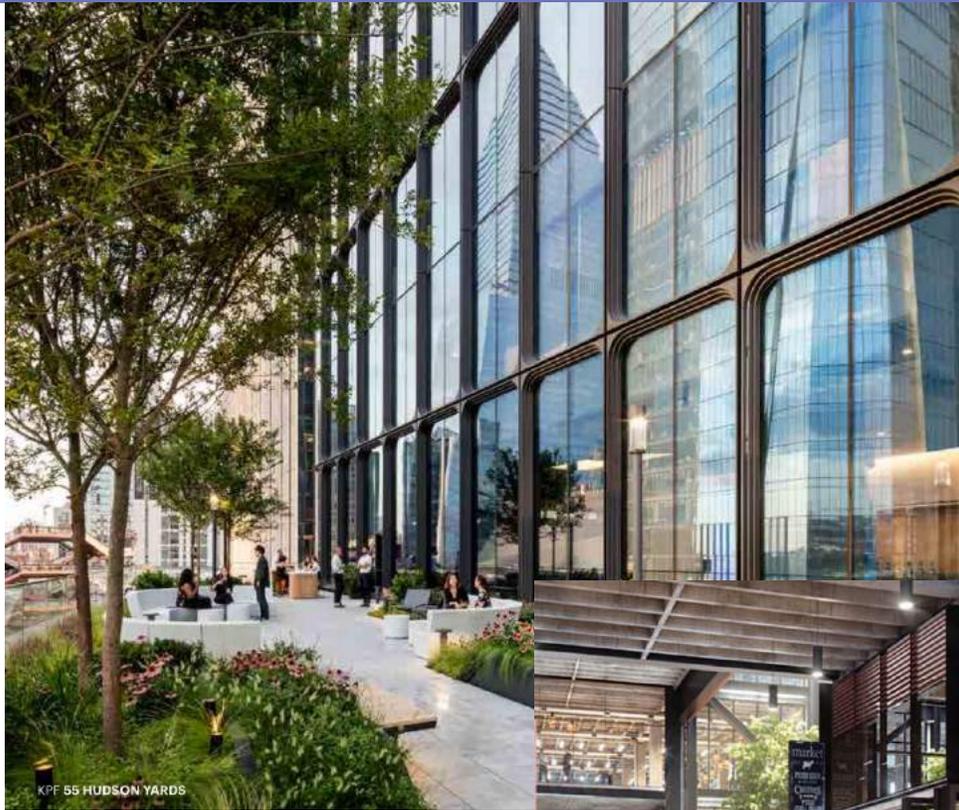
Office Base Building Precedents, New York City

East Harbour Building Podium

An Industrial Architectural Language



Animated Podiums



Low Level Terraces



Retail on many fronts



Animated Internal Spaces you can pass through



Opening up to patios

Office Buildings

Tower Setbacks to provide a pedestrian-scaled base building

Articulated base building to provide visual interest and to break up the mass

Transparent glazing to foster at-grade animation and activity



Rectangular floorplate to provide program flexibility

Use of Steel, brick and distinctive patterns to pay tribute to industrial legacy



Residential Buildings

Larger floor-to-floor heights in base building to allow program flexibility and ability to accommodate a range of uses

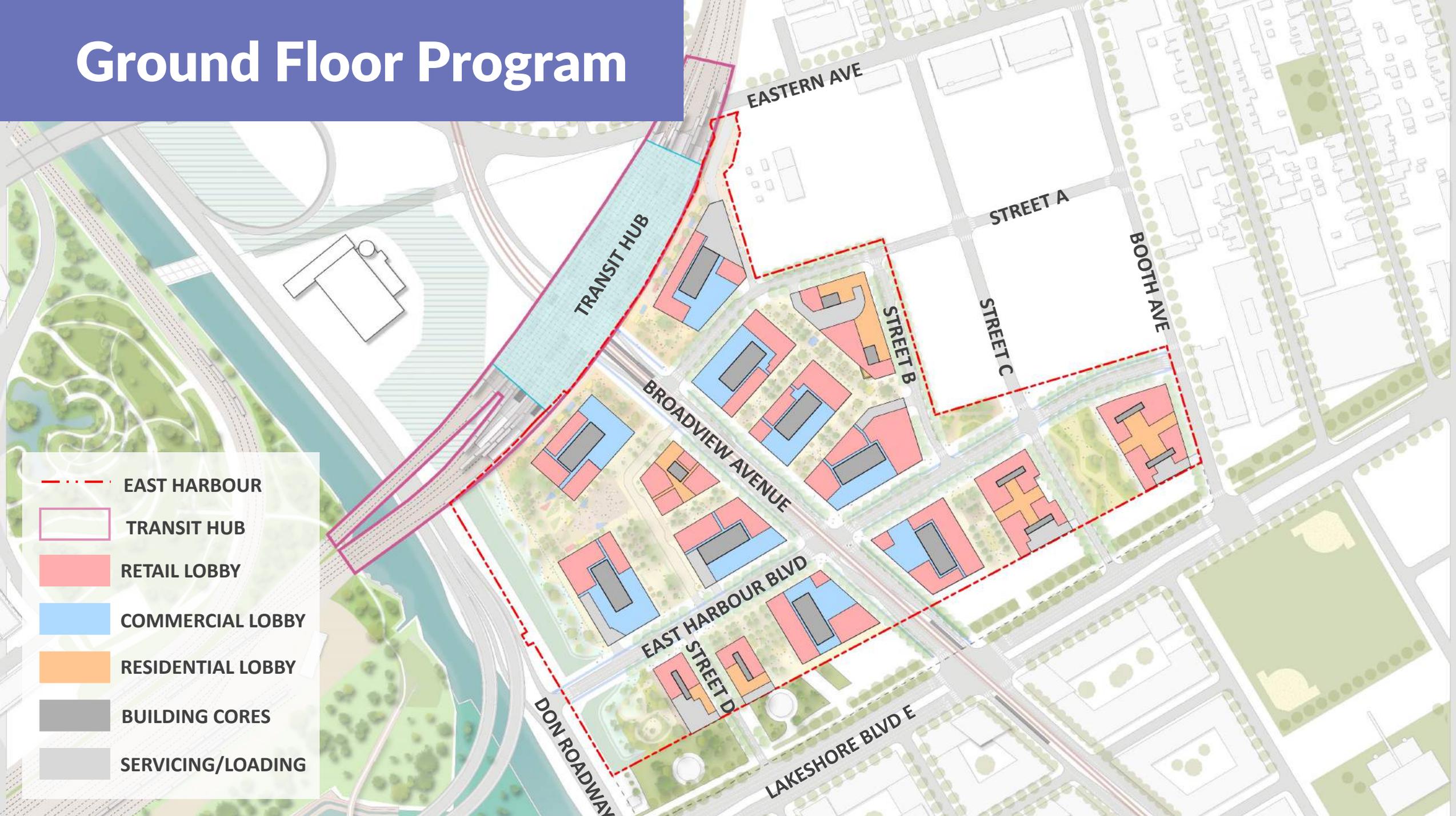


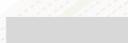
Smaller floorplate to ensure skyviews and reduce shadowing

Reduce base building height and tower setbacks to ensure a different building scale

Transparent glazing and retail uses at-grade to ensure street-level activity and four-sided animation

Ground Floor Program

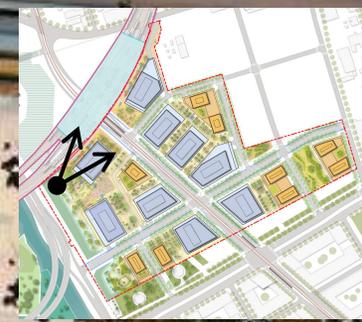


-  EAST HARBOUR
-  TRANSIT HUB
-  RETAIL LOBBY
-  COMMERCIAL LOBBY
-  RESIDENTIAL LOBBY
-  BUILDING CORES
-  SERVICING/LOADING

Event Plaza



Office – Base Buildings









PUBLIC PLAZA WITH OUTDOOR SEATING



FLEXIBLE EVENT SPACE



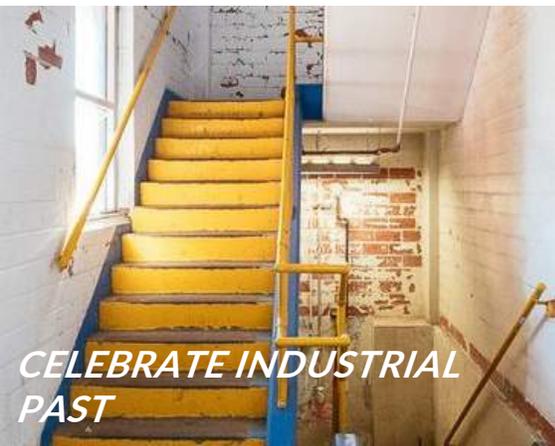
MULTI-PURPOSE LAWN SPACE



*ACTIVE GROUND LEVEL
AND RETAIL COORIDOR*



ARTIFACTS



*CELEBRATE INDUSTRIAL
PAST*

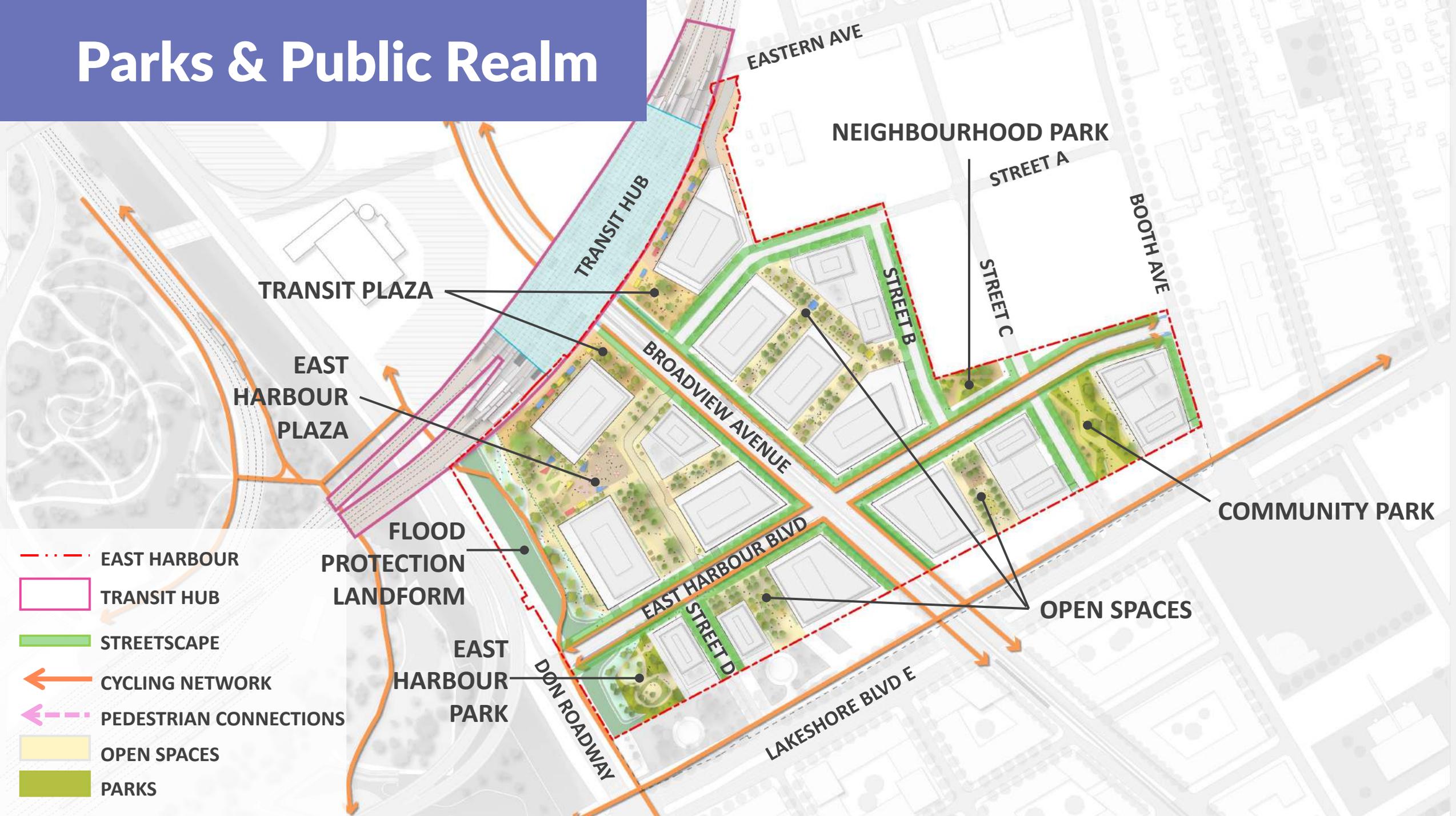


SEASONAL EVENTS

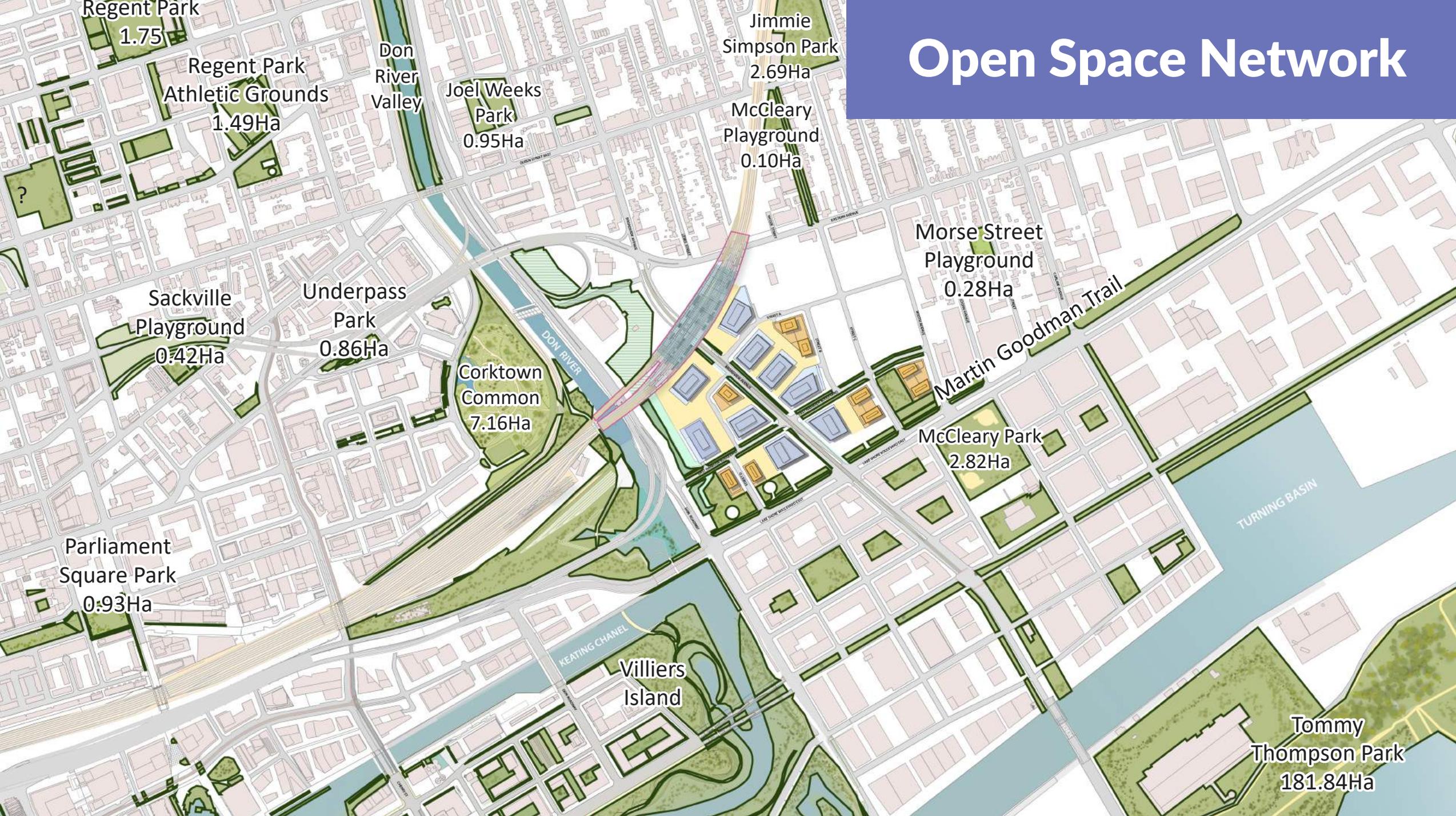


SENSE OF PLACE

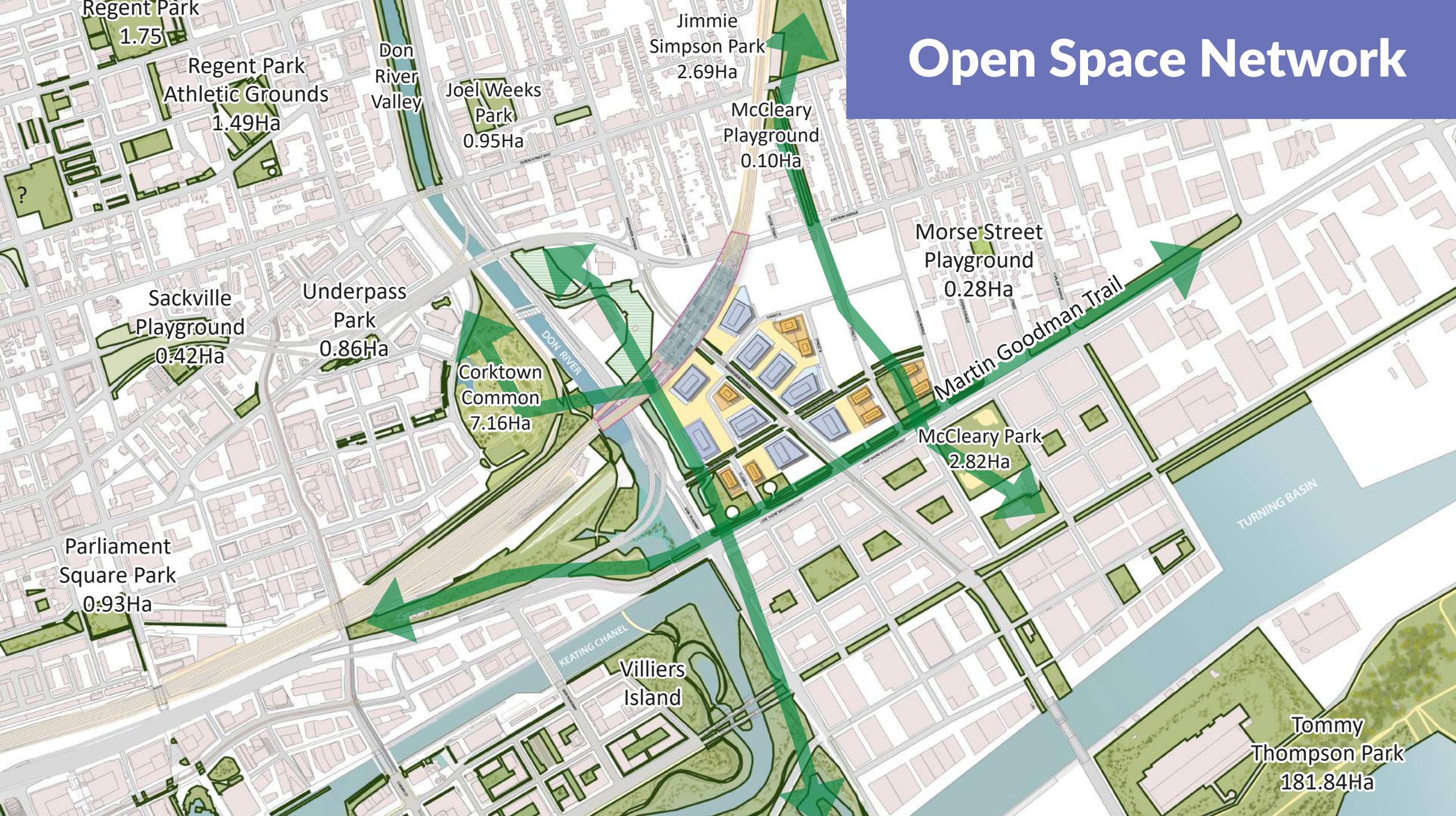
Parks & Public Realm



Open Space Network



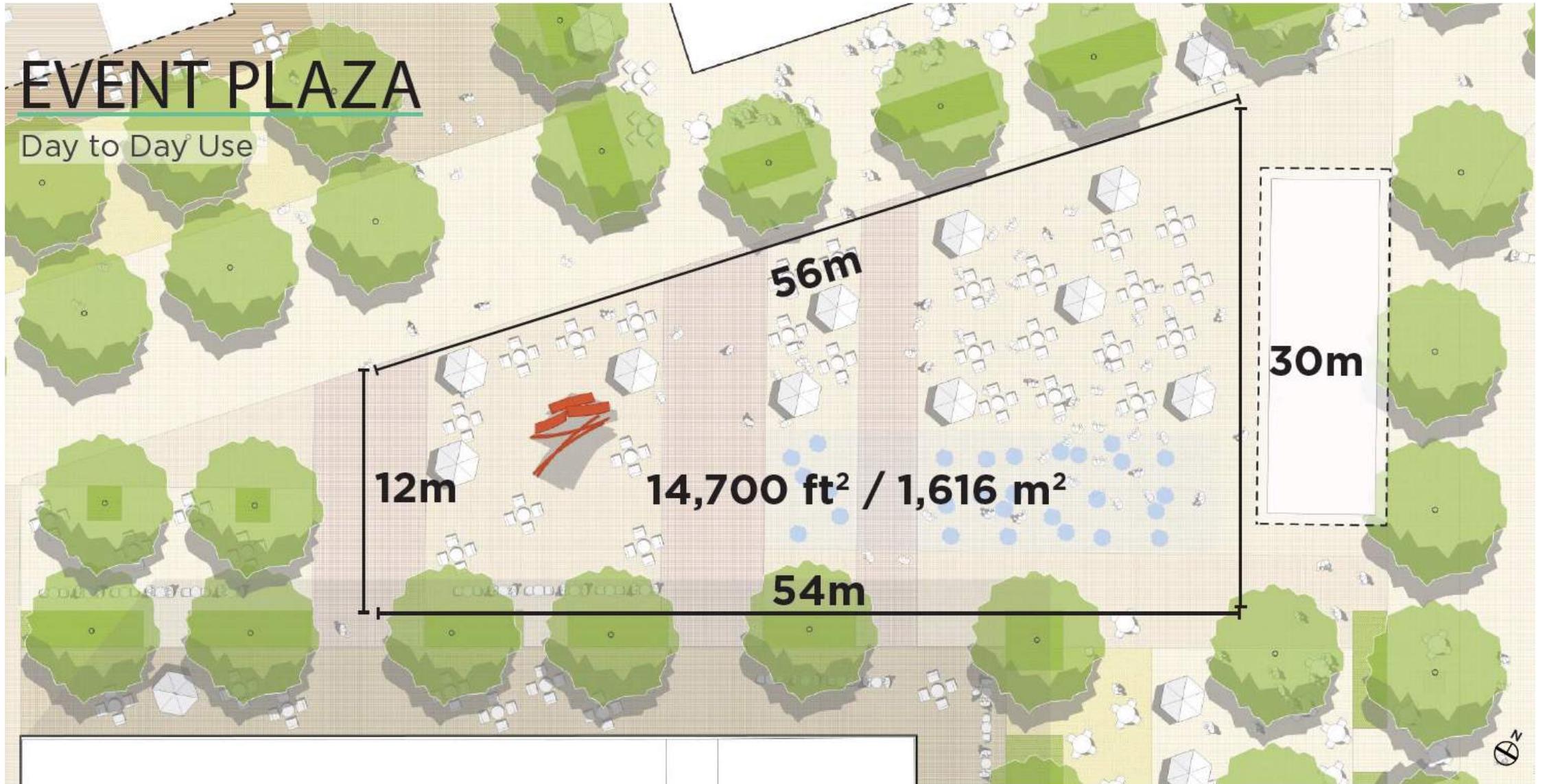
Open Space Network



Open Space Typologies



Event Plaza



Event Plaza



Event Plaza



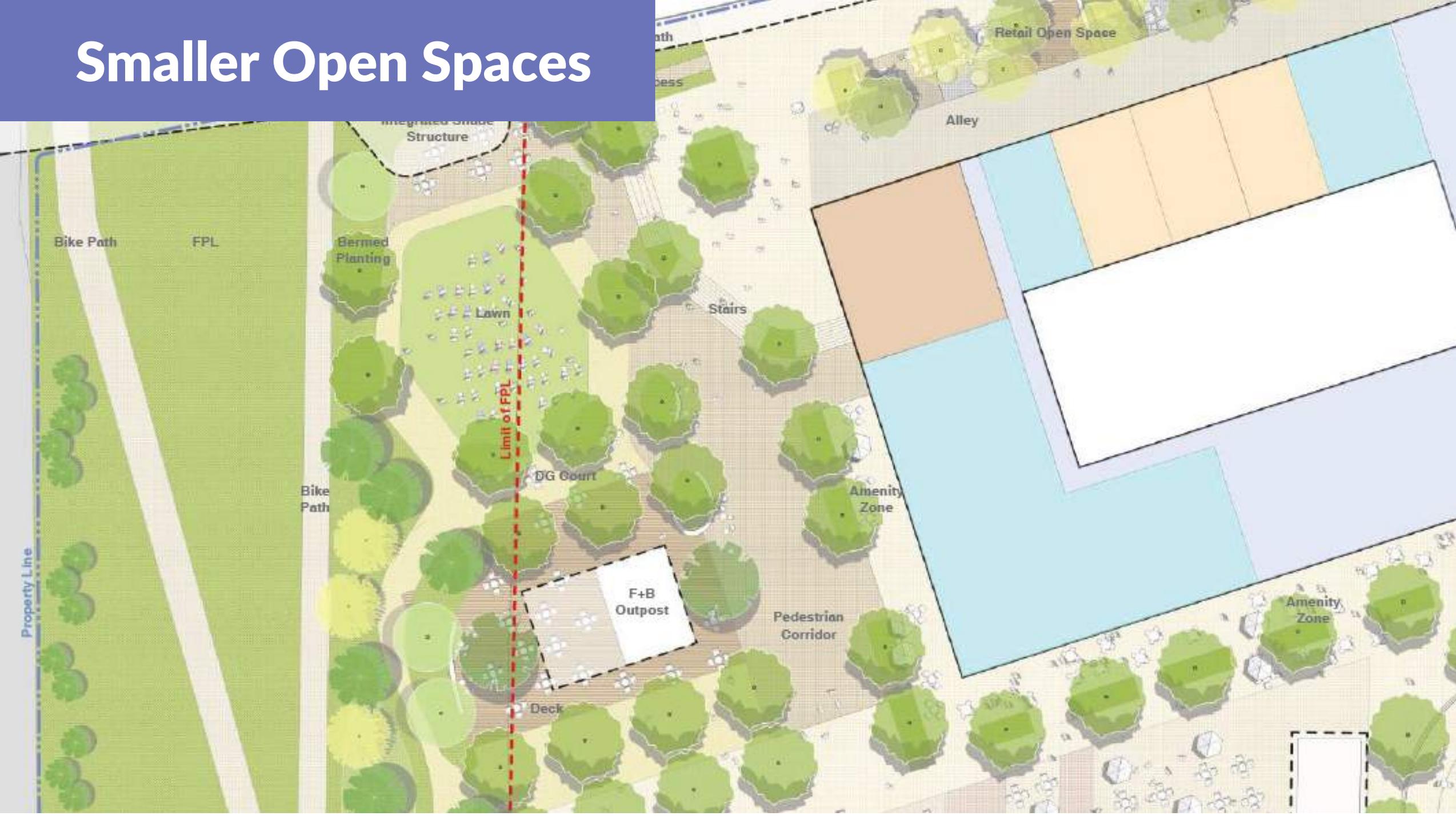
Retail & Pedestrian Spaces



Retail & Pedestrian Spaces



Smaller Open Spaces



Quadrant 1 – The Lawn

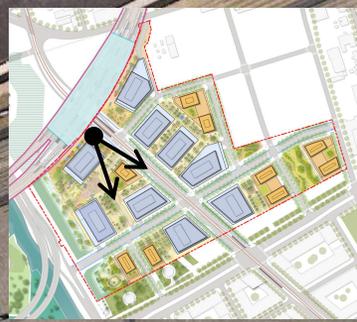


Broadview Spine & Transit Hub



TRANSIT STATION DESIGN IN DEVELOPMENT

Transit Plaza / Open Space



OJB

LANDSCAPE
ARCHITECTURE

Transit Plaza / Open Space



East Harbour Park





5

Next Steps

What are the Next Steps?

November 2021

**City Staff
Report**

Early 2022

**Zoning
Approval**

Summer 2022

**Transit Hub
Construction**

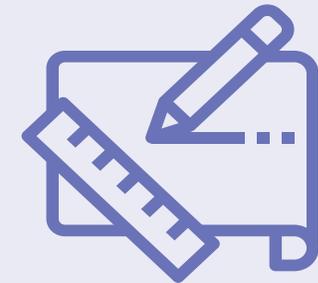
2023

**Office & Residential
Construction: Quadrant 1**

Ongoing Consultation:

East Harbour
City of Toronto
Metrolinx

Future Engagement: East Harbour



**Up Next: Internal
Regroup**

**Open House #4
Early 2022**

**Detailed Feedback:
Site Plan**

Future Engagement



City of Toronto

- Broadview Extension Environmental Assessment



Aadila.Valiallah@toronto.ca



Metrolinx

- East Segment of the Ontario Line



Click Here!

- East Harbour Station Comments can be submitted until Oct 24



Click Here!



**Thank
You**

Zoom Webinar Instructions

The image shows a Zoom webinar interface with several instructional callouts in blue boxes with white text and arrows pointing to specific UI elements:

- Change to Side by Side**: Points to the "View Options" dropdown menu at the top center.
- Switch View**: Points to the "Switch View" icon (a monitor with a play button) at the top right.
- Raise Hand (via Phone, dial *9)**: Points to the "Raise Hand" icon in the bottom toolbar.
- Closed Captioning**: Points to the "CC" icon in the bottom toolbar.
- Submit your questions and comments here any time during the meeting**: Points to the Q&A panel on the right side of the screen.
- Leave Meeting**: Points to the "Leave" button in the bottom toolbar.

The main content area displays a slide titled "EAST HARBO" with the following text:

EAST HARBO

Open House #1
July 27, 2021

CF Cadillac Fairview Ontario

The Q&A panel on the right contains the following text:

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...

The bottom toolbar includes the following elements from left to right: "Audio Settings", "Raise Hand", "Q&A", "Live Transcript", and "Leave".

Contact Information

Project Team

East Harbour Project Team



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info@EngageEastHarbour.ca



www.EngageEastHarbour.ca



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City of Toronto

Brett Howell



416-338-5769



brett.howell@toronto.ca

Contact Information



metrolinx.ca/ontarioline

