Stakeholder Advisory Committee Meeting #1
February 1, 2012

Port Lands: Current Context

Port Lands: Looking East from Inner Harbour

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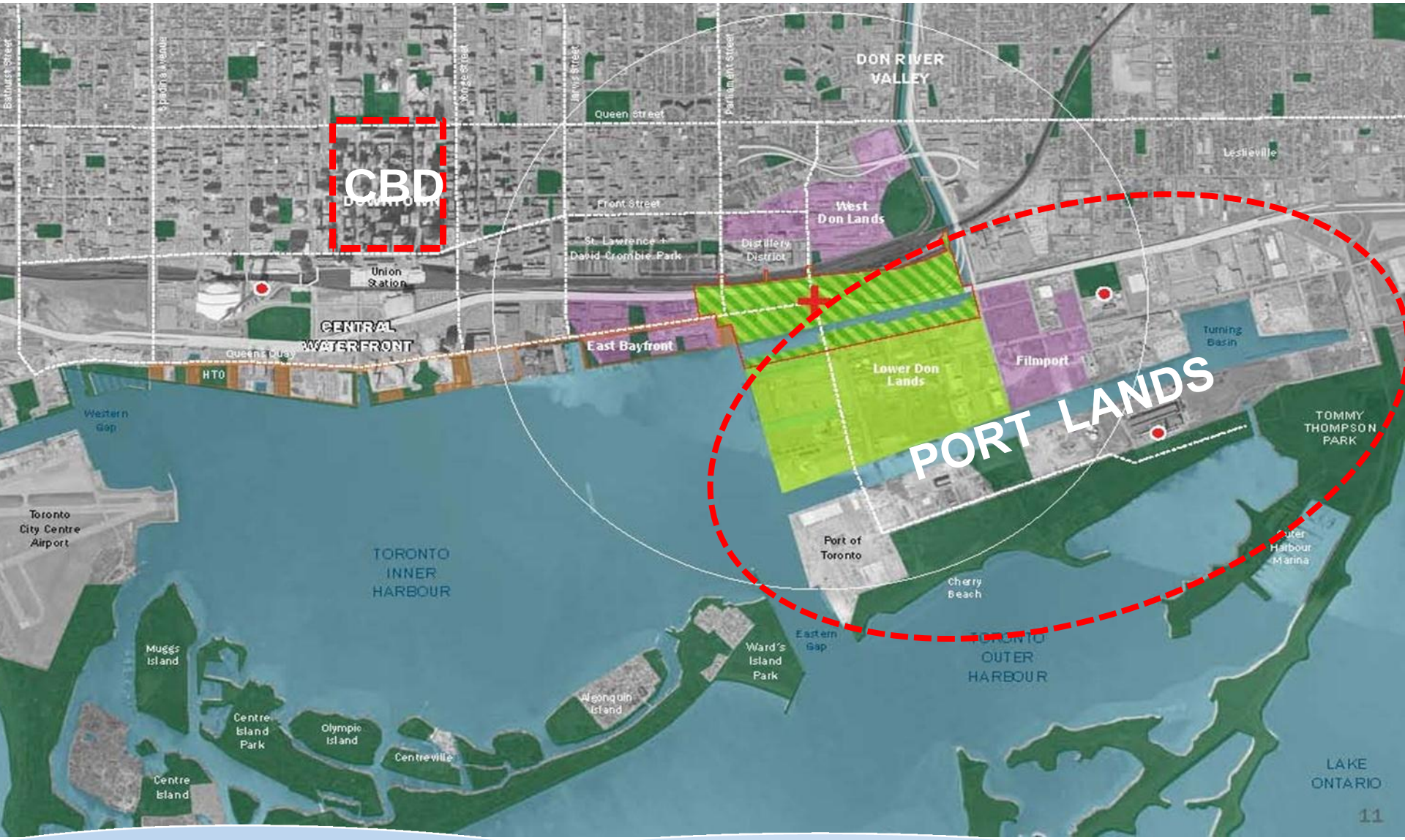

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Port Lands: Current Conditions

Active port uses

Aging infrastructure

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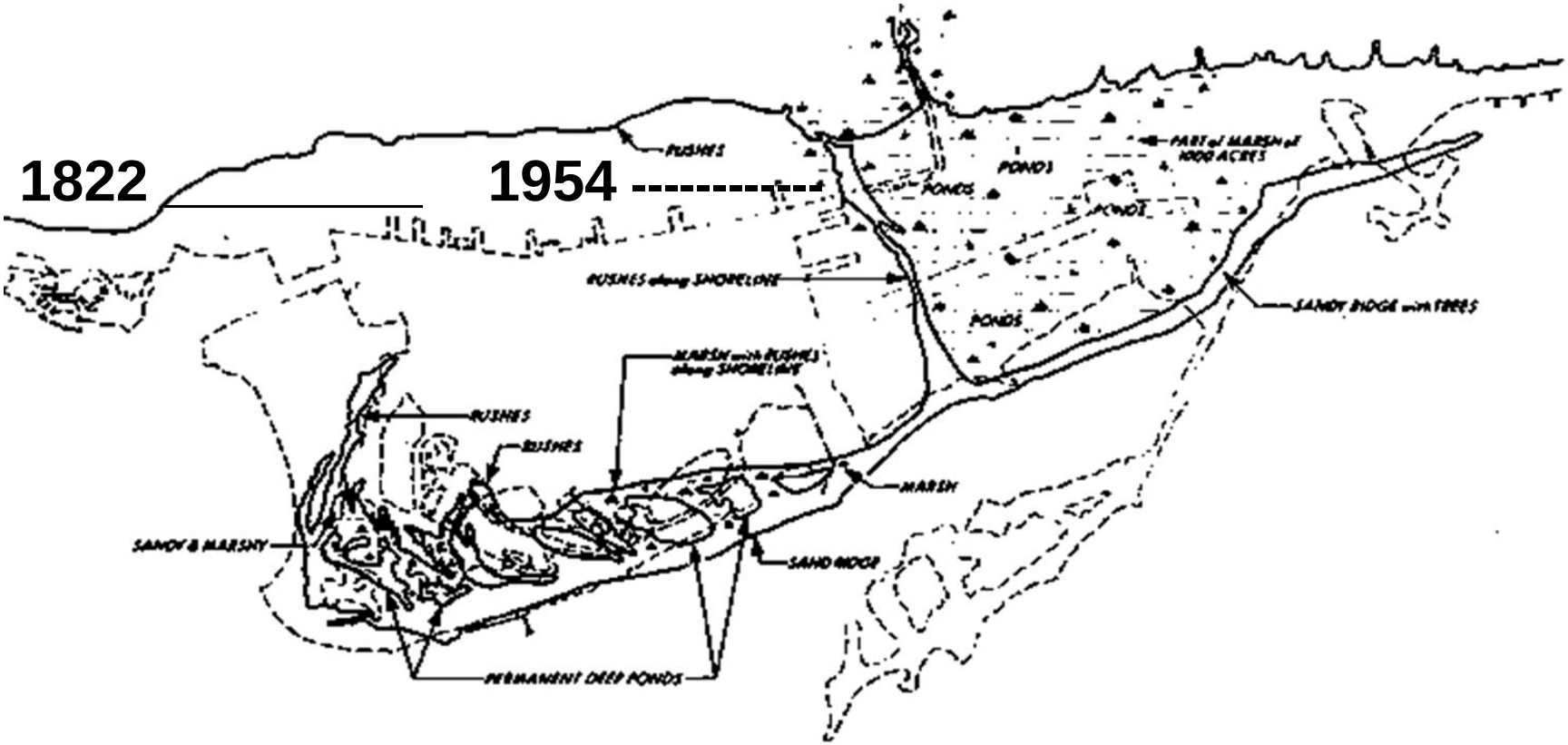

Landfill and high water table

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Uniquely harsh micro-climate

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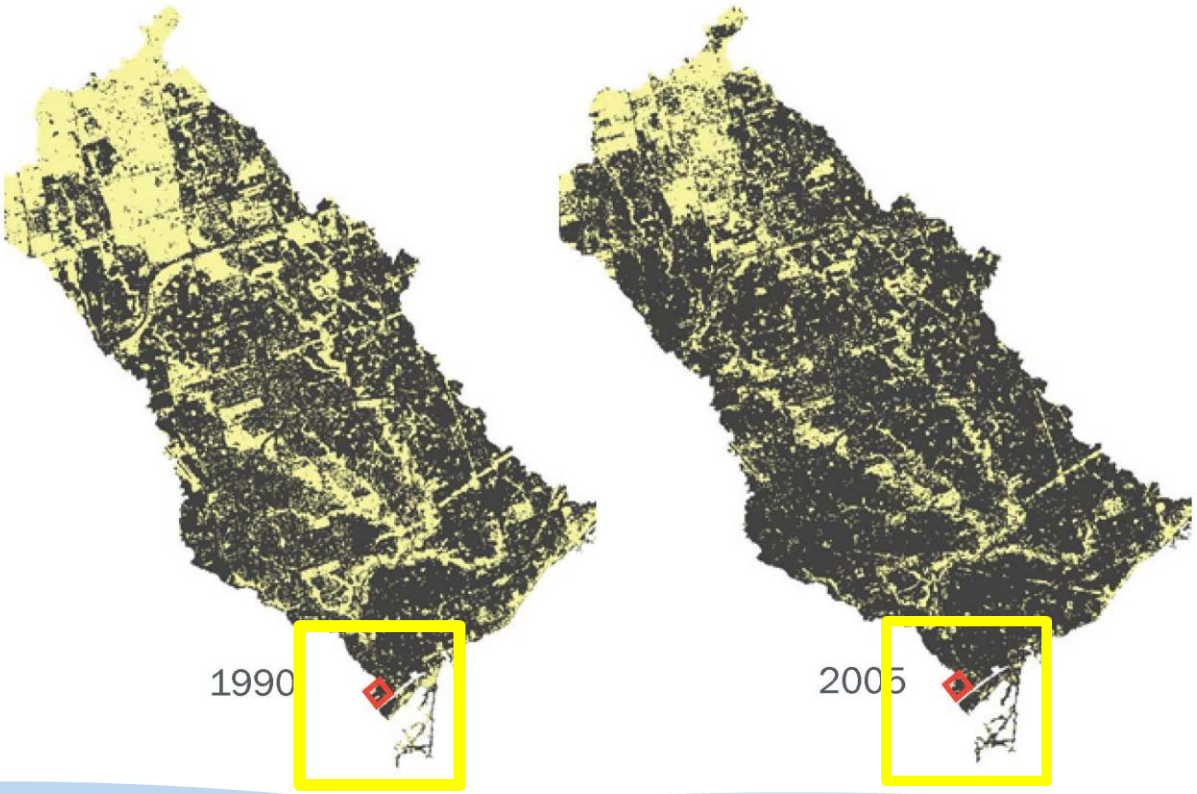
UNDERSTANDING THE DON RIVER

IMPACTS OF URBANIZATION ON THE DON RIVER AND ITS 360 SQUARE KM WATERSHED



Don River water shed

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Don River mouth flood zone

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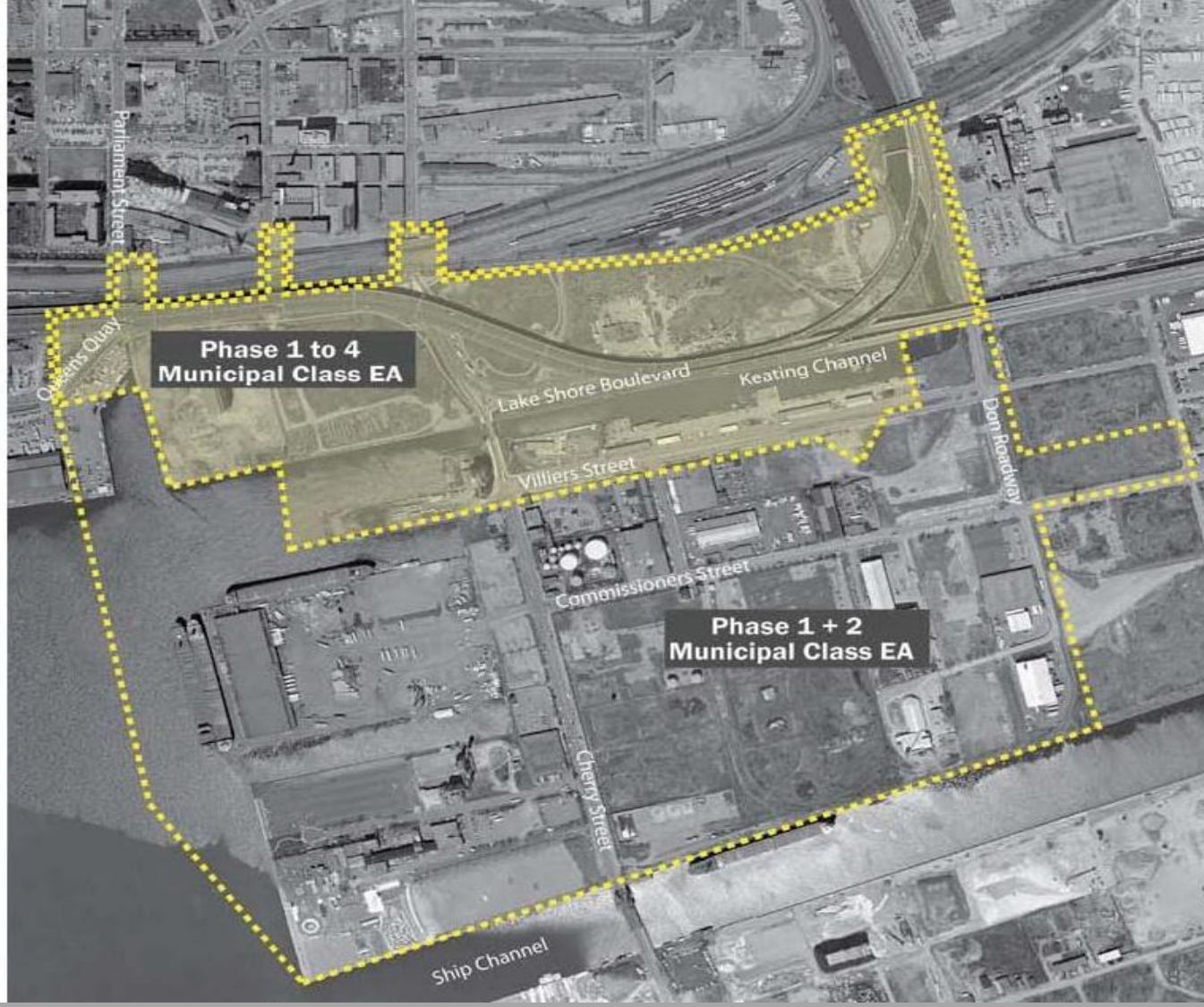
Port Lands: Planning Work

Scope of Class EA Master Plan for Infrastructure:

- Road and transit network, including crossings
- Water, wastewater, and stormwater infrastructure

Scope of DMNP EA:

- Naturalization of the Don Mouth and Lower Don River
- Flood protection features
- Sediment and debris management



Lower Don Lands: Coordinated EA Planning

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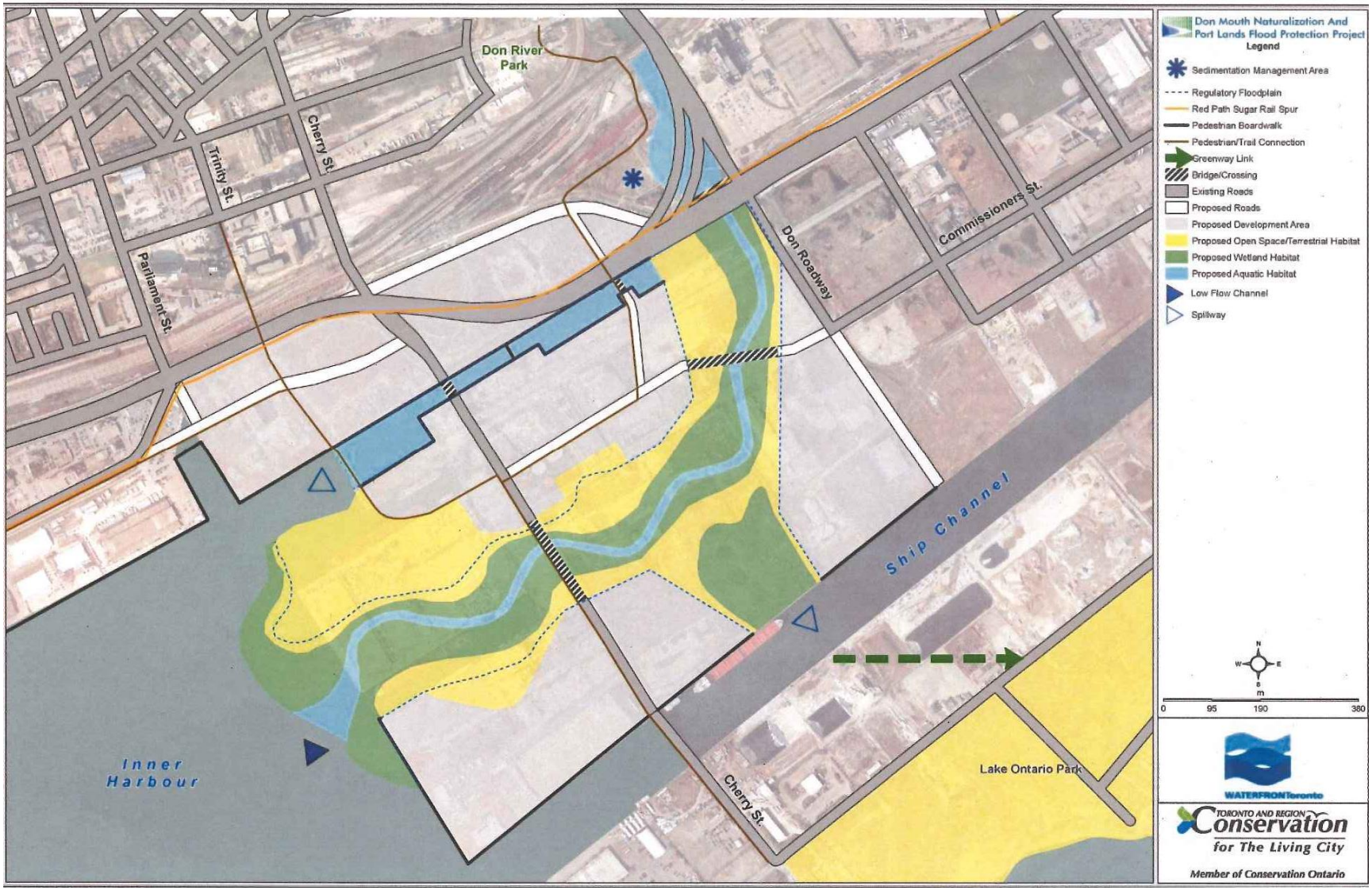
Table 5-24 Summary of Step 4 Evaluation by Objective

Objective	Alternative 2	Alternative 3	Alternative 4W	Alternative 4S	Alternative 4WS
Naturalization	Least preferred	Least preferred	Moderately preferred	Moderately preferred	Most preferred
Flood Protection	Least preferred	Least preferred	Most preferred	Most preferred	Most preferred
Operational Management and Constructability	Most preferred	Most preferred	Moderately preferred	Least preferred	Least preferred
Integration with Infrastructure	Most preferred	Most preferred	Least preferred	Least preferred	Moderately preferred
Recreational and Cultural Opportunities	Most preferred	Moderately preferred	Moderately preferred	Least preferred	Most preferred
Co-ordination with Other Planning Efforts	Moderately preferred	Least preferred	Moderately preferred	Least preferred	Most preferred
Consistency with TWRC Sustainability Framework	Moderately preferred	Most preferred	Least preferred	Most preferred	Most preferred
Summary	***Moderately preferred***	***Moderately preferred***	***Moderately preferred***	***Least preferred***	***Most preferred***



EA preferred alternative

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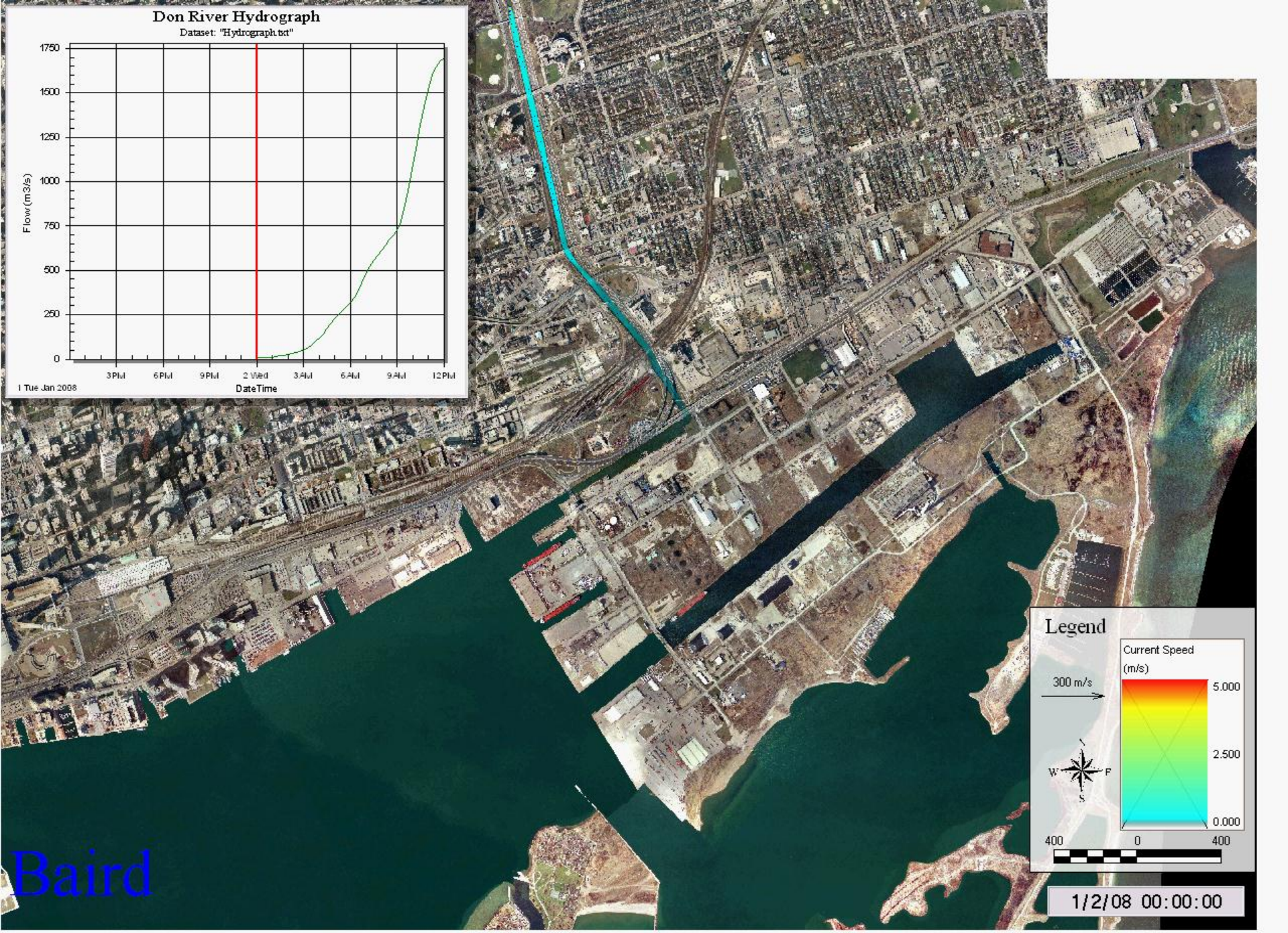
Don River Hydrograph
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(m/s)
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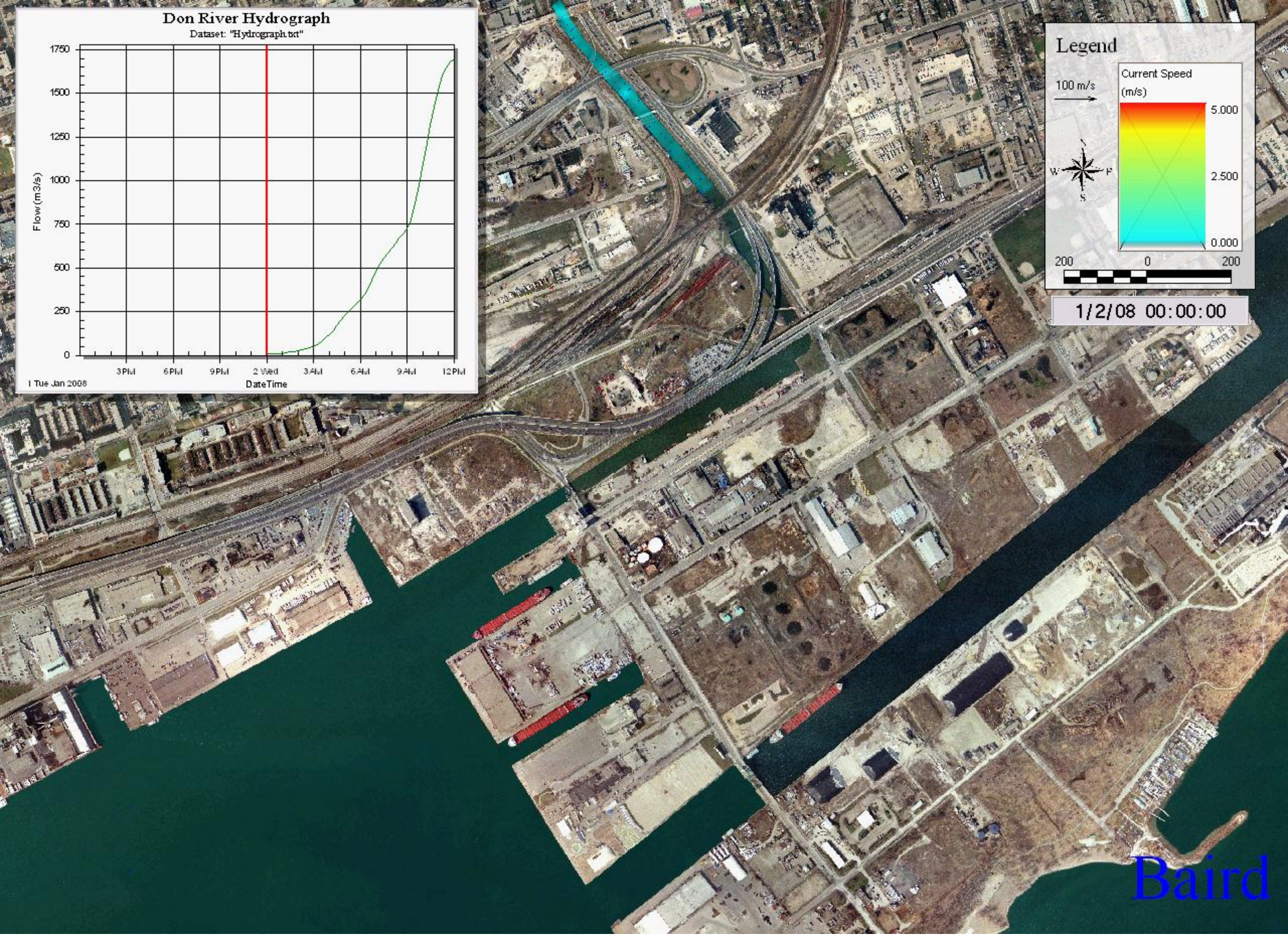
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Central Waterfront Secondary Plan

Core Principles

- Removing Barriers/Making Connections
- Building a Network of Spectacular Waterfront Parks and Public Spaces
- Promoting a Clean and Green Environment
- Creating Dynamic and Diverse New Communities
- 51 Policies and Maps to Articulate the City's Ambitions for the Central Waterfront

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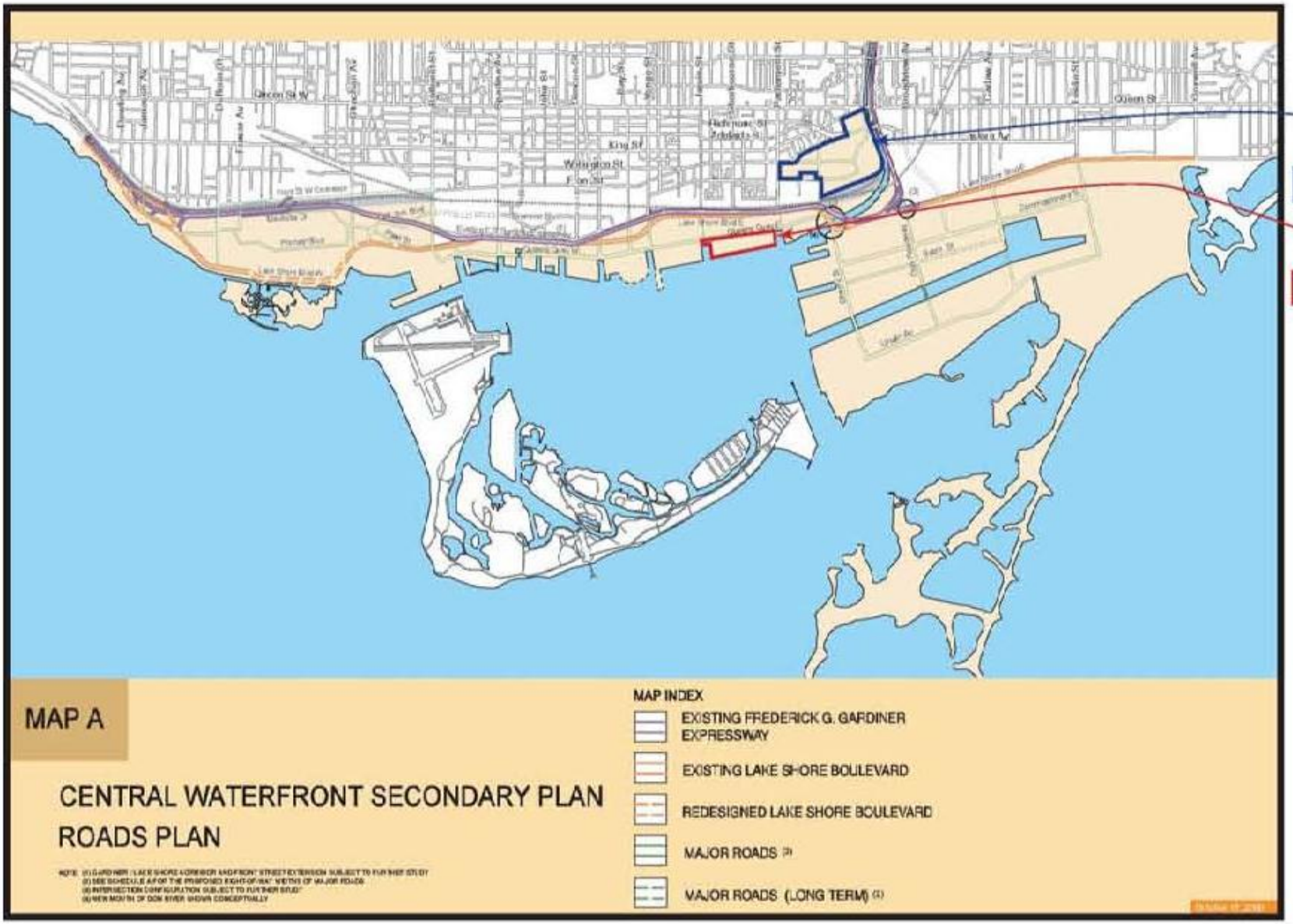

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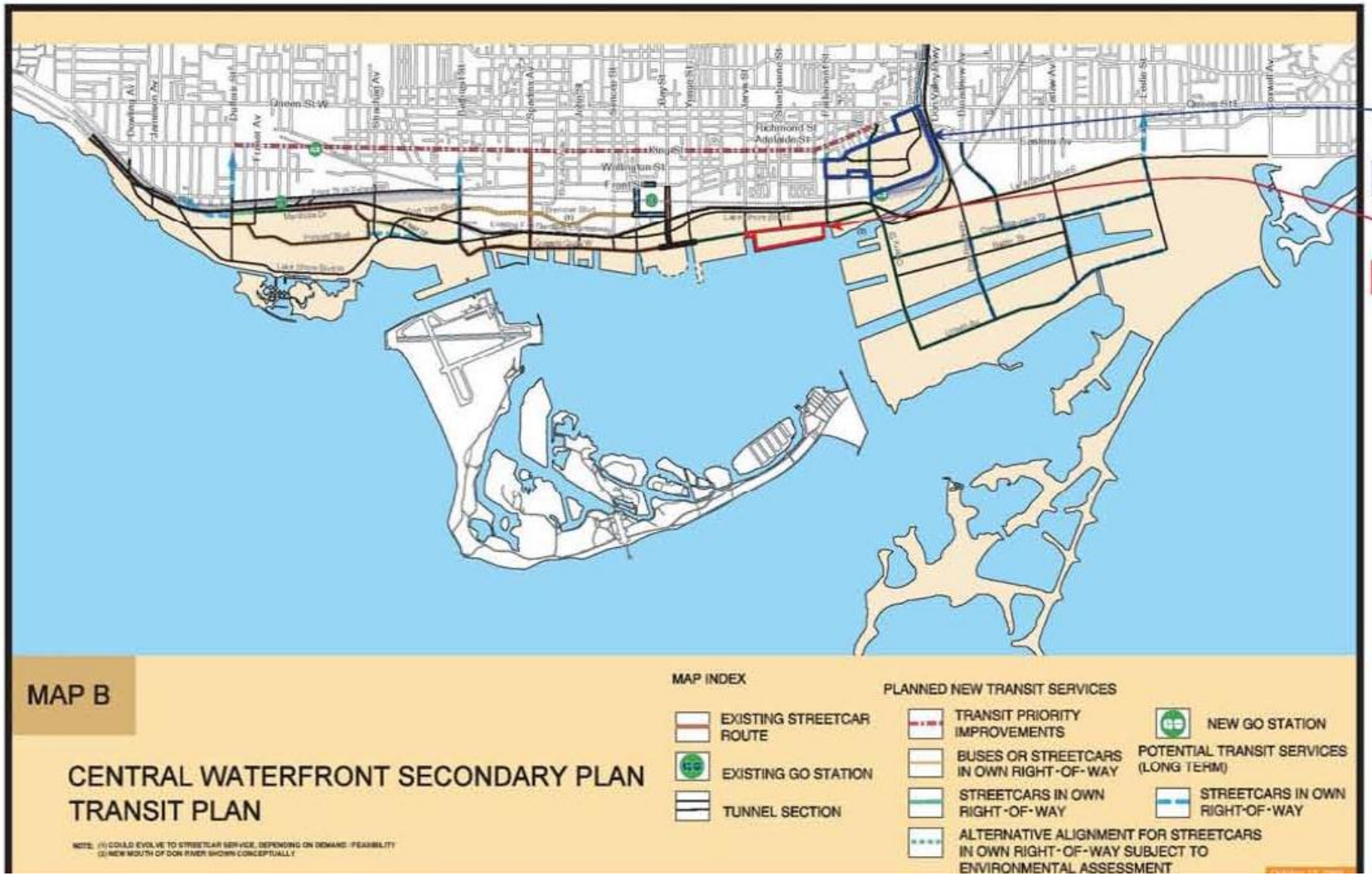

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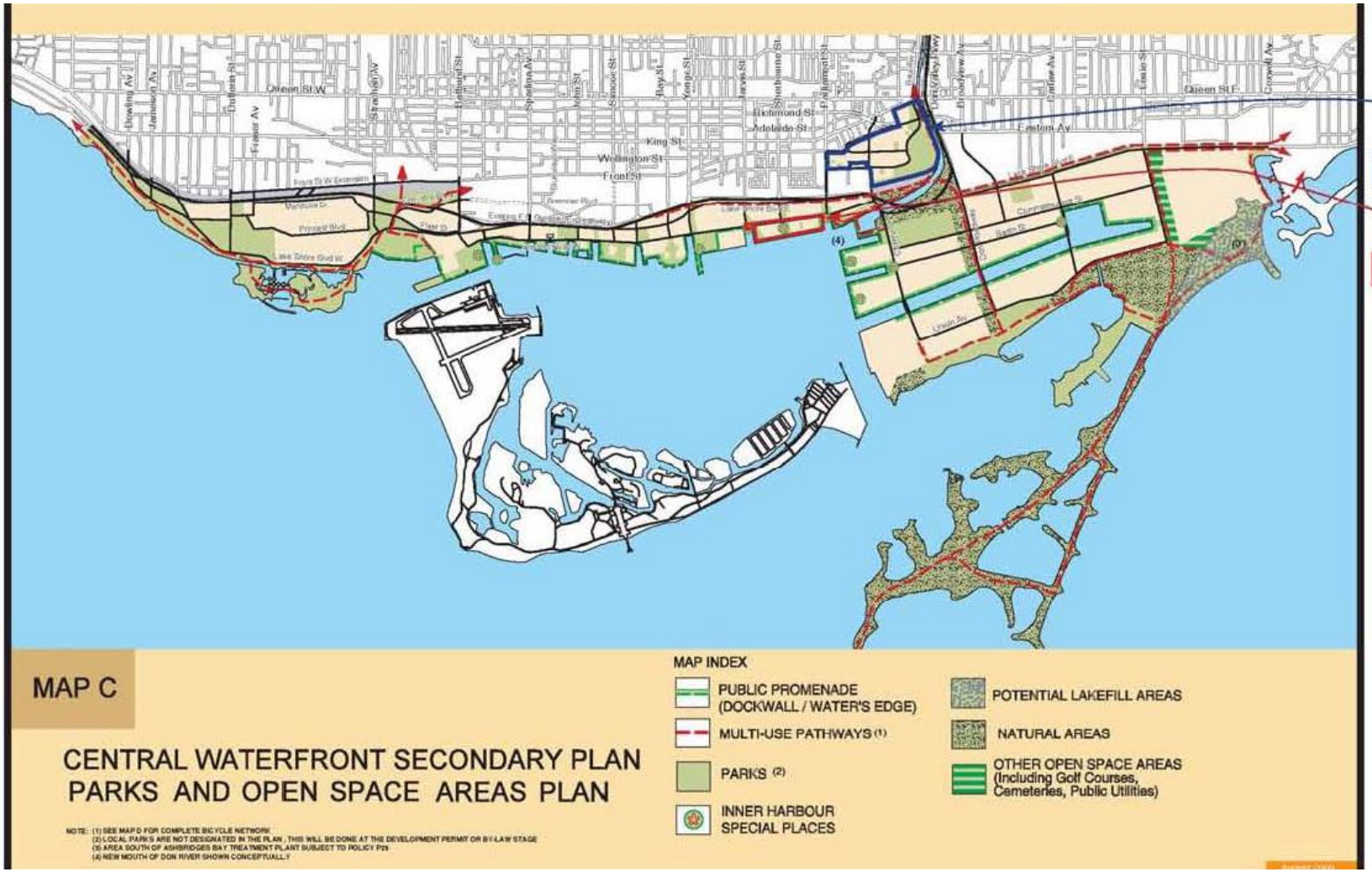

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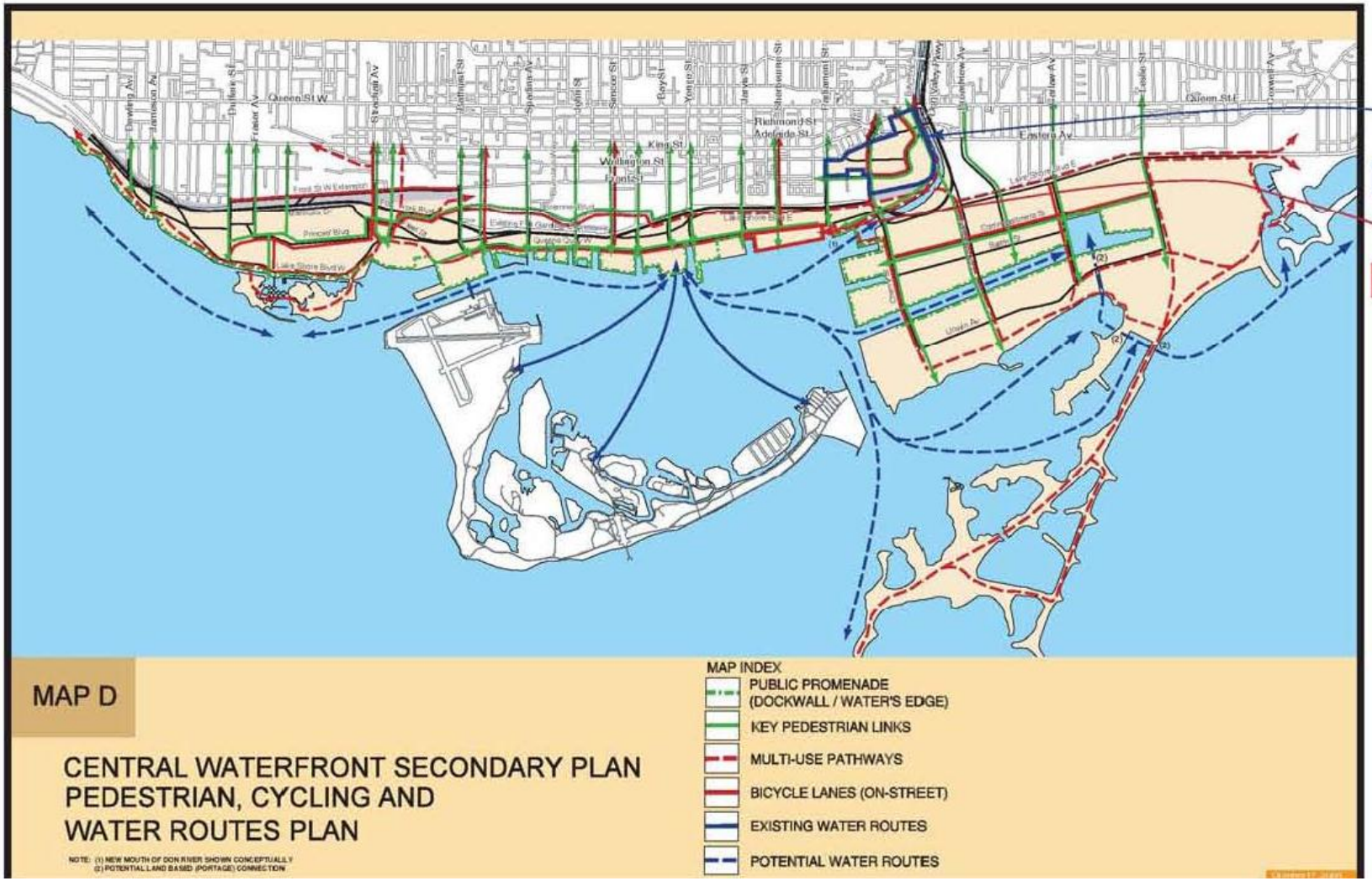

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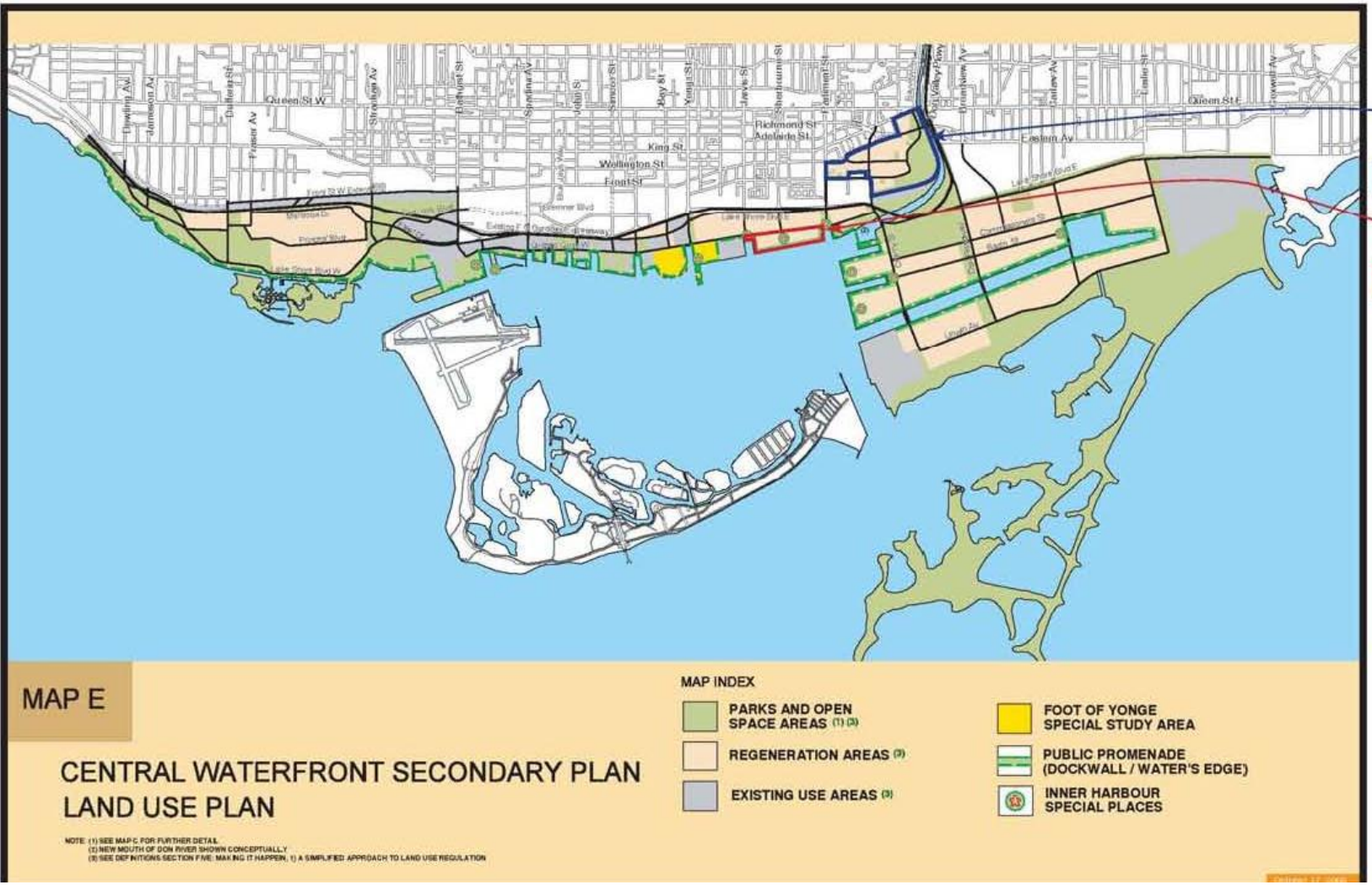

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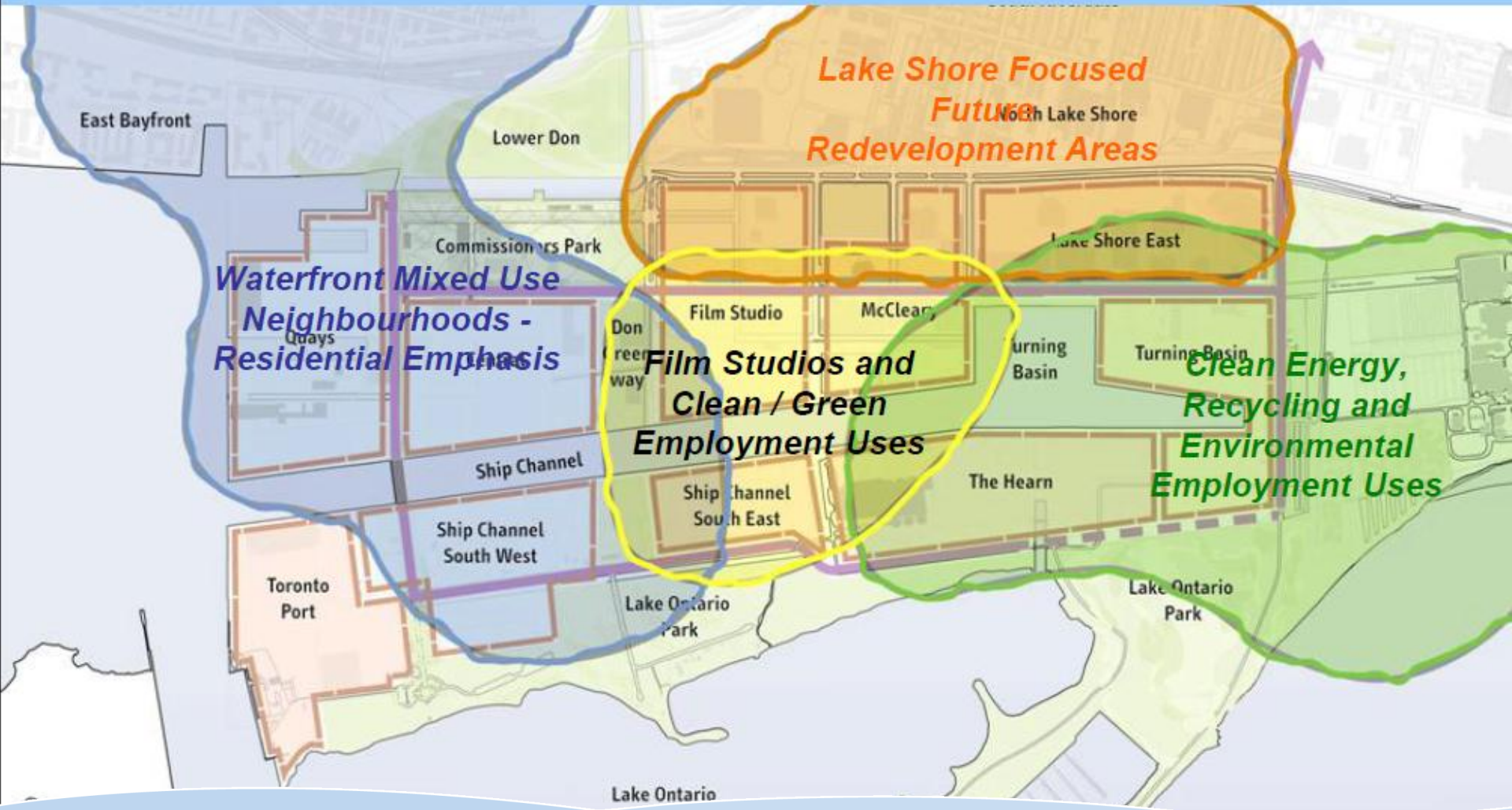
Context and Connections



Port Lands Implementation Strategy (2005) - DRAFT

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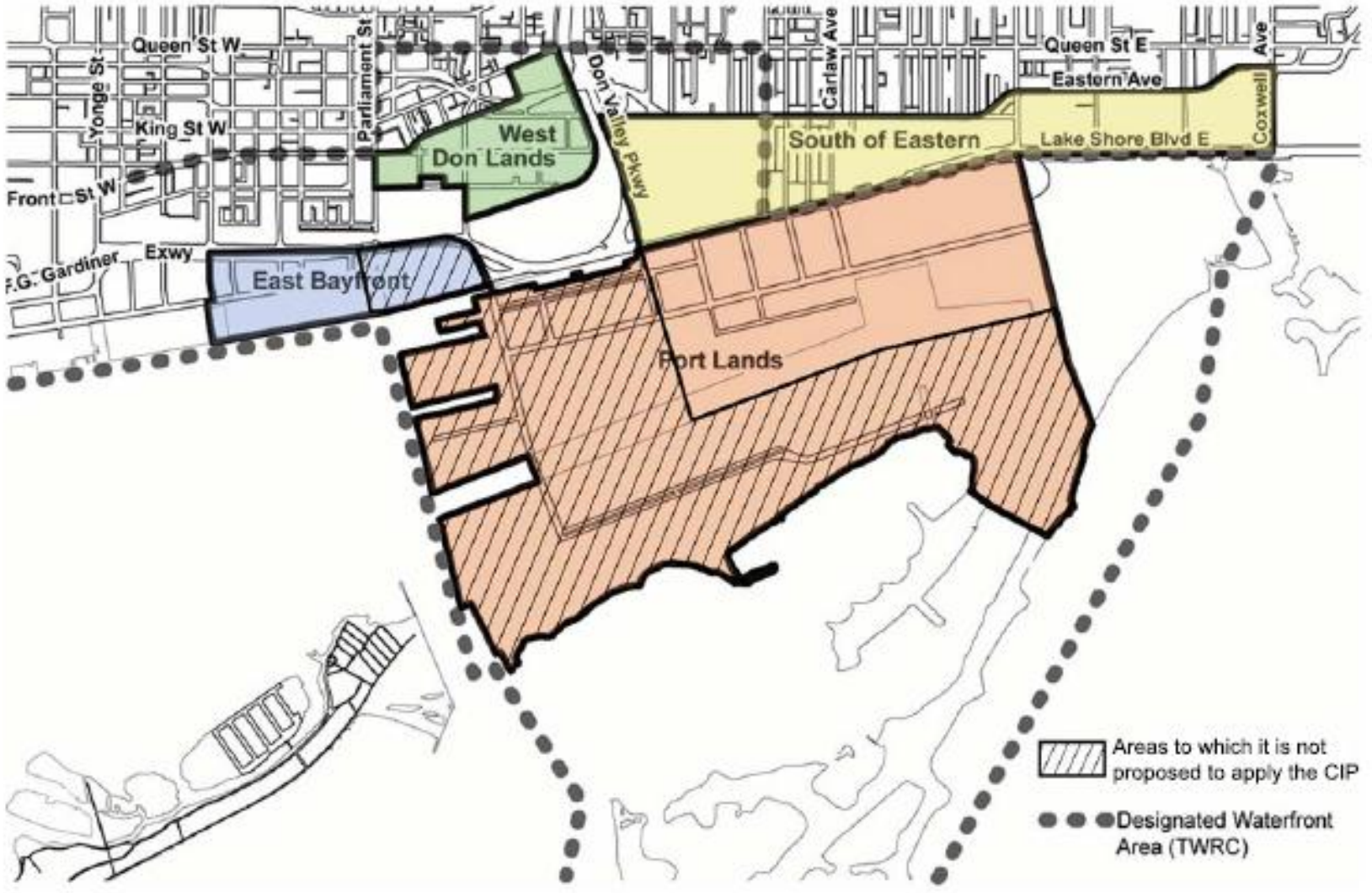
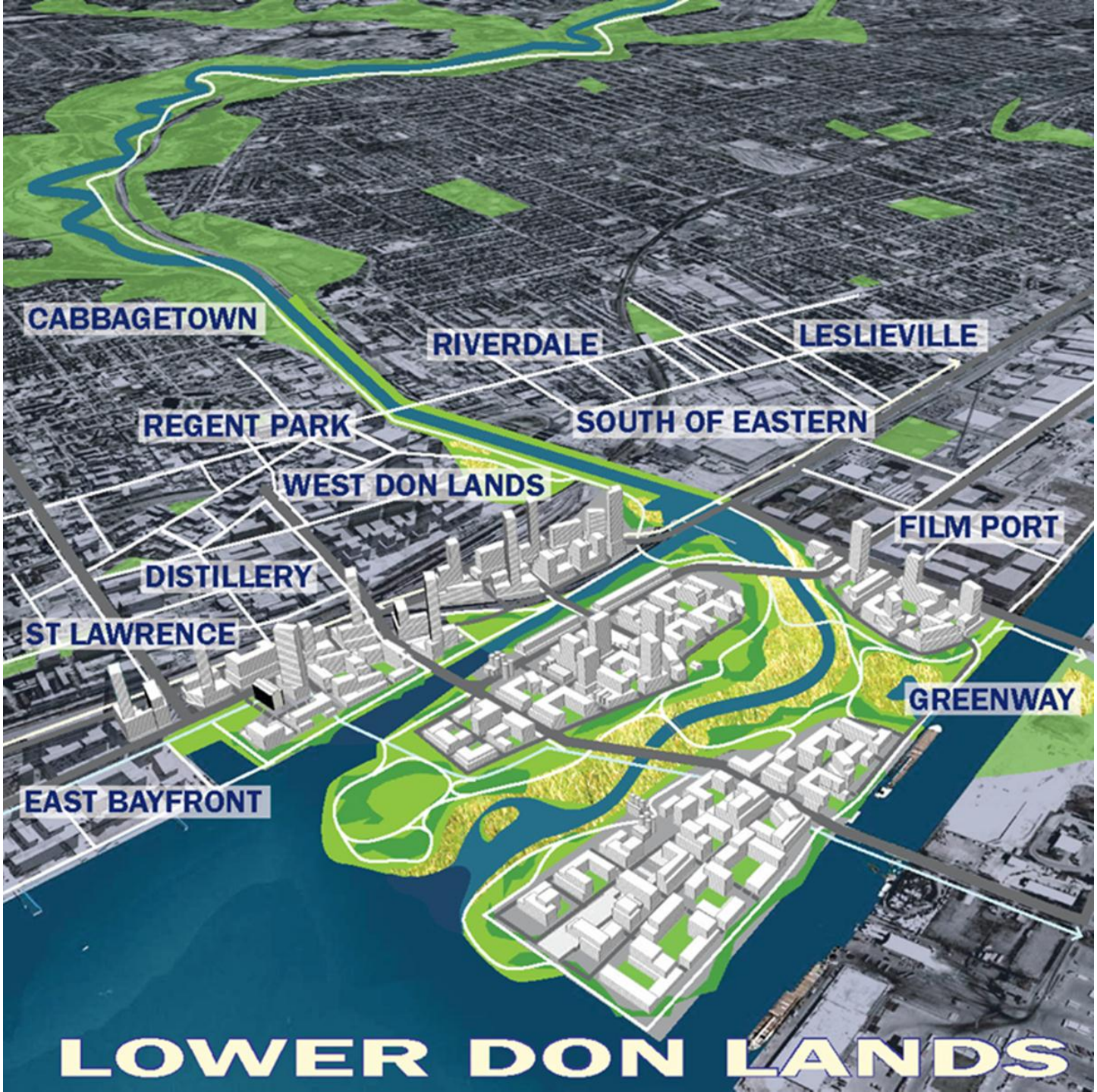
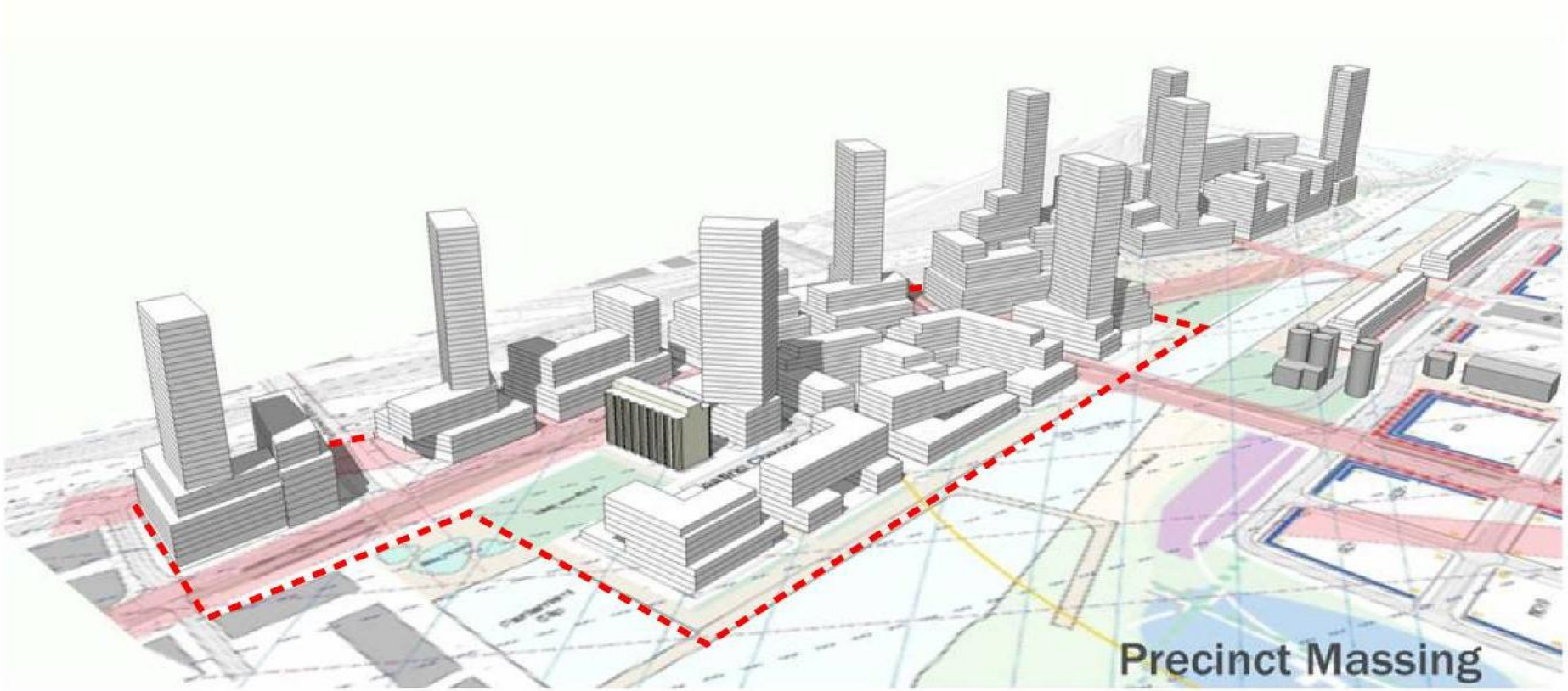
Waterfront Community Improvement Plans Areas (2008)

Adopted by City Council on May 27 and 28, 2008



WATERFRONT CIP PROJECT AREAS


CABBAGETOWN
RIVERDALE
LESLIEVILLE
REGENT PARK
SOUTH OF EASTERN
WEST DON LANDS
FILM PORT
DISTILLERY
ST LAWRENCE
GREENWAY
EAST BAYFRONT
LOWER DON LANDS



Keating Channel Precinct Plan

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Comprehensive Neighborhood Plan

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Central Waterfront Secondary Plan (2010) – under appeal

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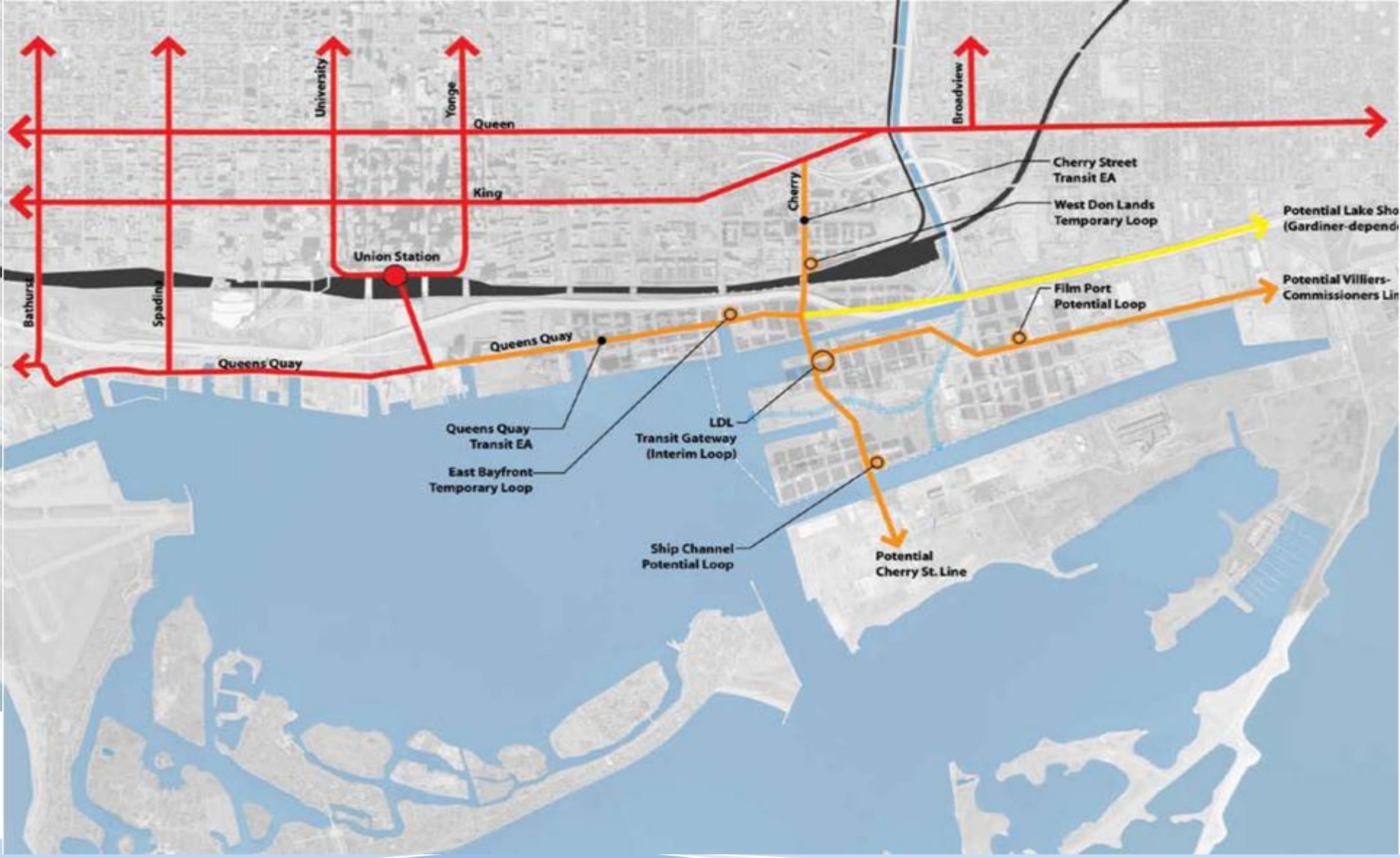

Integrated transit plan

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Consolidating Servicing Corridors

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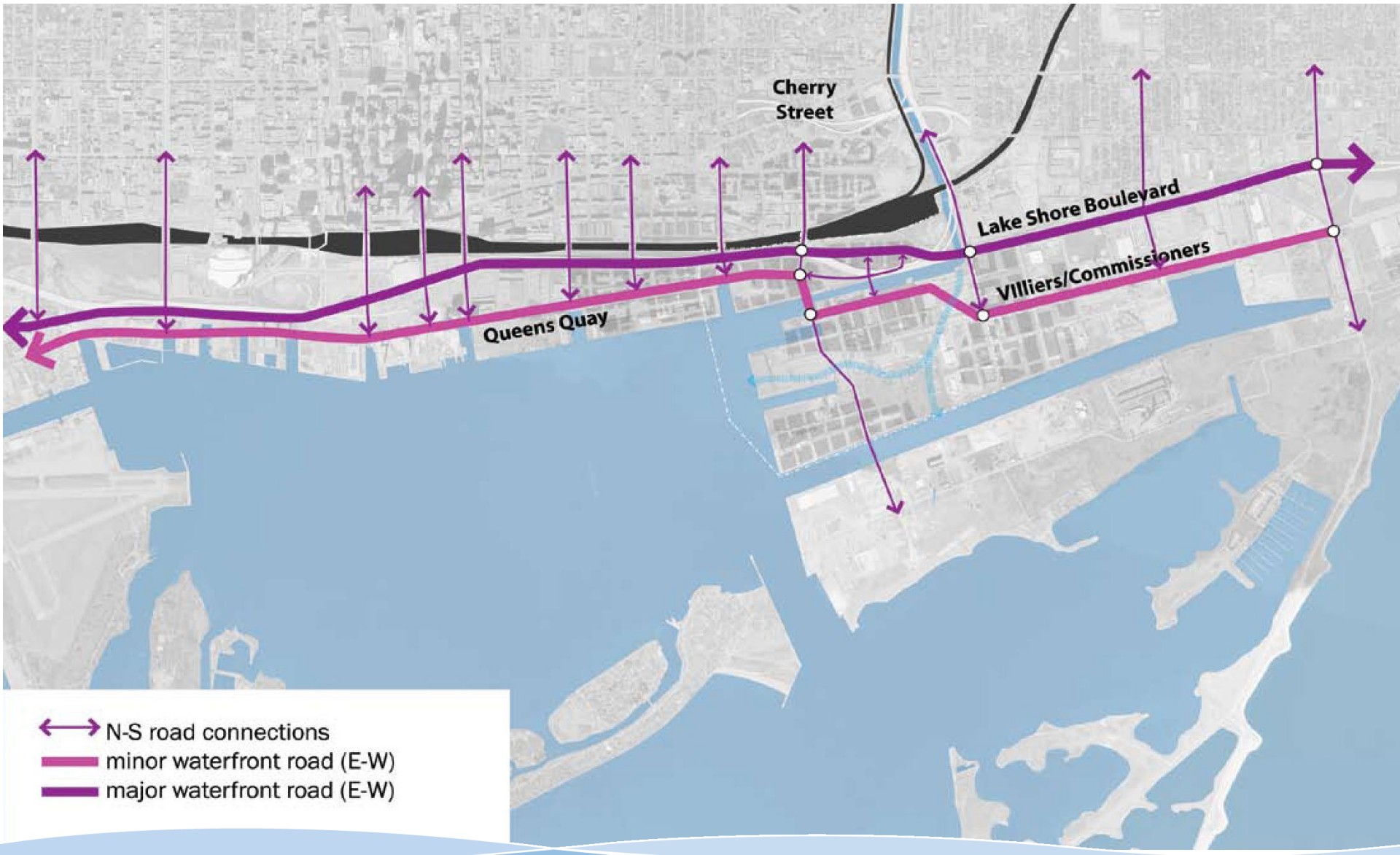

Integrate Road plan

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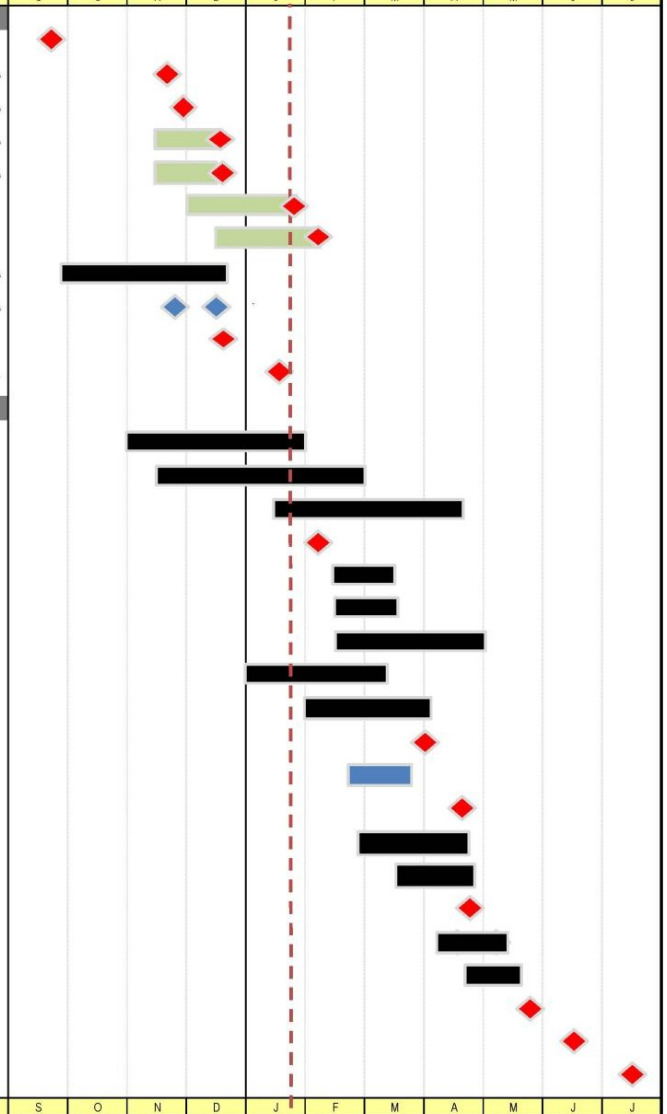
Port Lands: Review Process

Port Lands Development Plan
Summary Schedule (January 20, 2012)

	Start	Finish
Phase 1		
Council Direction to Undertake Development Plan Review	12-Sep-11A	
Legal Advisor Procured		25-Nov-11A
Facilitation and Consultation Services Contract Awarded		29-Nov-11A
Market Sounding RFP, Evaluation, and Award		22-Dec-11A
Development and Financial Advisory RFP, Evaluation, and Award		22-Dec-11A
Constructability Review RFP, Evaluation and Award		20-Jan-12
Planning, Engineering, Urban Design RFP, Evaluation and Award		6-Feb-12
Project Budget Development/Approval	29-Sep -11A	22-Dec-11A
Media Briefing & Initial Public Consultation Session	21-Nov-11A	12-Dec-11A
City Staff Report Submission	22-Dec-11A	
City of Toronto Executive Committee Review		13-Jan-11A
Phase 2		
Site Constraints Data Tabulation	1-Nov-11	31-Jan-12
River Optimization/Alternatives Analysis/Constructability Review	14-Nov-11	29-Feb-12
Potential Development Outcomes (Generate and Test)	16-Jan-12	13-Apr-12
Team Workshop #1	14-Feb-12	
Planning Framework and Land Use Plan	10-Feb-12	15-Mar-12
Concept Master Plan Preliminary Sketches	10-Feb-12	14-Mar-12
Infrastructure Technical Studies and Cost Estimates	10-Feb-12	30-Mar-12
Development and Financial Market Sounding	3-Jan-12	9-Mar-12
Financing and Delivery Strategies	1-Feb-12	2-Apr-12
Team Workshop #2		2-Apr-12
Public Consultation Sessions (2nd Series; incl. preparation)	27-Feb-12	26-Mar-12
Establish Recommended Direction (River EA/Development & Financing Approach)		17-Apr-12
Draft Development Plan	27-Feb-12	23-Apr-12
Concept Master Plan	15-Mar-12	30-Apr-12
WT Board Review of Recommended Direction		24-Apr-12
Public Consultation Sessions (3rd Series; incl. preparation)	2-Apr-12	4-May-12
Final Development Plan	24-Apr-12	15-May-12
City Staff Report Submission		25-May-12
City of Toronto Executive Committee Review & Recommendation		12-Jun-12
City Council Review & Further Direction		11-Jul-12



Plan Development | Procurement | Public Consultation | Milestones/Decision Points

Adopted plans for the Lower Don Lands

- Lower Don Lands Framework Plan
- Don River Mouth EA Preferred Option
- Lower Don Lands Infrastructure EA
- West Keating Precinct Infrastructure EA
- Council adopted Official Plan amendments 388 & 389
- West Keating Precinct Plan Zoning By-law amendment

Working Group Structure

- Executive Steering Committee
- Flood Protection EA, Design and Constructability
- Land Use Planning and Infrastructure
- Business and Financing Opportunities
- Development Proposal Due Diligence
- Public Consultation and Communications
- Governance

Expert Resources

- Market Sounding Consultant (PricewaterhouseCoopers)
- Development/Economic Analysis and Financial Advisor (Cushman and Wakefield, with Scotia Capital and Urban Strategies, Inc.)
- Facilitation and Public/Stakeholder Consultation Consultant (Lura Consulting, with Swerhun Facilitation and Decision Support)
- Heavy Civil Constructability Advisor (Aecon)
- Urban Planning, Infrastructure Engineering, and Urban Design Consultant (to be retained)
- Cost Consultant (Hanscomb)
- Legal Advisor (Goodmans)

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Deliverables: Due Diligence

- market/economic studies:
  - market analysis and development opportunities
  - development and financial market sounding
  - financial modelling
- technical studies:
  - master concept plan
    - land use planning framework
  - approach to providing required infrastructure (roads, transit, water & wastewater servicing, energy supply, etc.)
  - flood protection alternatives, within Don Mouth Naturalization & Flood Protection (DMNP) EA terms of reference
  - constructability analysis of flood protection and major infrastructure

Deliverables: Analyses and Recommendation

Business and Implementation Plan

- anticipated costs and revenues
- private investment potential
- public financeability
- development phasing
- expected cash flows
- city building potential

Review of the Don Mouth EA Options

- consistency with revitalization goals and DMNP EA objectives
- recommended implementation strategy, including flood protection solution

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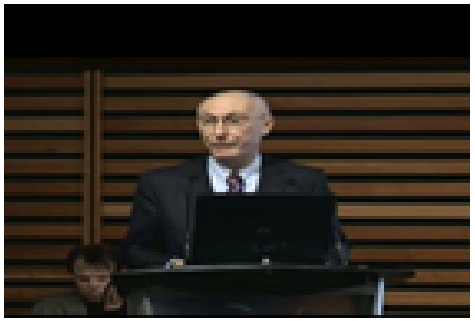
Feedback from Kickoff Public Meeting

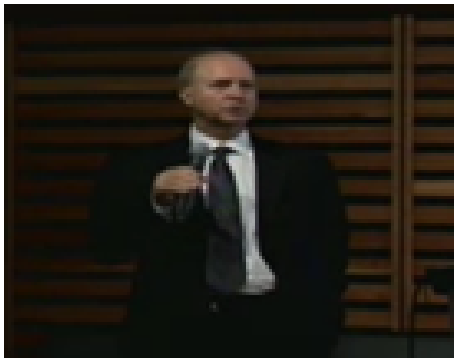
Feedback from Kickoff Public Meeting

1. **Clarity needed on fundamentals of Acceleration Initiative**
   - Purpose? New plan, phasing plan, business plan or other?

2. **People need to understand status of existing plans**
   - Lower Don Plan; Don Mouth EA; Lake Ontario Park

3. **Concern about trade-offs from accelerating development**
   - Development quality vs. speed; short-term gain vs. long-term land value capture; consultation vs. acceleration





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Feedback from Kickoff Public Meeting

4. **Support for transparent process**
   - Community wants opportunity to inform decision-making and support process outcomes

5. **Maintain established goals**
   - Public access, public stewardship, sustainable development, mix of housing types/incomes, good transit, respect existing users

6. **Ideas to explore…**
   - Innovative funding models & public stewardship
   - Phasing as part of strong overall plan
   - Catalytic uses to spur development

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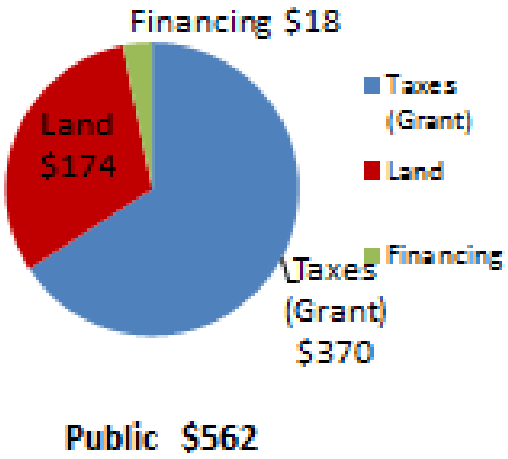
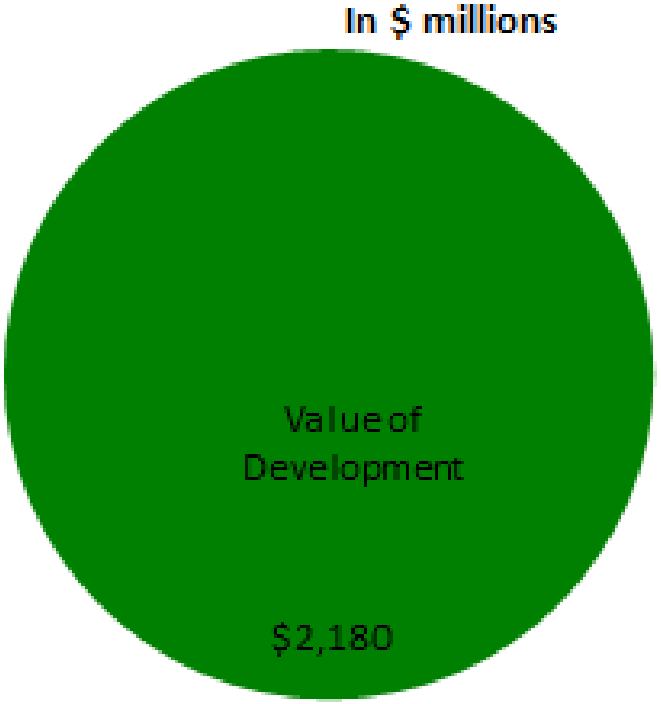
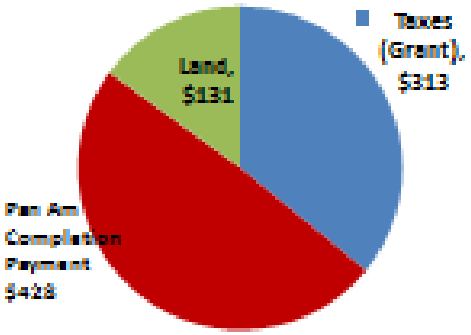
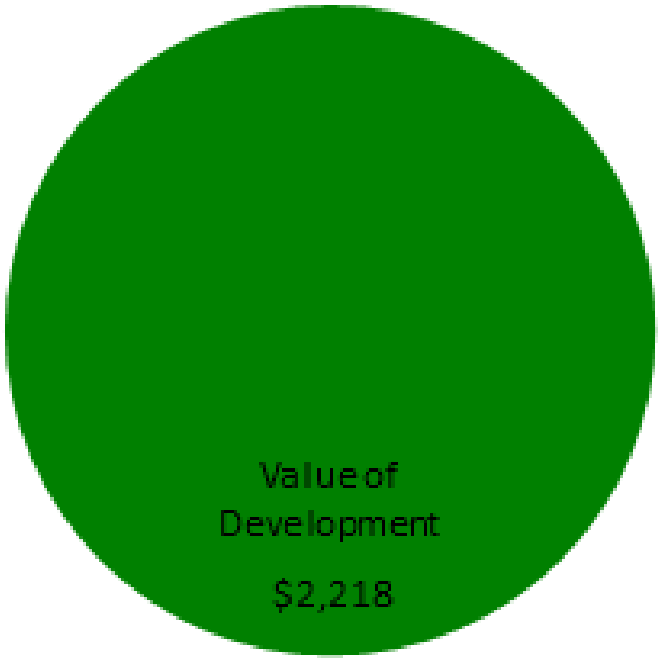
East Bayfront Revitalization





West Don Lands Revitalization



Public $872

In $ millions