

# EAST HARBOUR

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Open House #2

September 21, 2021

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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
- 📺 Presentation
- 💬 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 HARBOUR" with the subtitle "Open House #1" and the date "July 27, 2021". The slide also features logos for "CF Cadillac Fairview" and "Ontario". The interface includes a top bar with "You are viewing John Doe's screen" and "View Options", a "Recording" indicator, and a "Q&A" panel on the right. The bottom toolbar contains "Audio Settings", "Raise Hand", "Q&A", "Live Transcript", and "Leave" buttons. Callouts point to various features: "Change to Side by Side" points to the "View Options" dropdown; "Switch View" points to the "Switch View" icon; "Raise Hand (via Phone, dial \*9)" points to the "Raise Hand" button; "Closed Captioning" points to the "CC" icon; "Submit your questions and comments here any time during the meeting" points to the "Q&A" panel; and "Leave Meeting" points to the "Leave" button.

You are viewing John Doe's screen

View Options

Recording

**EAST HARBOUR**

Open House #1

July 27, 2021

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

Change to Side by Side

Switch View

Raise Hand (via Phone, dial \*9)

Closed Captioning

Leave Meeting



# 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 #1
2. Hear your input and feedback on various topics
3. Use tonight's discussion to inform our third Virtual Open House







**1**

**Opening Remarks**

# Opening Remarks



Senior Vice President, Transit Oriented Development Program

**Michael Fedchyshyn**





# Opening Remarks



Ward Councillor

**Councillor Paula Fletcher**

Chief Planner & Executive Director

**Gregg Lintern**



# Opening Remarks



Vice President, Development

**David Stewart**







2

Level-set



# Transit Oriented Communities

- The Province announced the Transit Oriented Communities (TOC) initiative in July 2020
- The focus of the TOC Program is to create vibrant communities at transit stations along priority transit lines (including the Ontario Line)
- **In April 2021, East Harbour was identified by the Province as one of the first TOCs**
- The East Harbour TOC will create a mixed-use transit-oriented community, with new commercial and residential buildings oriented around the Transit Hub



# Aligns With International Best Practices in Transit-Oriented Development



CANARY WHARF, LONDON



LINCOLN YARDS, CHICAGO

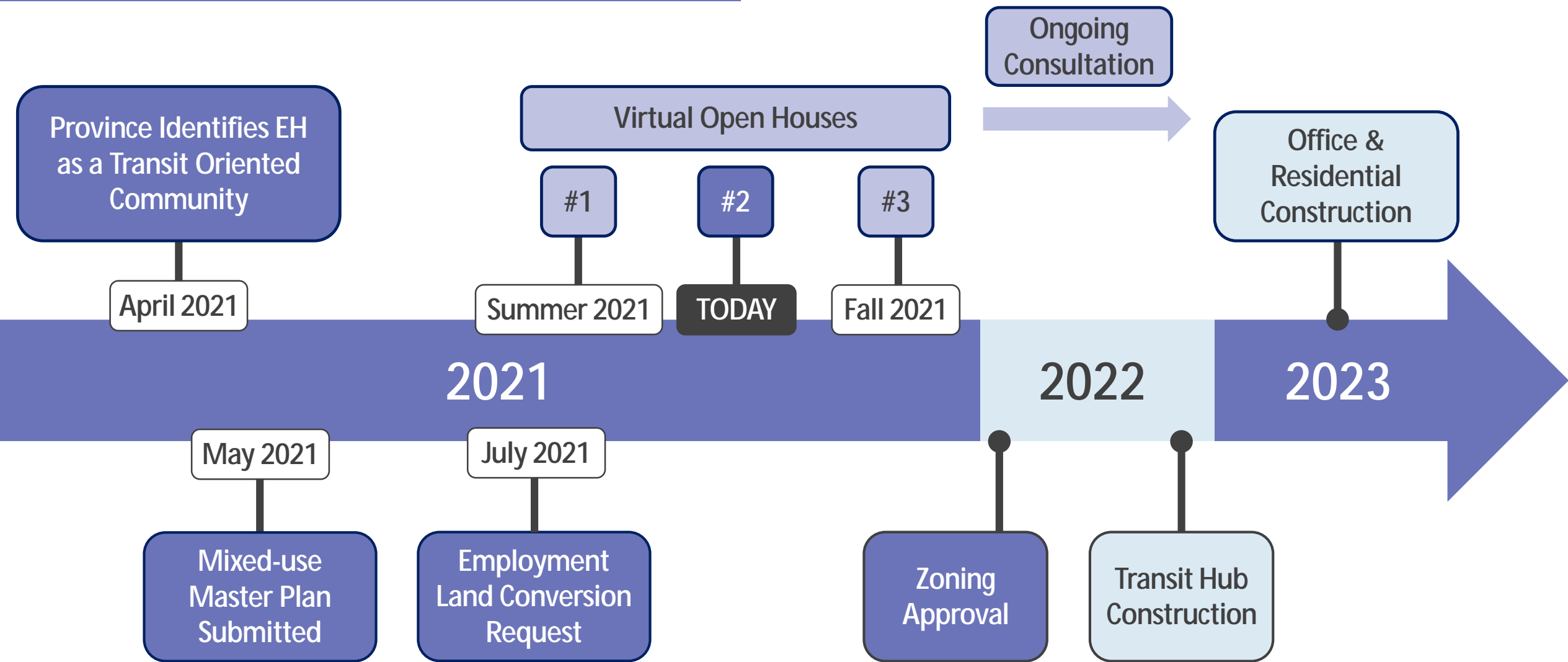


SOUTH CORE, TORONTO



HUDSON YARDS, NEW YORK CITY

# Timeline





# The Proposed Mixed-Use Master Plan



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



# The Proposed Mixed-Use Master Plan



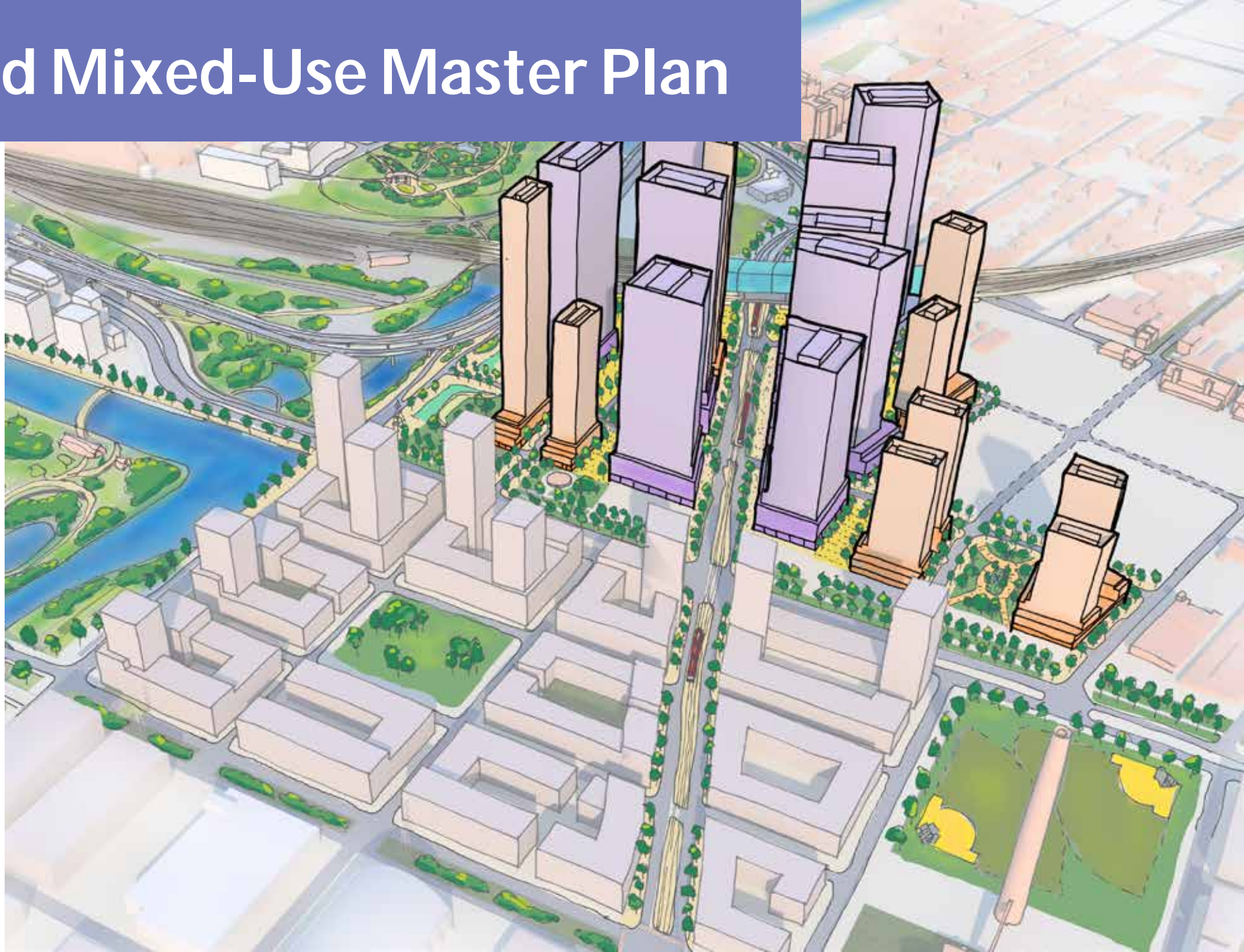
~926,000m<sup>2</sup>  
Commercial Space



~302,000m<sup>2</sup>  
Residential Space  
(~4,300 units)

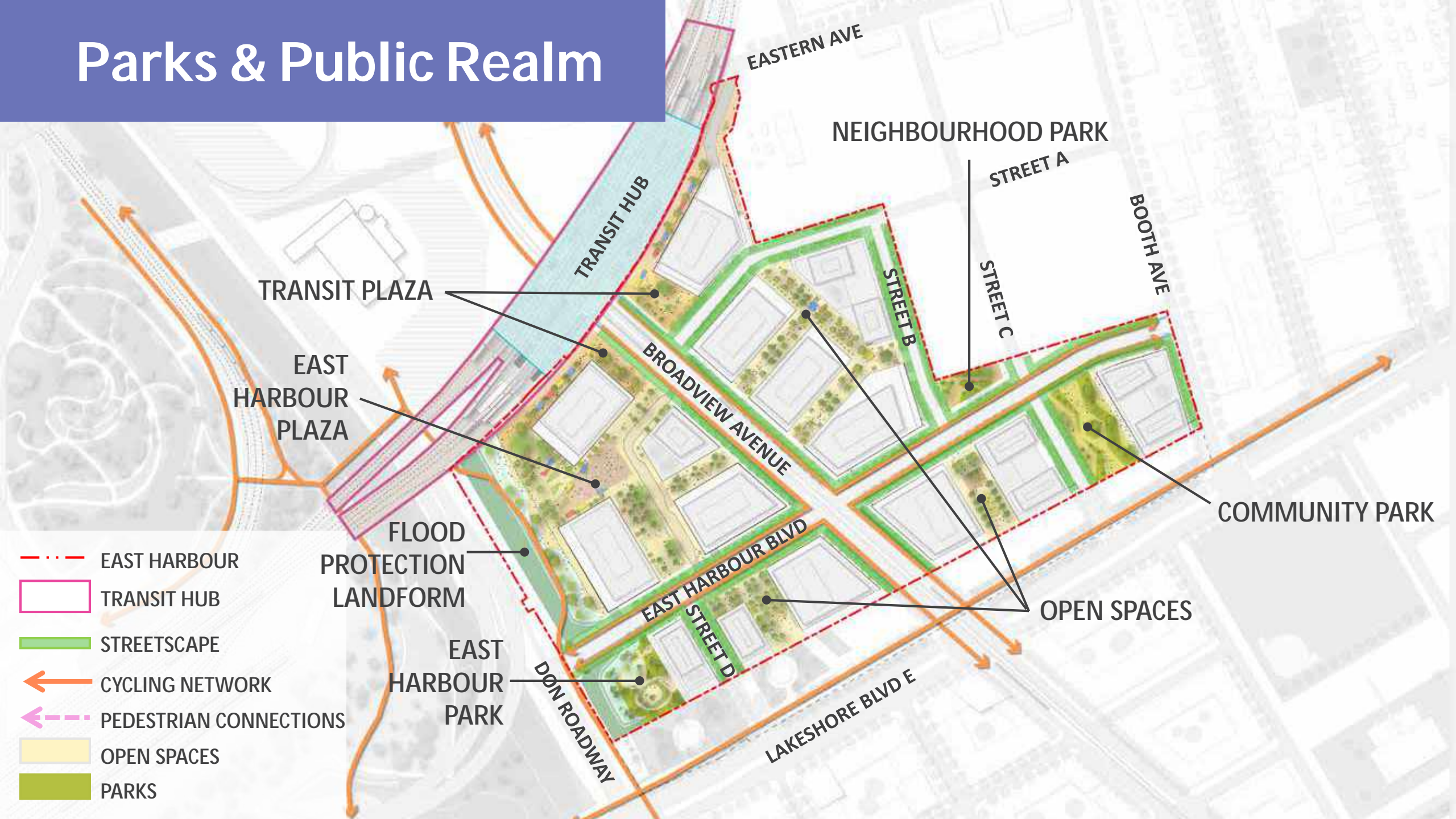


~15,000m<sup>2</sup>  
Open Space  
(Including approved & proposed plazas and parkland)





# Parks & Public Realm



- EAST HARBOUR
- TRANSIT HUB
- ▬ STREETSCAPE
- ← CYCLING NETWORK
- ← PEDESTRIAN CONNECTIONS
- OPEN SPACES
- ▬ PARKS

TRANSIT PLAZA

EAST HARBOUR PLAZA

FLOOD PROTECTION LANDFORM

EAST HARBOUR PARK

TRANSIT HUB

BROADVIEW AVENUE

EAST HARBOUR BLVD

DON ROADWAY

NEIGHBOURHOOD PARK

STREET A

STREET B

STREET C

BOOTH AVE

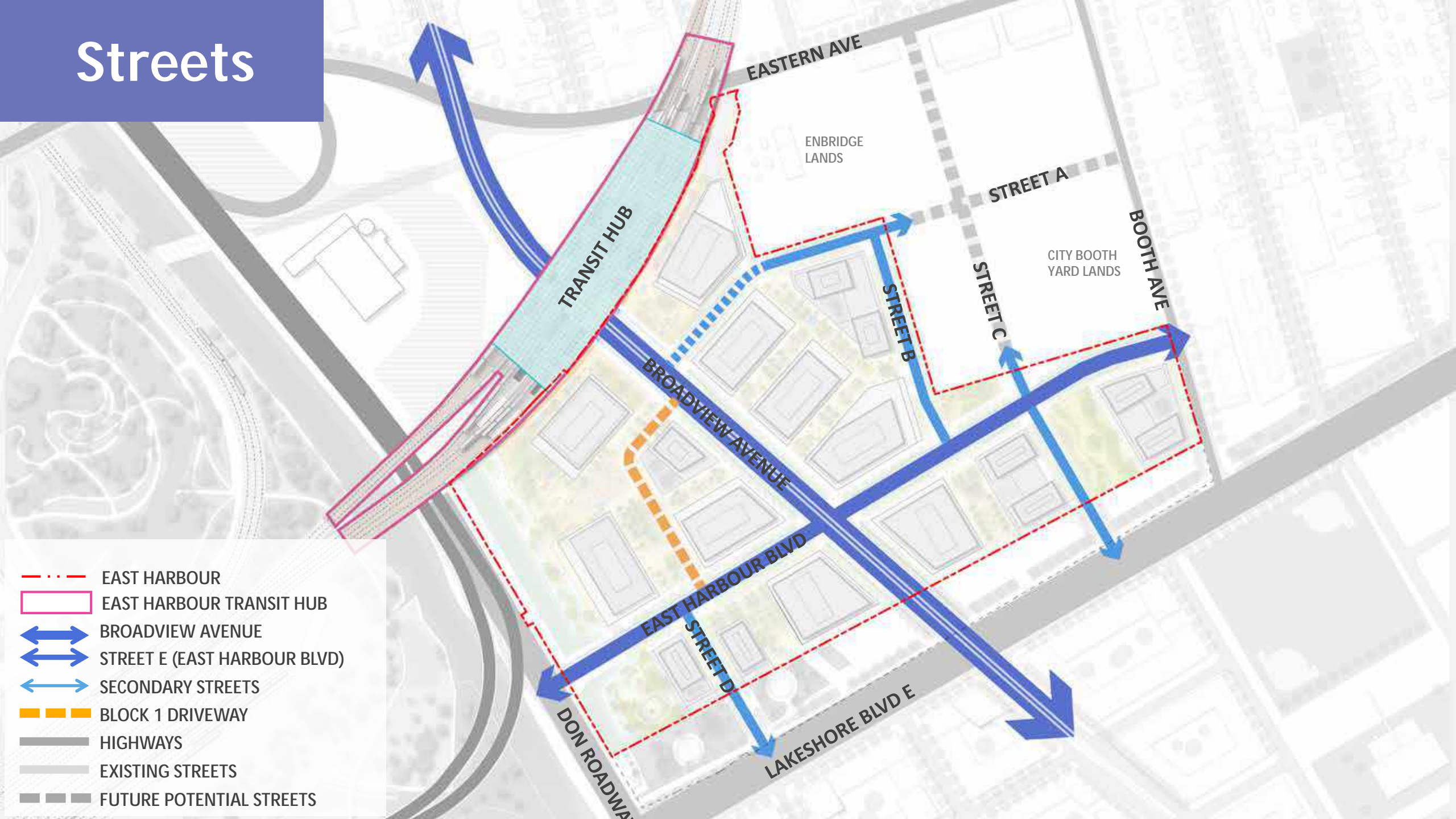
COMMUNITY PARK

OPEN SPACES

LAKESHORE BLVD E



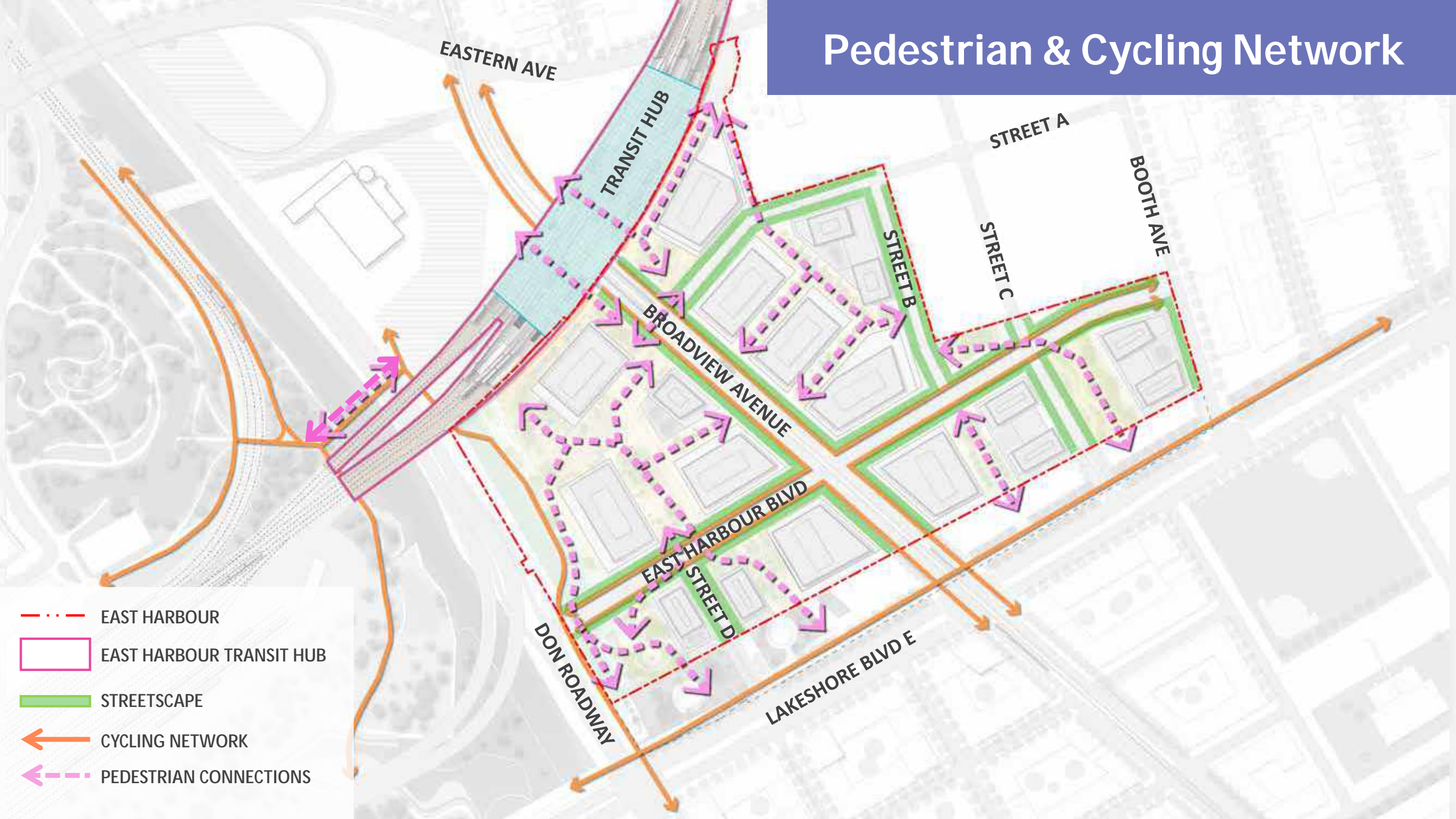
# Streets








- · - · - EAST HARBOUR
- ▭ EAST HARBOUR TRANSIT HUB
- ↔ BROADVIEW AVENUE
- ↔ STREET E (EAST HARBOUR BLVD)
- ↔ SECONDARY STREETS
- ▬ BLOCK 1 DRIVEWAY
- ▬ HIGHWAYS
- ▬ EXISTING STREETS
- ▬ FUTURE POTENTIAL STREETS



# Pedestrian & Cycling Network



-  EAST HARBOUR
-  EAST HARBOUR TRANSIT HUB
-  STREETScape
-  CYCLING NETWORK
-  PEDESTRIAN CONNECTIONS

# 2018 Community Benefits

Key benefits secured through the Master Section 37 Agreement in 2018

## 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: **\$62 M**





# 3

## Discussion



# Jamboard

*Instructions to be filled in*



# Mobility

**Transit  
Connectivity  
& Usage**

**Street  
Network**

**Multi-Modal  
Mobility**

**Pedestrian &  
Cycling  
Connections**



# Transit Connectivity



## LEGEND

- GO TRAIN
- SMART TRACK / RER
- TTC STREETCAR ROUTE
- FUTURE STREETCAR ROUTE
- SUBWAY
- FUTURE RELIEF LINE SUBWAY
- BUS ROUTE
- STREETS



# Transit-Oriented Communities Precedents



CANARY WHARF, LONDON



LINCOLN YARDS, CHICAGO



SOUTH CORE, TORONTO



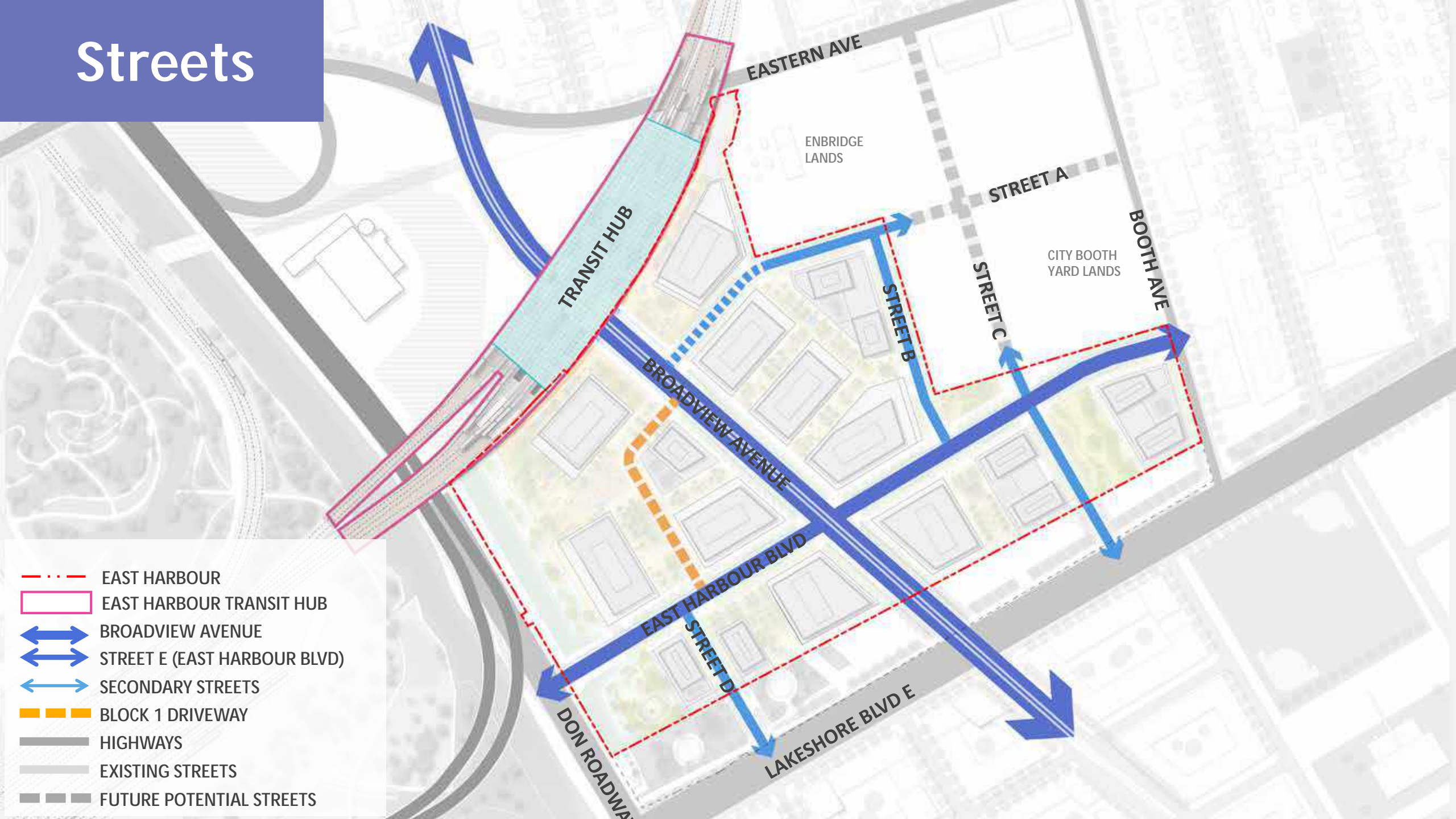
HUDSON YARDS, NEW YORK CITY







# Streets



- EAST HARBOUR
- ▭ EAST HARBOUR TRANSIT HUB
- ↔ BROADVIEW AVENUE
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- BLOCK 1 DRIVEWAY
- HIGHWAYS
- EXISTING STREETS
- FUTURE POTENTIAL STREETS



# Street Precedents



MICHIGAN AVENUE, CHICAGO

**Add precedent**



BLOOR STREET, TORONTO



BROADWAY, NEW YORK CITY



# Streets





# Streets



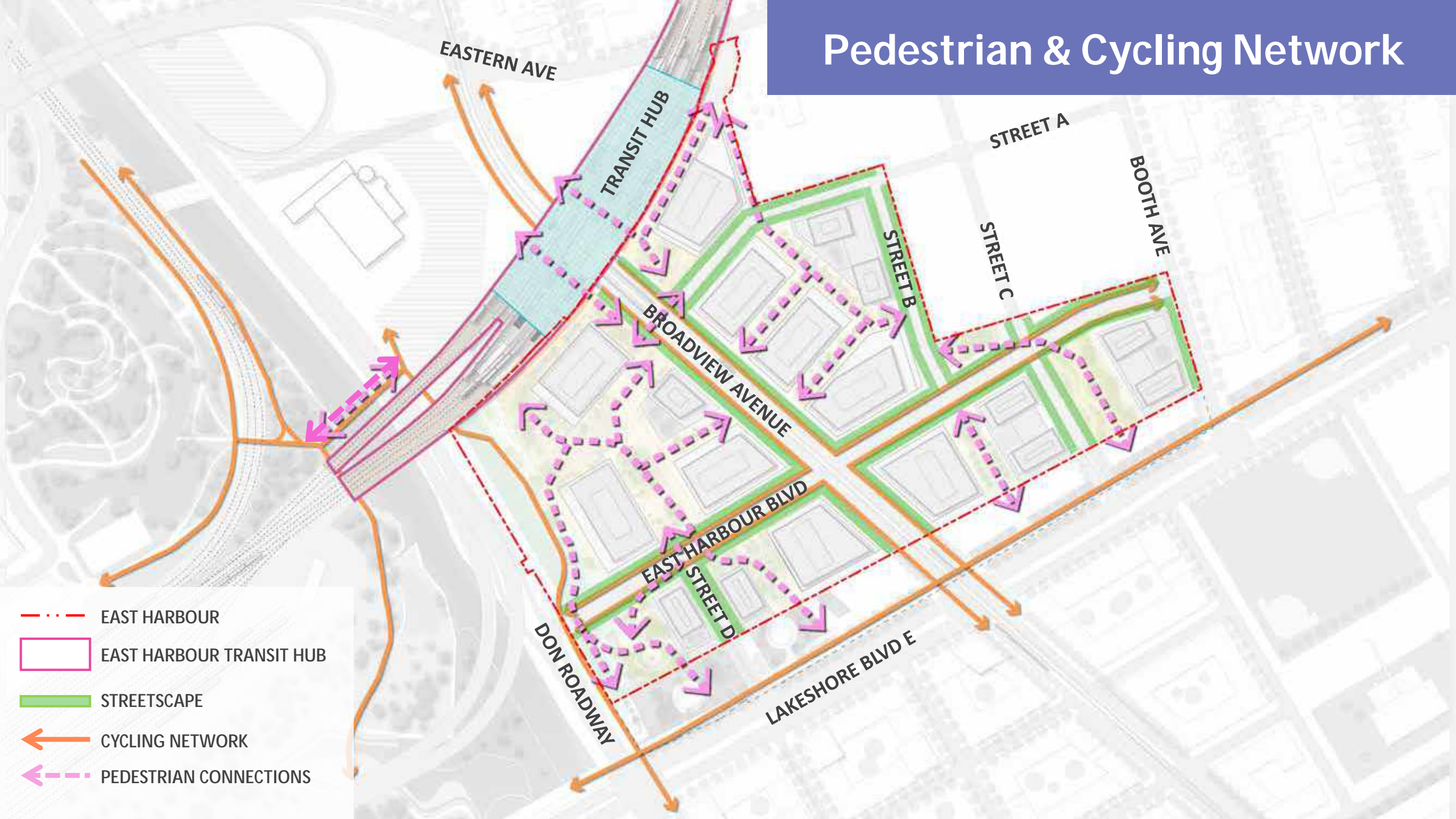







# Streets





# Pedestrian & Cycling Network



-  EAST HARBOUR
-  EAST HARBOUR TRANSIT HUB
-  STREETScape
-  CYCLING NETWORK
-  PEDESTRIAN CONNECTIONS



# Precedents





# Pedestrian & Cycling Connections



Flood Protection Landform



Mid-Block Connection



# Discussion: Mobility



- 1. What makes a neighbourhood more appealing for walking/biking?**
- 2. What creates a convenient transit accessible community?**
- 3. What are some examples of excellent connectivity that you have experienced?**

# Public Realm

**Parks &  
Greenspace**

**POPS &  
Open Spaces**

**Designing for  
4 Seasons**

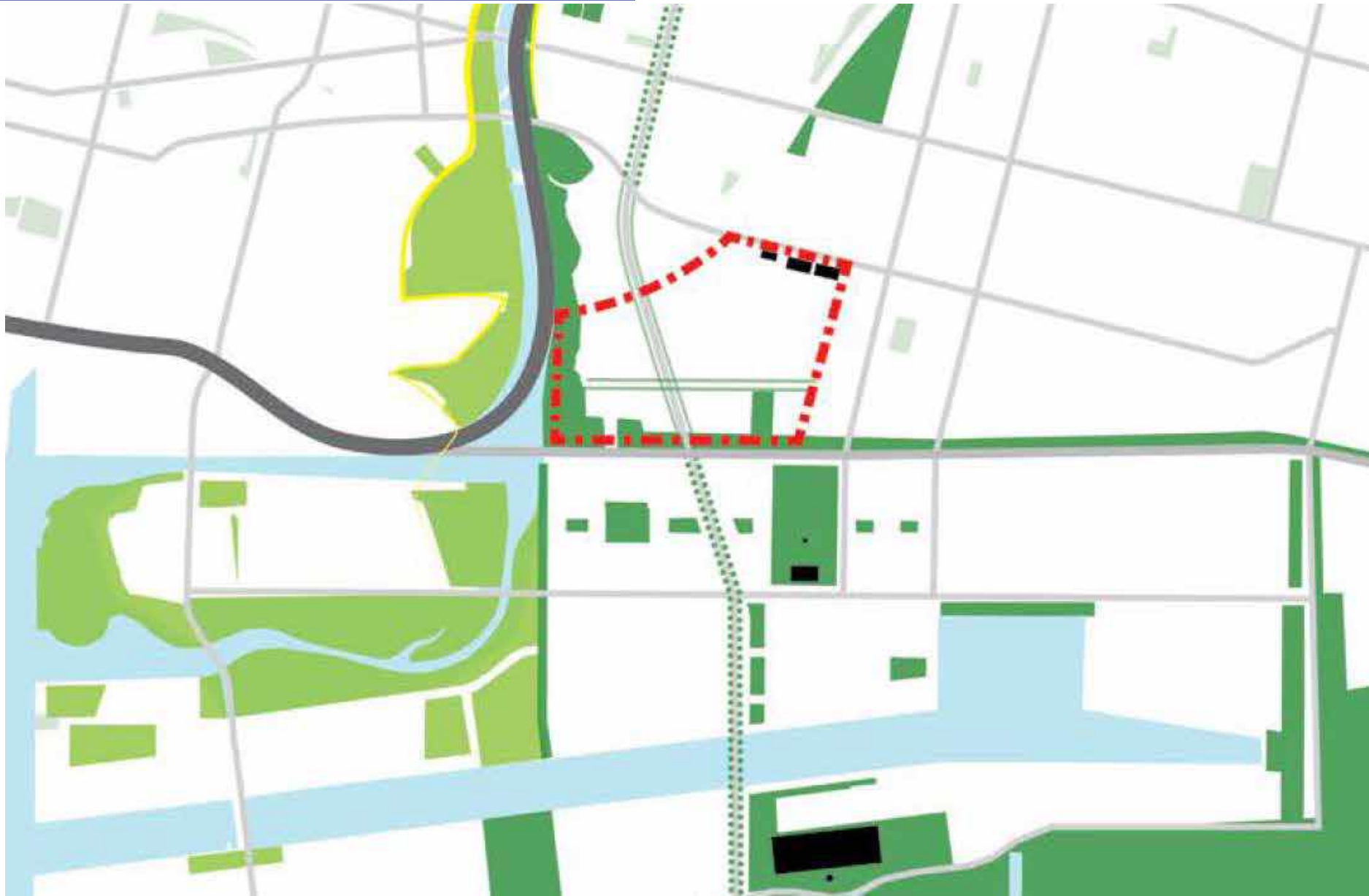
**Streets &  
Landscaping**





# Open Space Network

Placeholder



# Public Realm Plan

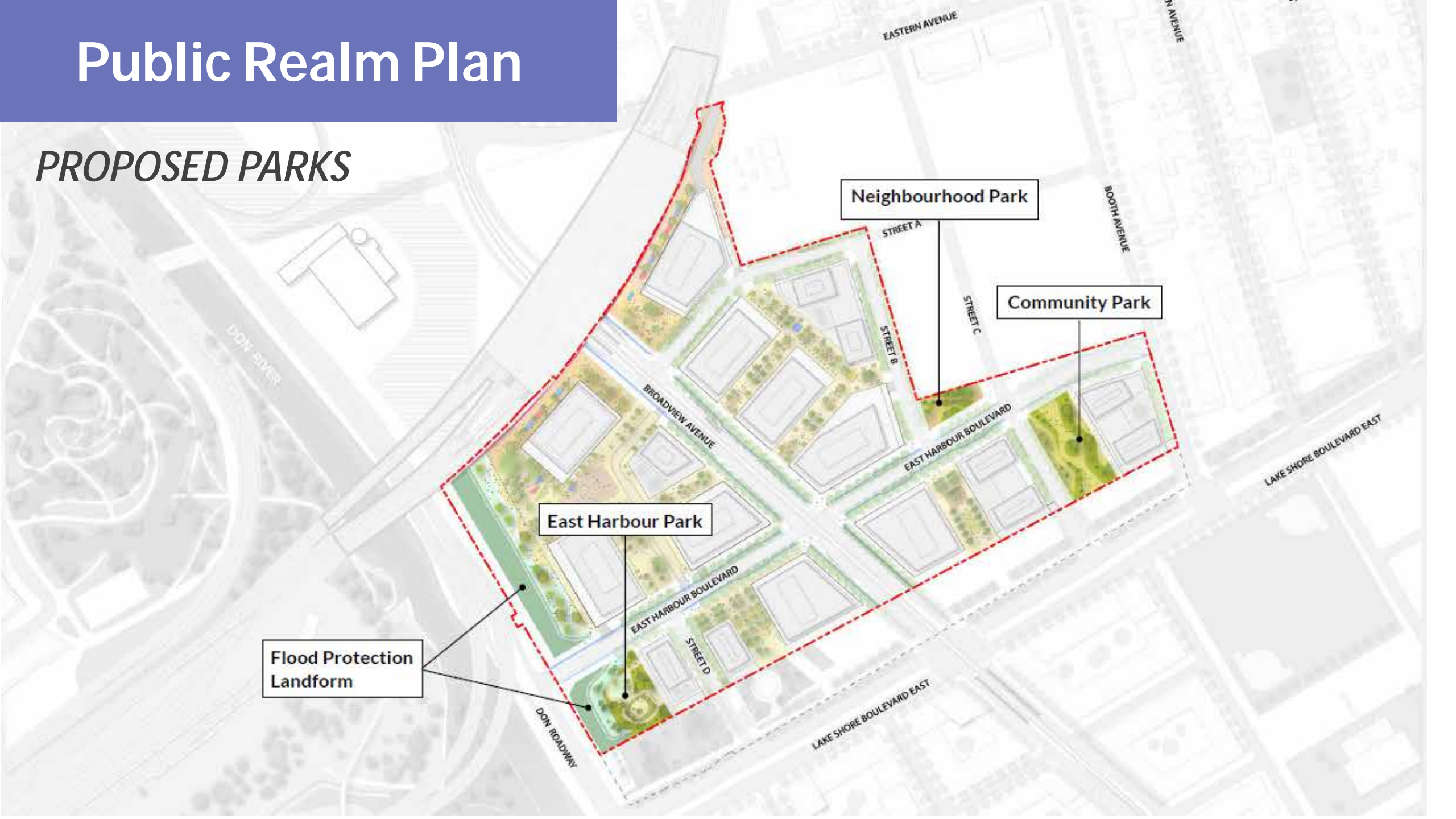
## PROPOSED PARKS

Flood Protection Landform

East Harbour Park

Neighbourhood Park

Community Park





# Public Realm Plan

## PROPOSED POPS AND PLAZAS





# Designing for Four Seasons





# Four Seasons Precedent



College Park offers the potential for various programming during both the summer and winter seasons, creating an engaging public space throughout all four seasons (Toronto)



# WHY ACTIVATE SPACES

CREATE SAFER PLACES

ENCOURAGE NEW DEVELOPMENT

CREATE ICONIC DESTINATIONS

DIVERSIFY USER GROUPS

SUPPORT RETAIL

ESTABLISH AN IDENTITY

BUILD COMMUNITY







# PROGRAMMING EVENTS / SPACES



**3** ULI Urban Land Institute  
**URBAN OPEN SPACE AWARDS**  
 LEVY PARK  
 KLYDE WARREN PARK  
 MYRIAD GARDENS

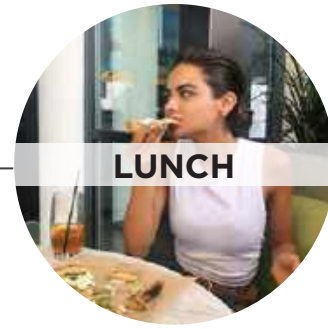


# A DAY IN THE LIFE | PUBLIC OPEN SPACE

## PROFESSIONAL

### WEEKDAY

Parks provide a wonderful venue for daytime and after work programming.



## EVENT VISITORS

### SPECIAL EVENTS

Planned events to attend like large concerts, holiday events, festivals, sports, dinner, movie night.



## RESIDENT/FAMILIES

### MORNING, EVENT, WEEKEND

Programs geared towards families draw them to the park



## TOURIST

### ANY DAY

Tourists visit the park to explore and have fun.





ACTIVATION CONSIDERATIONS | **FITNESS**



workouts



bootcamp



run events



yoga



ACTIVATION CONSIDERATIONS | **GATHERINGS**



health & wellness



small concerts



cultural events



performance art

art exhibitions



ACTIVATION CONSIDERATIONS | **COMMUNITY**



family



shared gardens



flower market



art

concerts



ACTIVATION CONSIDERATIONS | **TEMPORARY INSTALLATIONS**





ACTIVATION CONSIDERATIONS | **GAMING**



pingpong



foosball



chess



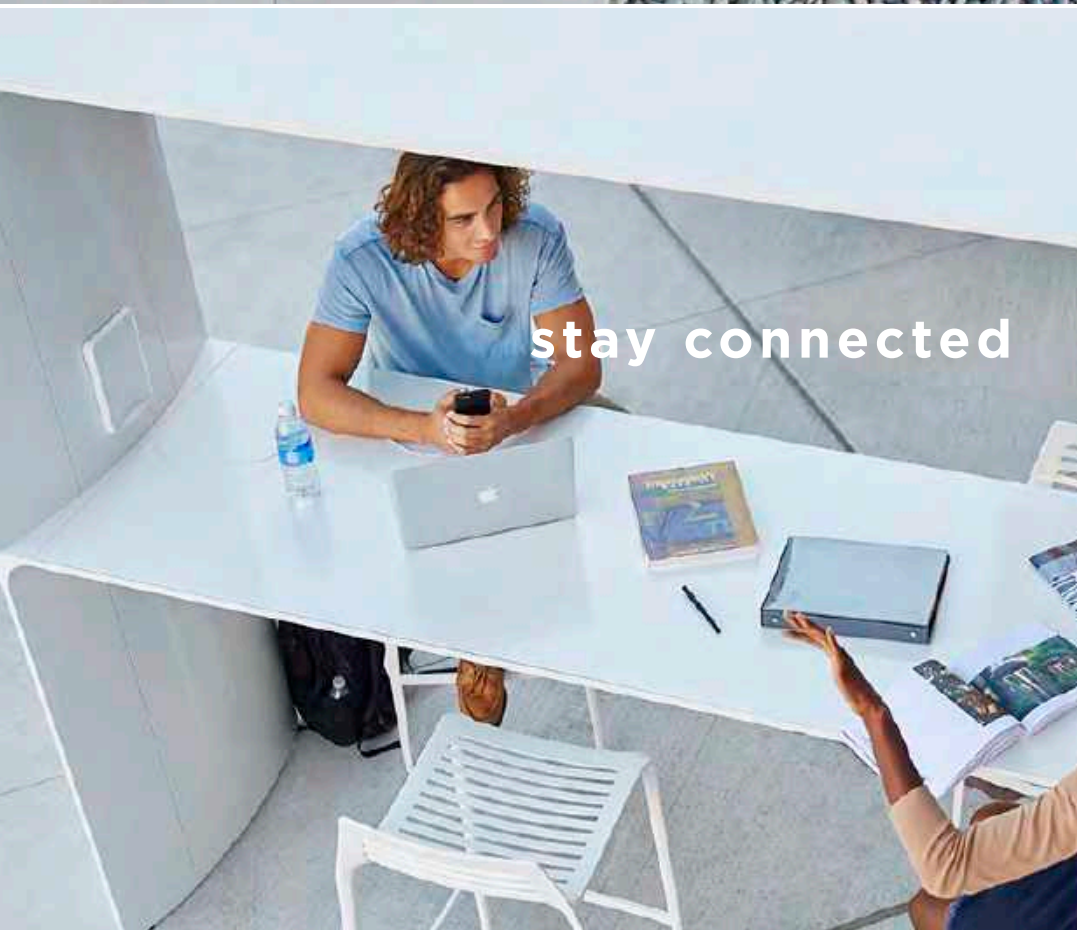
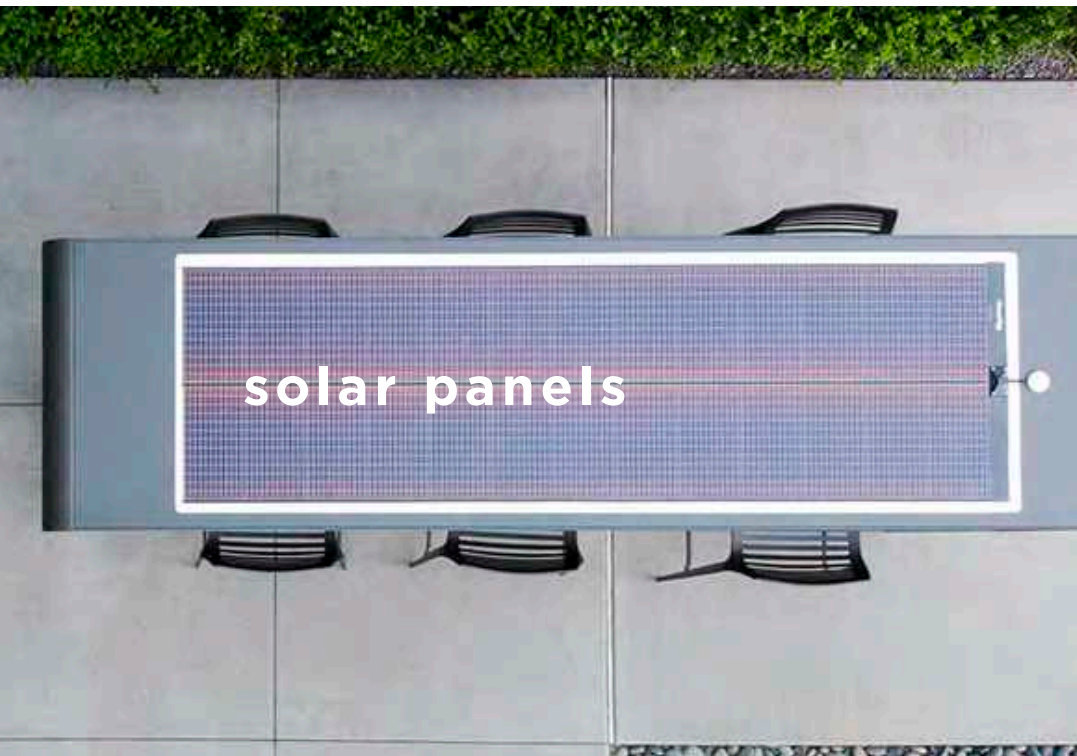
pianos in the park



curling



ACTIVATION CONSIDERATIONS | TECHNOLOGY





ACTIVATION CONSIDERATIONS | AMENITIES





ACTIVATION CONSIDERATIONS | AMENITIES



bike repair station



hammocks



bee hives



# MASTER PLAN





# STREETSCAPE

## Broadview Avenue



Amenity Zone

Canopy Tree

Streetscape Planting

Architectural Concrete

Bike Lane



# STREETSCAPE

## East Harbour Boulevard

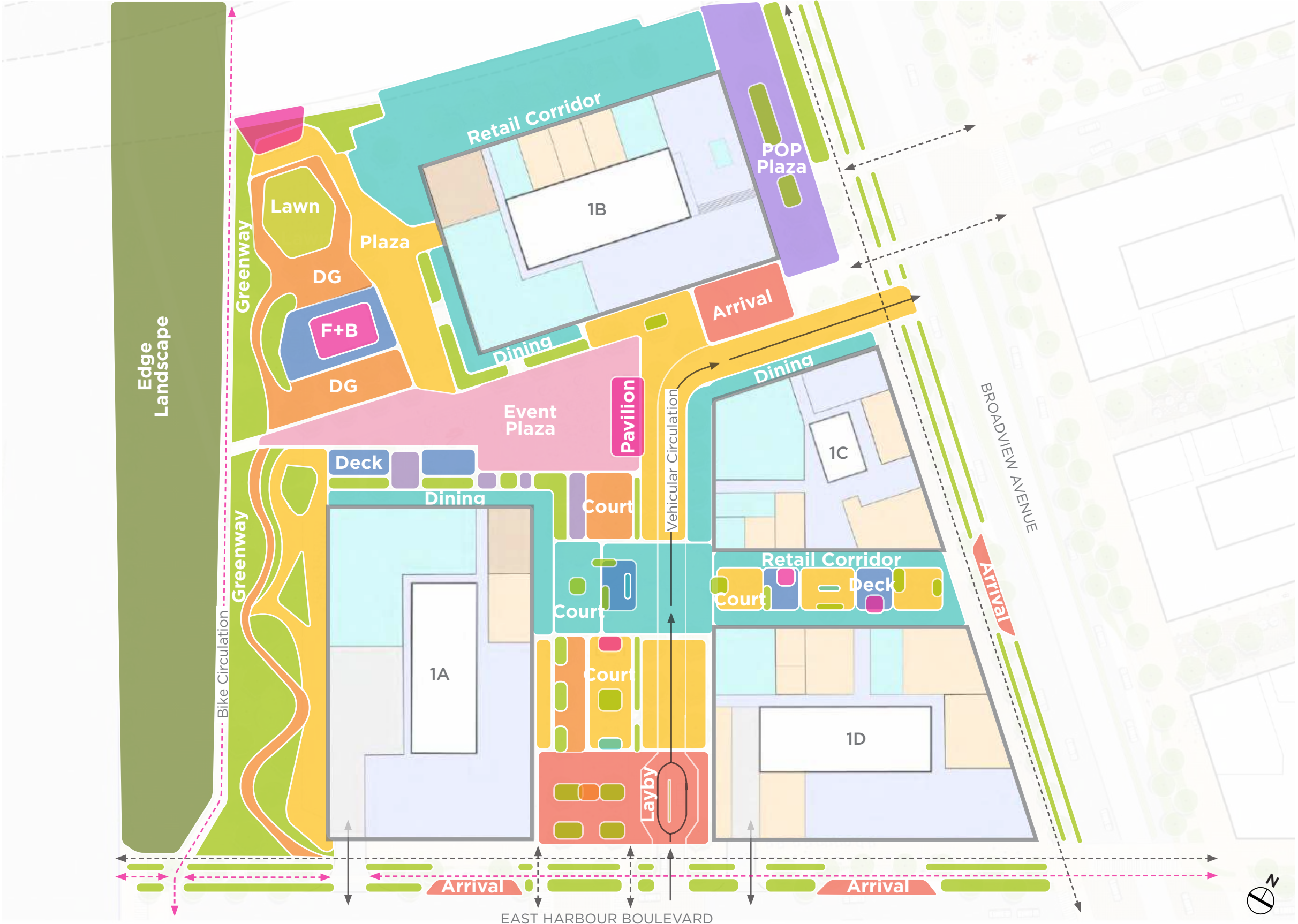




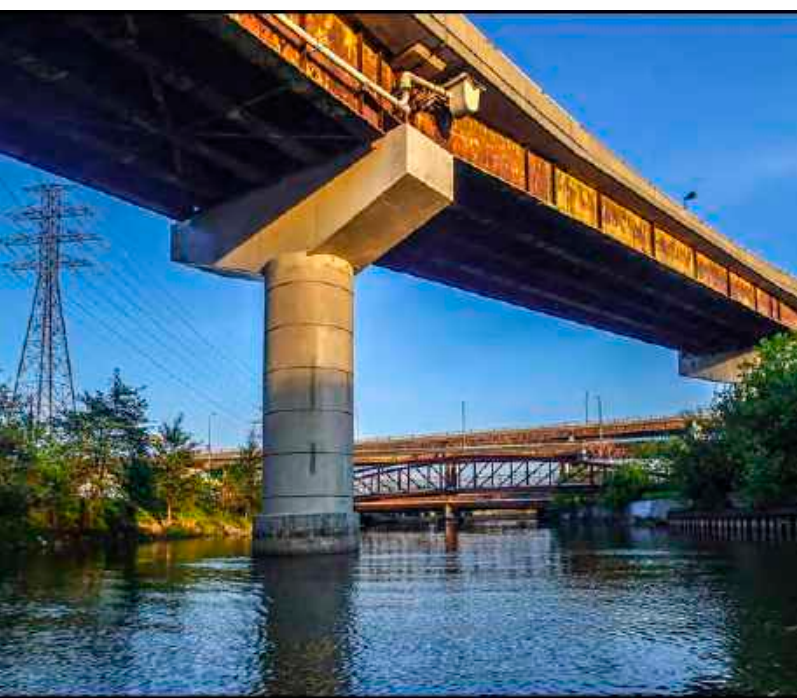
# QUADRANT 1

## Program

- OFFICE LOBBY
- RETAIL
- FOOD & BEVERAGE
- DESTINATION TENANT AT L2
- PRE-SCHOOL / DAY CARE
- RESIDENTIAL / OFFICE AMENITIES

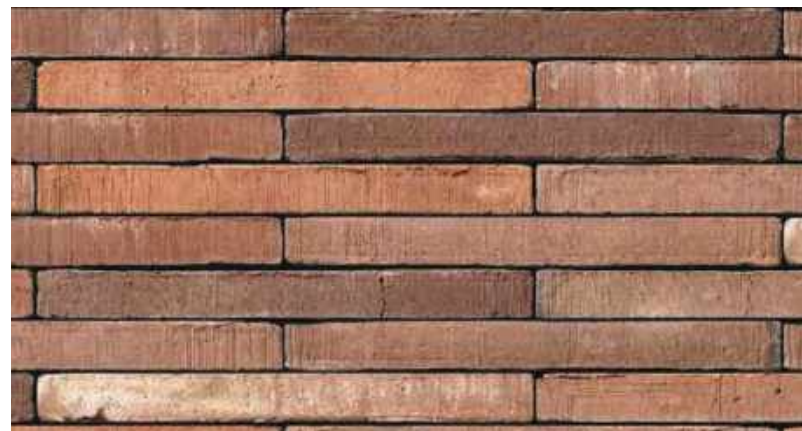




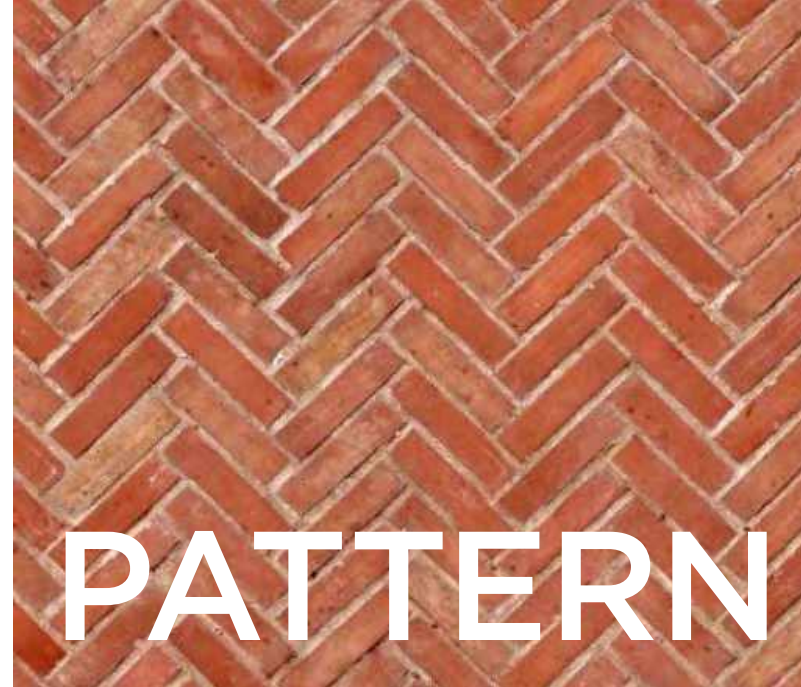


**CELEBRATE THE  
INDUSTRIAL PAST**

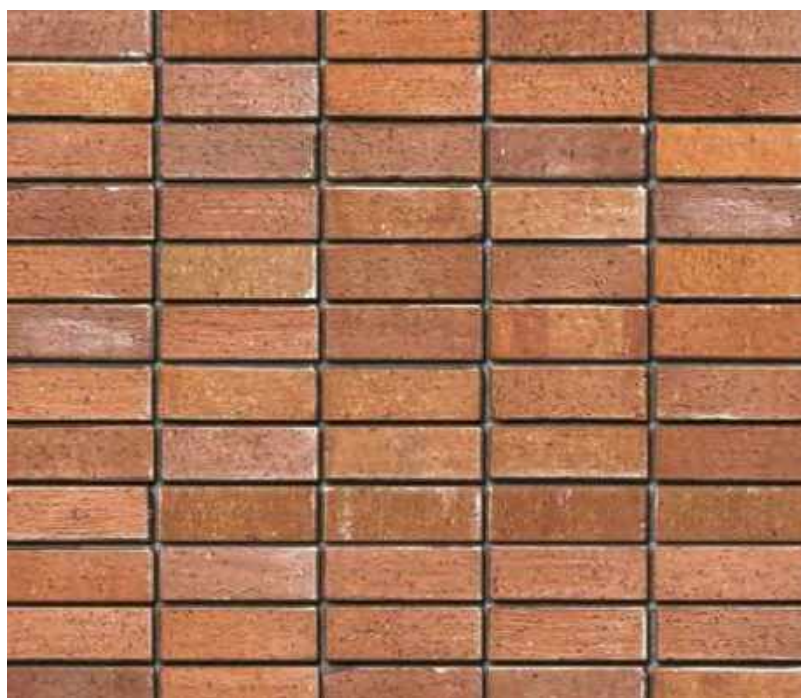
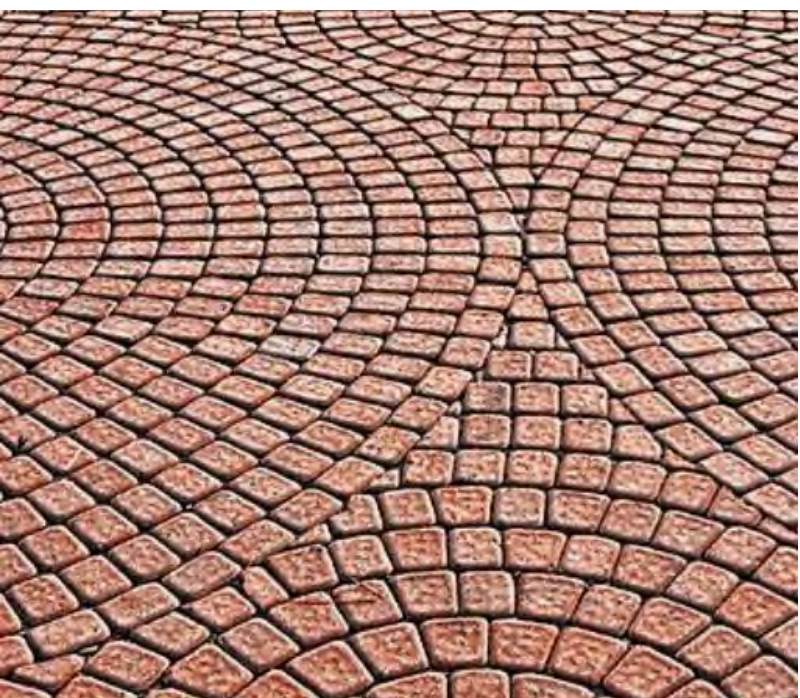
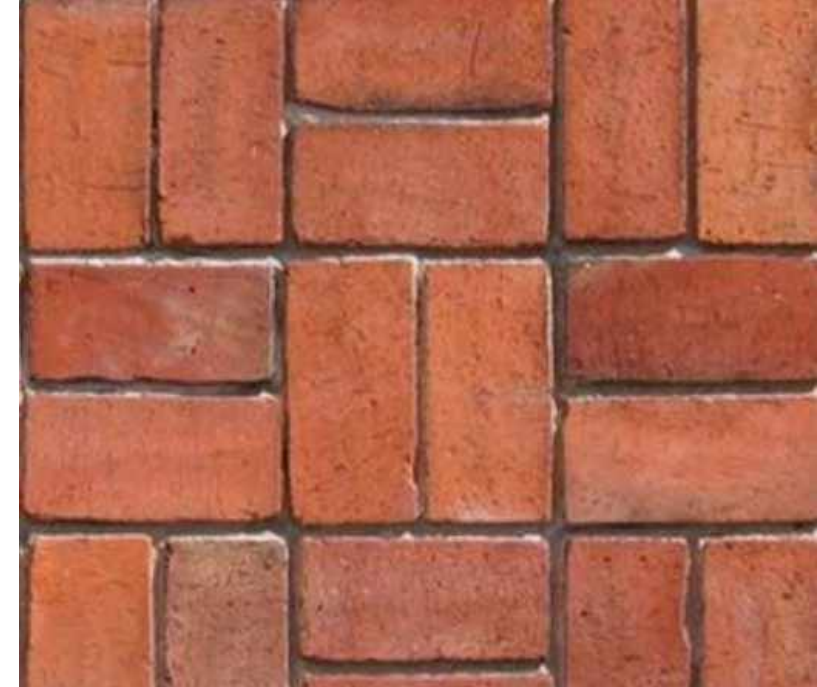








PATTERN







COLOR





DOMINO  
PARK

# PRECEDENT IMAGES - SALVAGED ARTIFACTS



The Syrup Tanks - Domino Factory



Gantry Cranes and Raw Sugar Warehouse Columns



Screw Conveyors



Mooring Bollards





Imagine Studio at The Trees, Mumbai



# ARCHITECTURAL FOLLIES WITH INDUSTRIAL FEEL

Charles Smith Wines Tasting Room and HQ, Washington



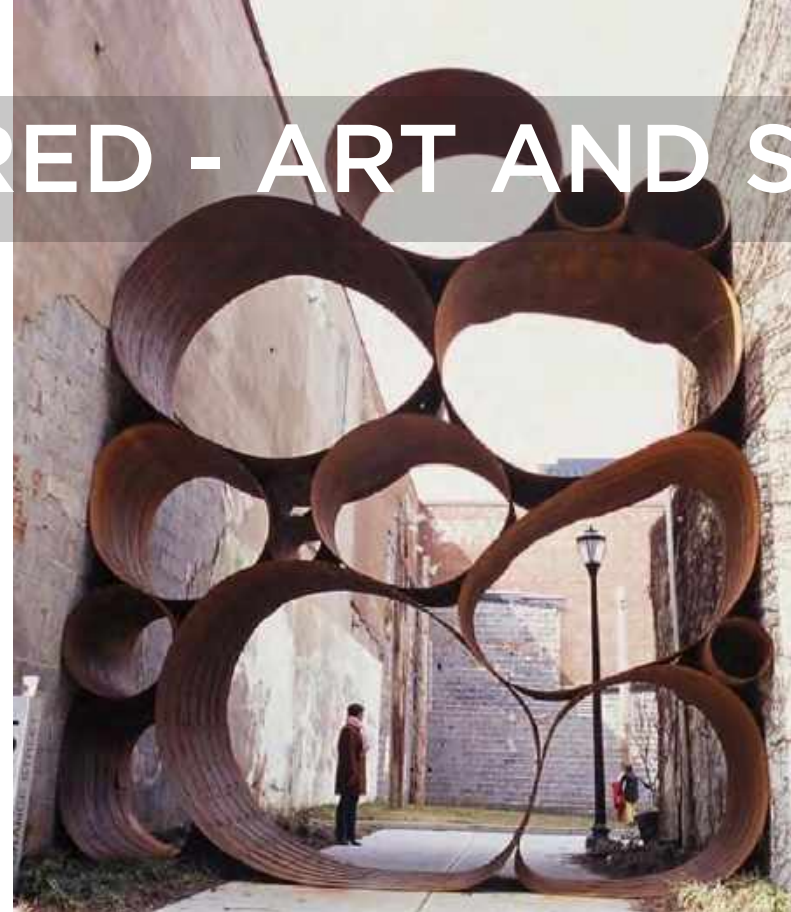
Woolston Community Library Christchurch, New Zealand



Brooklyn Bridge Park, New York



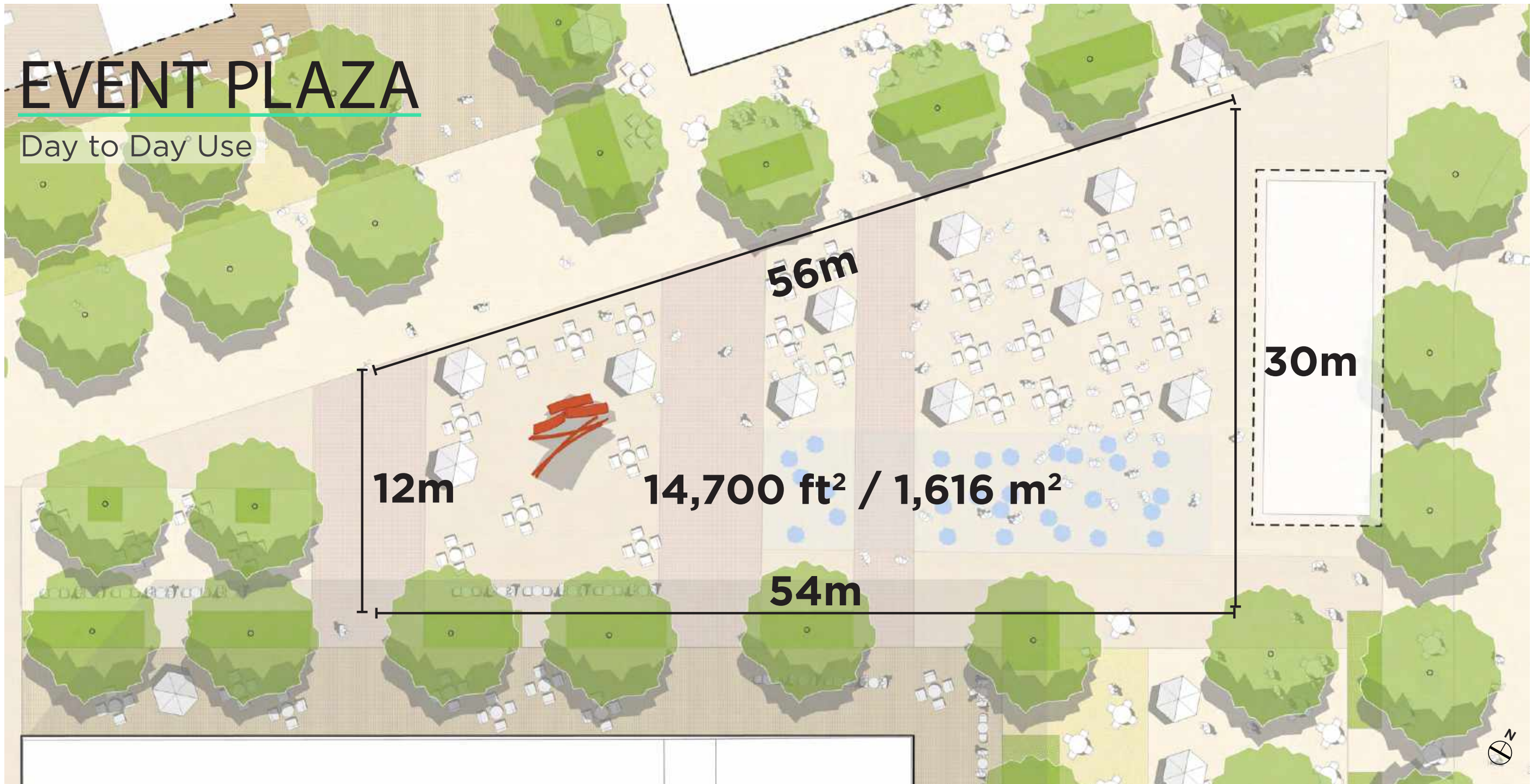
# INDUSTRIAL INSPIRED - ART AND SCULPTURE





# EVENT PLAZA

Day to Day Use





# EVENT PLAZA

Day to Day Use





# EVENT PLAZA

Day to Day Use



QUADRANT 1





# EVENT PLAZA

Day to Day Use





# EVENT PLAZA

Day to Day Use





ACTIVATION CONSIDERATIONS | **ACTIVITIES + EVENTS**



**food trucks**



**arts festival**



**movie nights**



**holiday market**



# ACTIVATION

Food Trucks

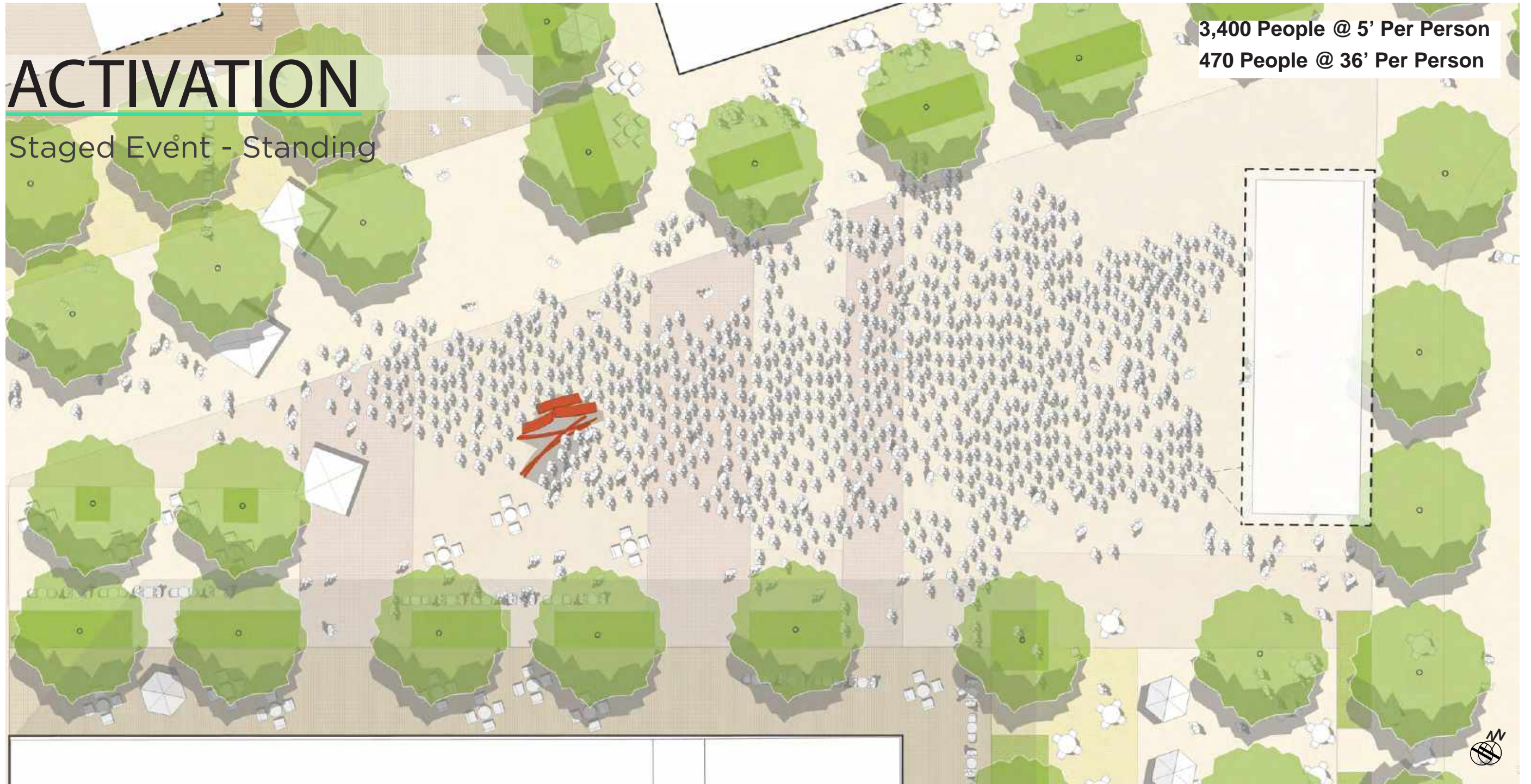




# ACTIVATION

Staged Event - Standing

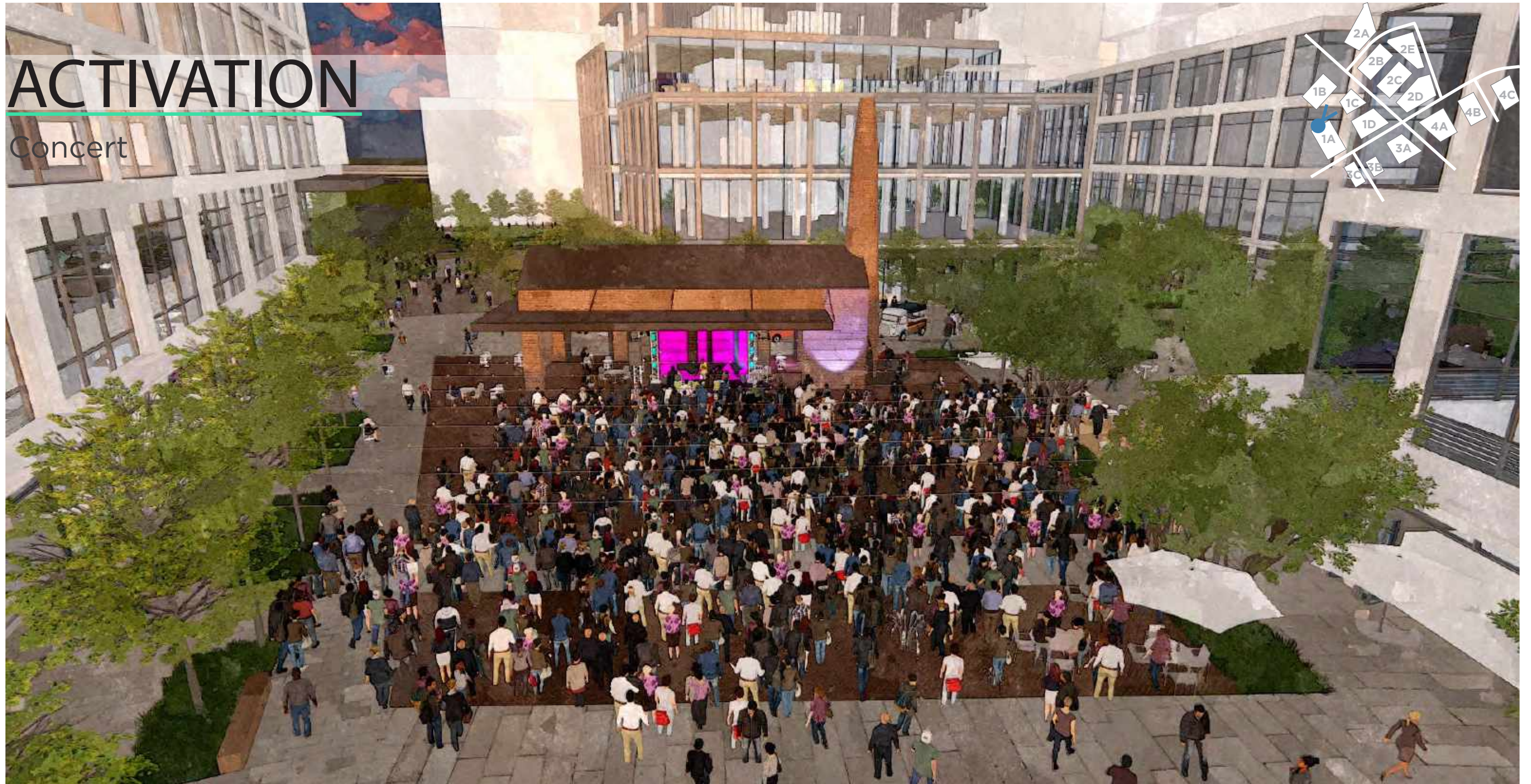
3,400 People @ 5' Per Person  
470 People @ 36' Per Person





# ACTIVATION

Concert





# PROGRAMMING & ACTIVATION

**1,560 SM / 17,000 SF Event Plaza  
(events ideally suited for hardscape)**

- Farmer's Market
- Art Fair
- Marker's Market
- Flower Market
- Kris Kringle/ Winter Market
- Food Trucks
- Temporary Art Exhibits
- Silent Disco
- Pet Adoption
- Concerts, Open Mic Night
- Wine Tastings
- Private events - dinners, cocktail parties, professional gatherings
- Gaming Trucks
- Dance Lessons
- Painting Lessons
- Brand Activations/Product Launches
- Spin Bikes

**680 SM / 7,500 SF Lawn**

- Movies
- Concerts
- Yoga Classes
- Tai Chi
- Meditation
- Bootcamp/HIIT Classes/Kettlebell Classes
- Field Days
- Obstacle Course/Ninja Course
- Lawn Games - tennis, soccer, badminton, futsal, Tetherball, volleyball, bag toss, flag football
- Simulcasts for games and events

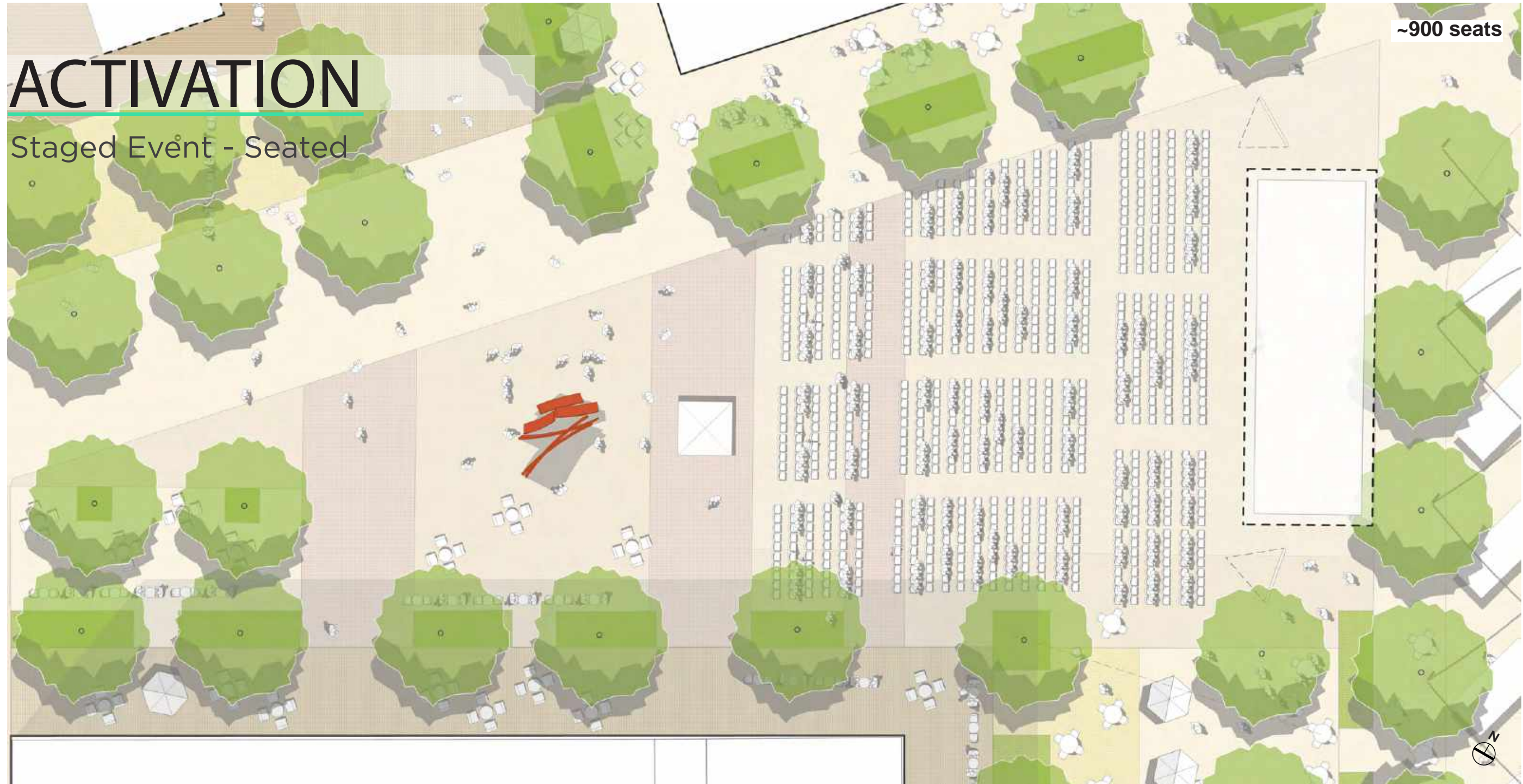




# ACTIVATION

Staged Event - Seated

~900 seats





# ACTIVATION

Tented Event

~60 Tents





ACTIVATION CONSIDERATIONS | WINTER



broomball



seasonal exhibitions



curling



ice skating



ACTIVATION CONSIDERATIONS | WINTER



performance art



workout



play



ice exhibitions



# ACTIVATION

Ice Rink





# ACTIVATION

Ice Rink (Day)





# ACTIVATION

Ice Rink (Night)





# ACTIVATION

Summer





# EVENT PLAZA

Summer





# ACTIVATION

Fall





# QUADRANT 1

## Transit Retail Alley and Gathering Space





# QUADRANT 1

## The Lawn





# QUADRANT 1

## Pedestrian Corridor





# QUADRANT 1

Pedestrian Corridor





# QUADRANT 1

## Steps to Gathering Space





# QUADRANT 1

## Transit Retail Alley







**COMMUNITY GARDEN**



**Community Park**



**PLAYFUL FEATURES**



**SUPPORTING**

**FLEXIBLE LAWN SPACE**



**CHILDREN'S PLAY**



**GAMES**





# QUADRANT 3

## Community Park





# Discussion: Public Realm



1. What are some examples of well-programmed public spaces in Toronto? Other cities?
2. What activities do you use outdoor public spaces for in the winter/fall/summer/spring?
3. What role do the arts play in creating a successful public realm?



# Mix of Uses

**Housing**

**Retail  
Program**

**24/7  
Animation**

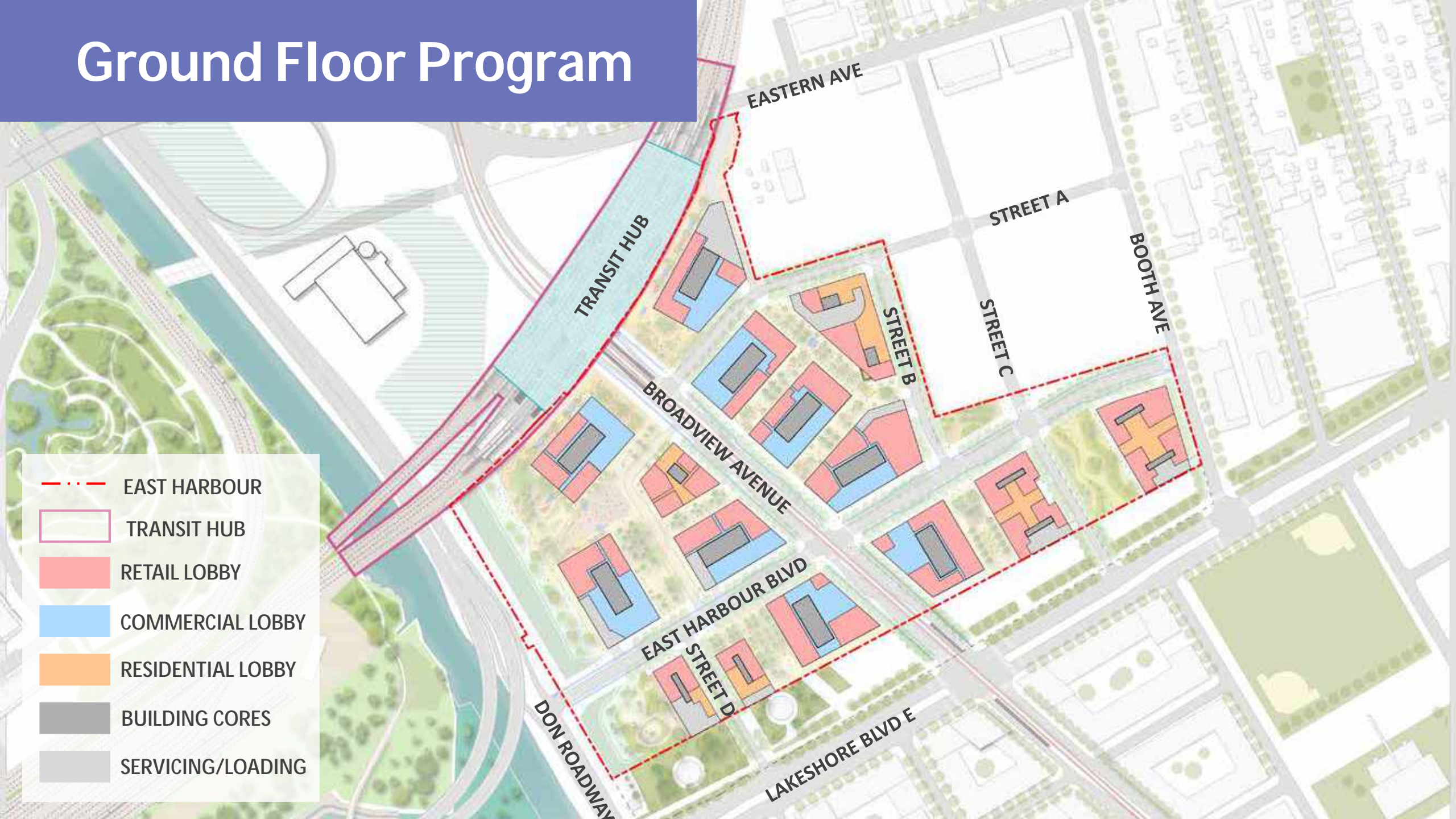
**Dynamic  
Open Spaces**








**Ground Floor  
Program**





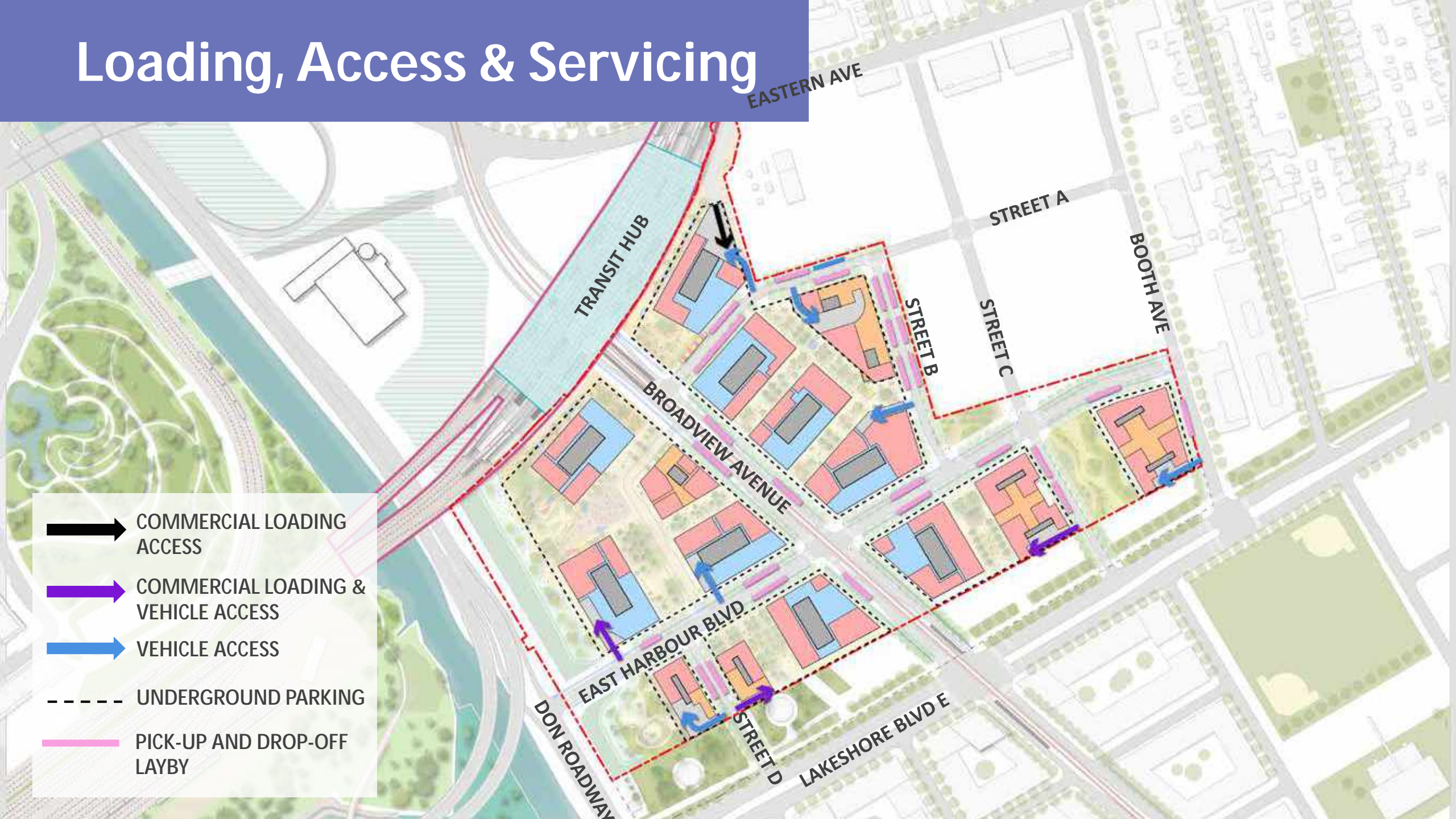
# Ground Floor Program



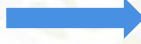
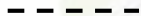



-  EAST HARBOUR
-  TRANSIT HUB
-  RETAIL LOBBY
-  COMMERCIAL LOBBY
-  RESIDENTIAL LOBBY
-  BUILDING CORES
-  SERVICING/LOADING



# Loading, Access & Servicing



-  COMMERCIAL LOADING ACCESS
-  COMMERCIAL LOADING & VEHICLE ACCESS
-  VEHICLE ACCESS
-  UNDERGROUND PARKING
-  PICK-UP AND DROP-OFF LAYBY



# Retail Animation





# Retail Animation & Programming

Active lobby space



At-grade retail to support animation



Active commercial and patio uses



Curated retail uses







**4M RETAIL CIRCULATION**



**Retail Corridors**





# QUADRANT 1

## Retail Corridor





# QUADRANT 1

## Retail Corridor





# QUADRANT 1

## Retail Corridor





# QUADRANT 1

Retail Corridor





# QUADRANT 1

Retail Corridor





# 24/7 Activity





# 24/7 Activity



Mixed-use character along the city's Waterfront



# Discussion: Mix of Uses



- 1. What is important to consider when we have residential uses and commercial uses coming together?**
- 2. When we talk about a 24/7 community what are the things/places you think of?**
- 3. What are the key features to making public spaces animated and accessible?**



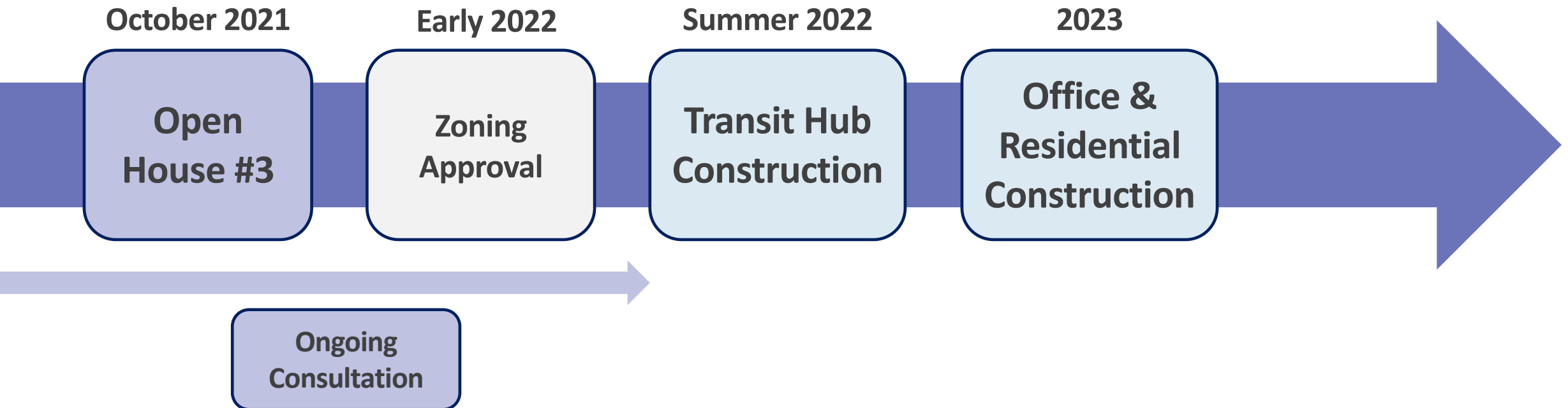


4

Next Steps



# What are the Next Steps?





# How Can You Provide Input?



**Tonight's Discussion**



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



**Open House #3**





**Thank  
You**



# Contact Information

Project Team

**East Harbour Project Team**



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