

# EAST HARBOUR

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Open House #3

October 21, 2021

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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
- 💬 Questions & Answers
- Next Steps



# 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 "Live Transcript" button; "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



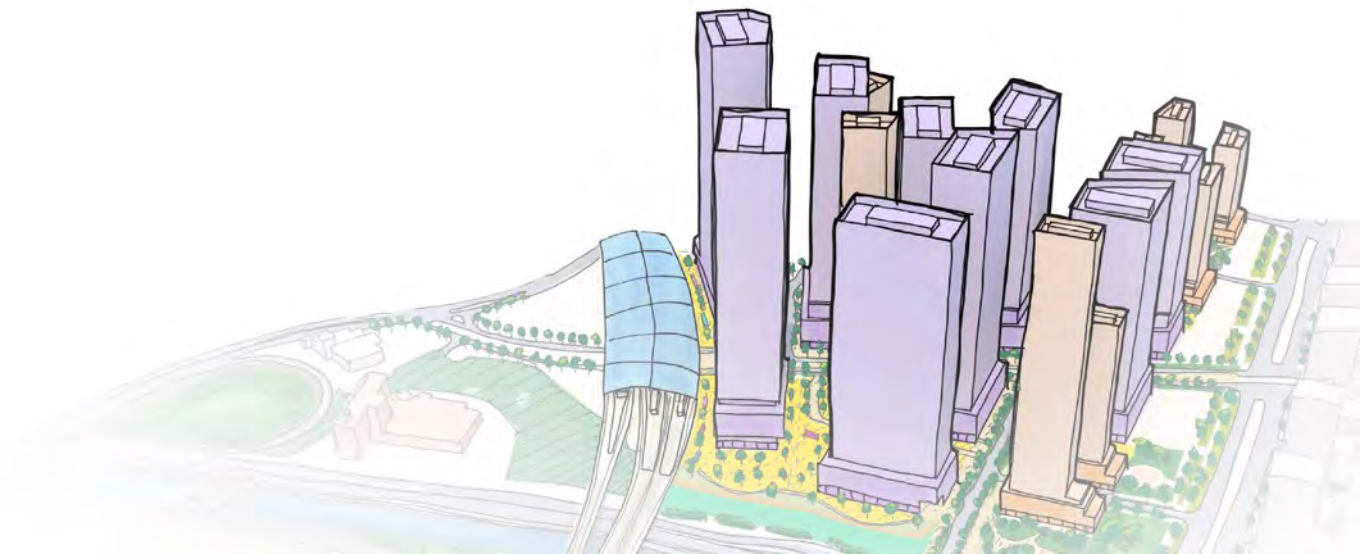
# Rules of Engagement

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 #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

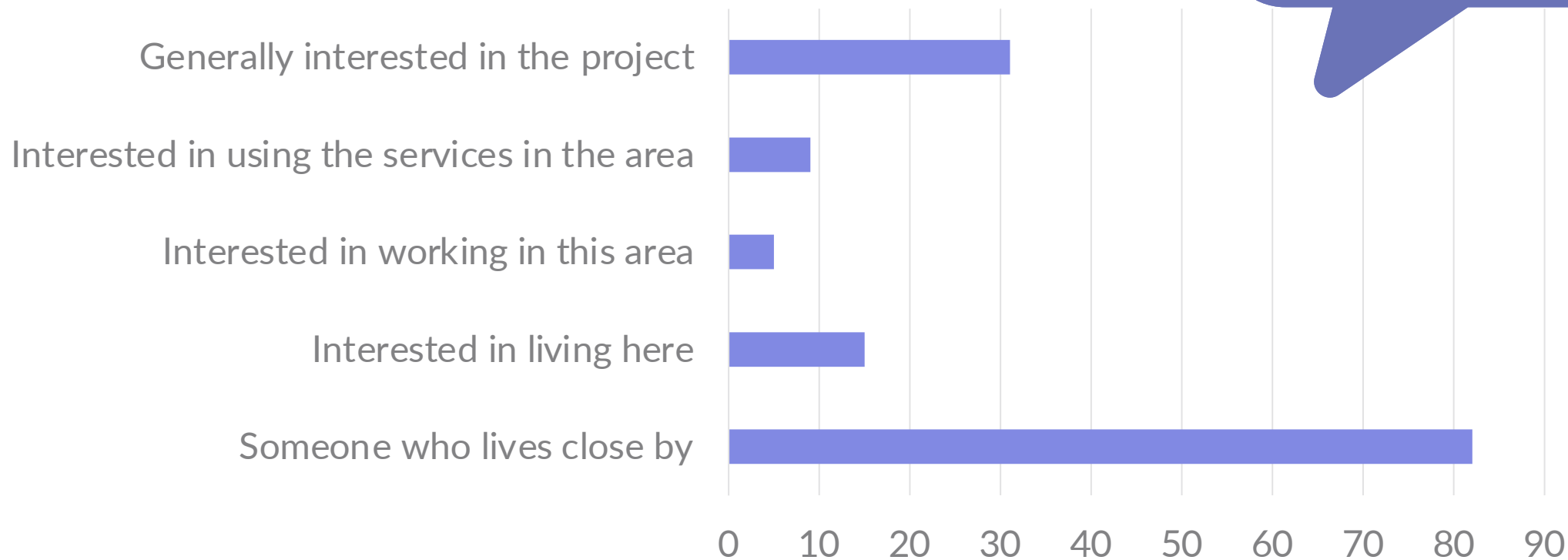
Feedback



# Engage East Harbour

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

## Who has been engaging?





# Engage East Harbour

## Who has been engaging?

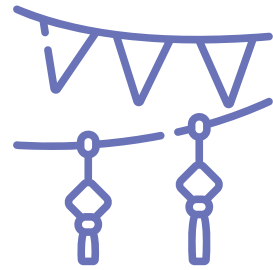
Engagement Tool	Number of Participants
Postcard Distribution	14,332 (X3)
Social Media Reach (OH#1)	7,729
Open House #1	98
Local Advisory Committee #1	6
Social Media Reach (OH #2)	9,501
Open House #2	71
Local Advisory Committee #2	10
Engage East Harbour Feedback	124
Engage East Harbour Surveys	335
Open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

# Website Feedback

## What we've heard from you...



**Animation & Activation**



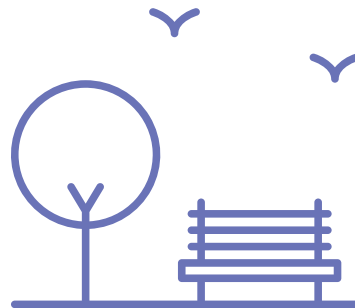
**Arts and Culture**



**Mix of Uses**



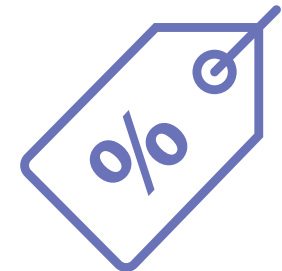
**Mobility & connectivity**



**Public Spaces**



**Neighbourhood Identity**



**Affordability**

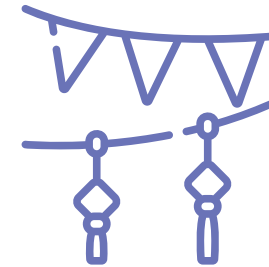


# Website Feedback



## 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...

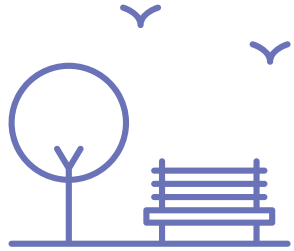
- Community cohesiveness and connectedness through mix use and affordable housing
- Infrastructure to support the influx of residents and families in this area (schools, daycares, community centres, etc.)
- Local retail
- Days of single-use office districts have passed



## Mobility & Connectivity...

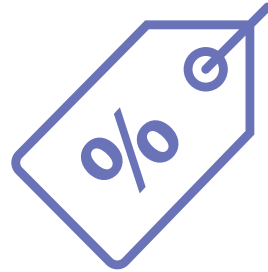
- Pedestrian and cycle only street spaces, and let those spaces be vibrant and mixed-use
- Integrated transit and public artwork
- Complete, separated, appealing bike infrastructure
- Site and neighbourhood connectivity
- Safe, comfortable pedestrian & transit space
- More appealing to walk/bike/use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



An aerial architectural rendering of a city development project. The central focus is a cluster of tall, modern skyscrapers in shades of purple and blue, situated on a yellow-highlighted plot. To the left, a large, curved structure with a blue, segmented canopy is connected to a multi-lane highway. A river flows through the scene, with a bridge crossing it. The surrounding area includes existing city blocks with smaller buildings, green spaces with trees, and a network of roads. The overall style is a clean, illustrative architectural drawing.

3

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Emerging  
Vision





# 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

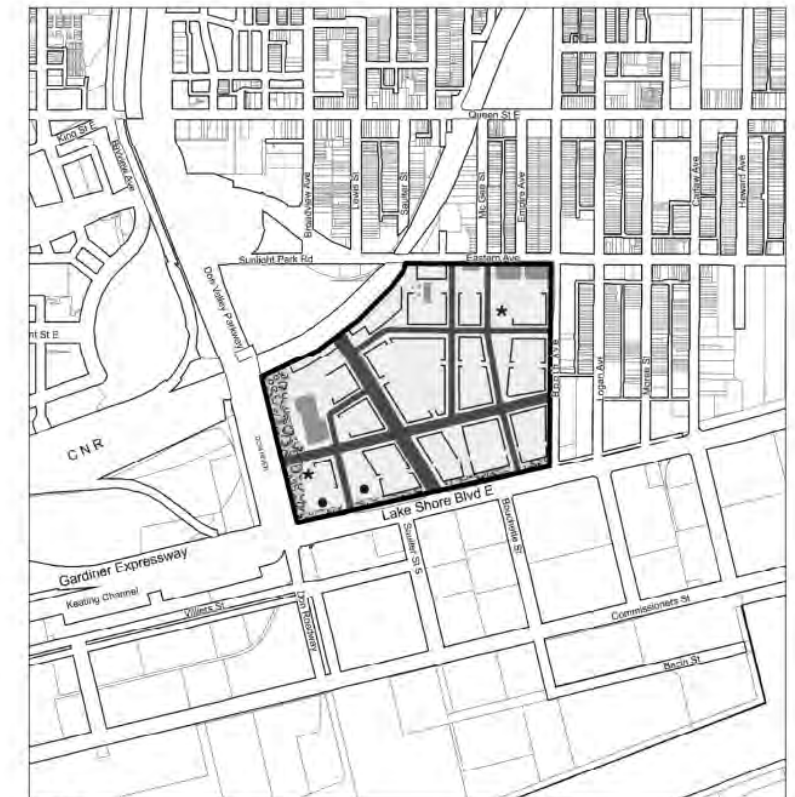
## Secondary Plan (2018)

### 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:

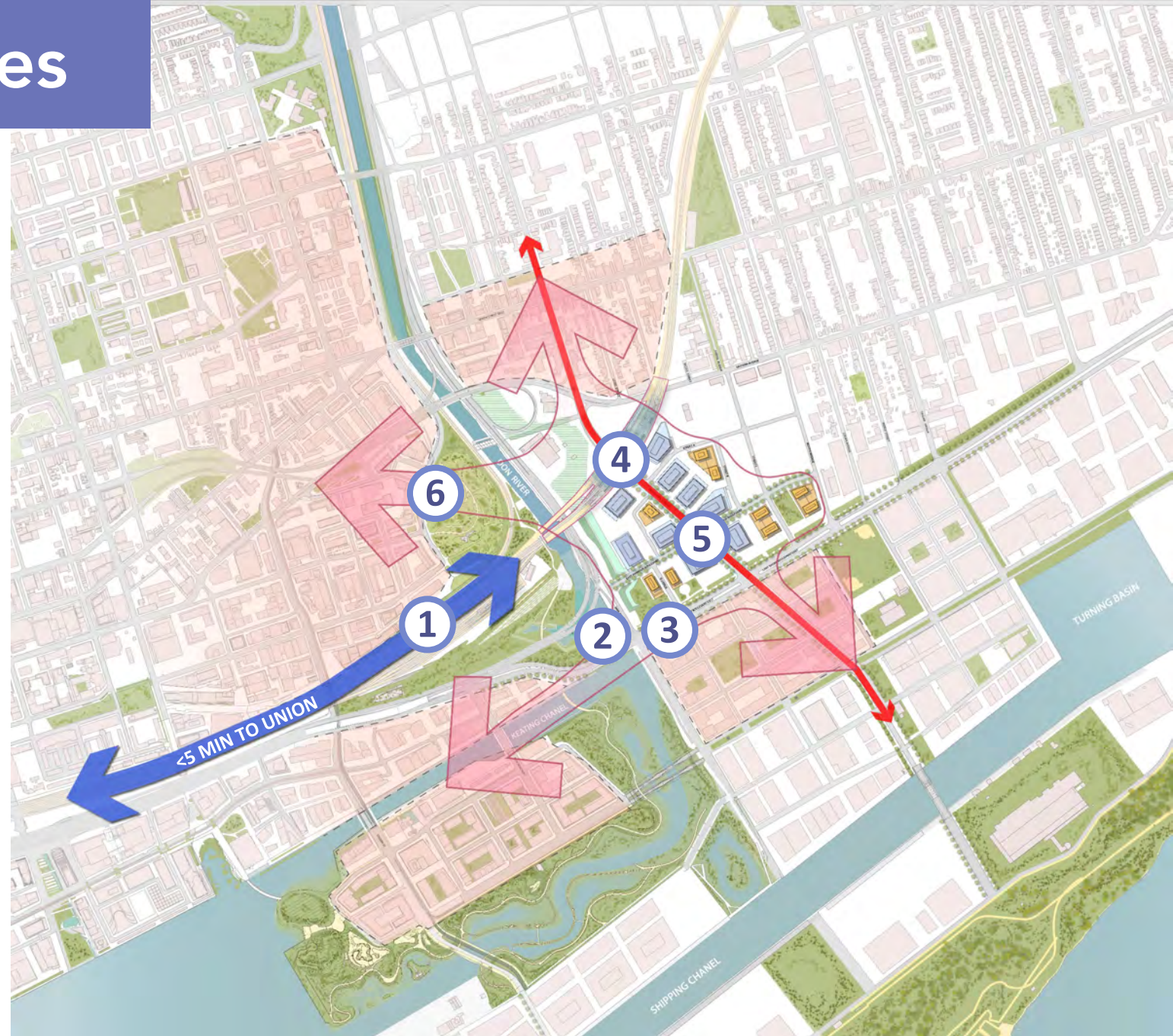
1. Provide a healthy district
2. Be intensely connected and highly accessible
3. Celebrate the industrial character and innovation of the area

This aligns with CF's corporate vision of Transforming Communities for a Vibrant Tomorrow



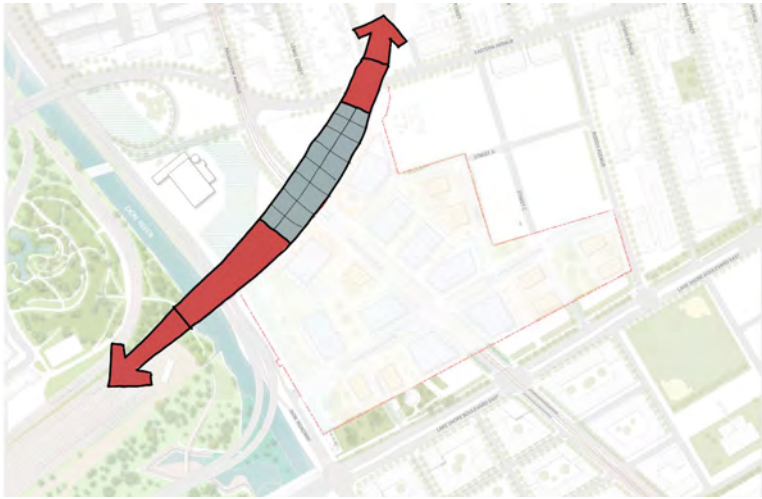
# City Building Objectives

- 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

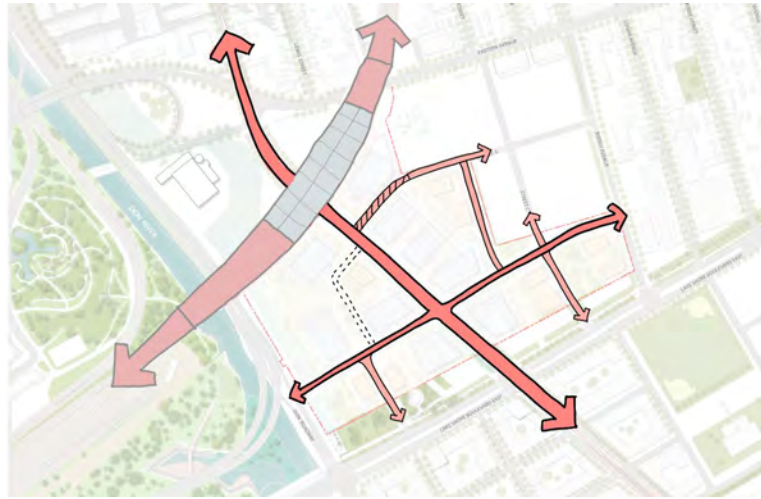




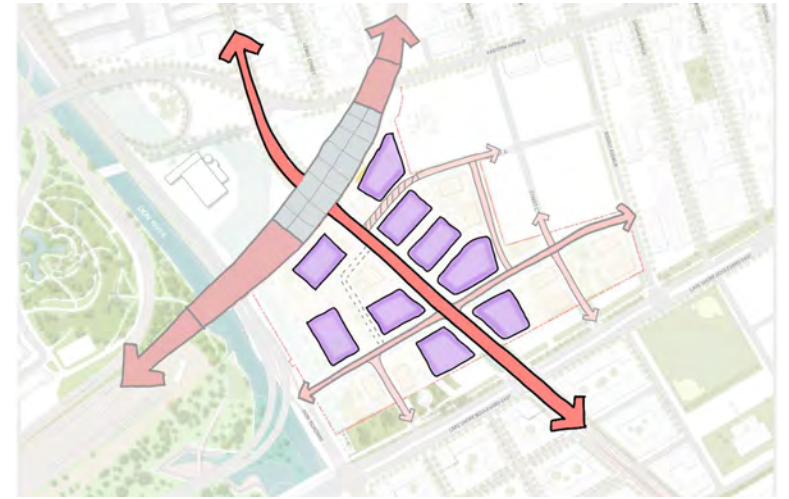
# Structuring Framework



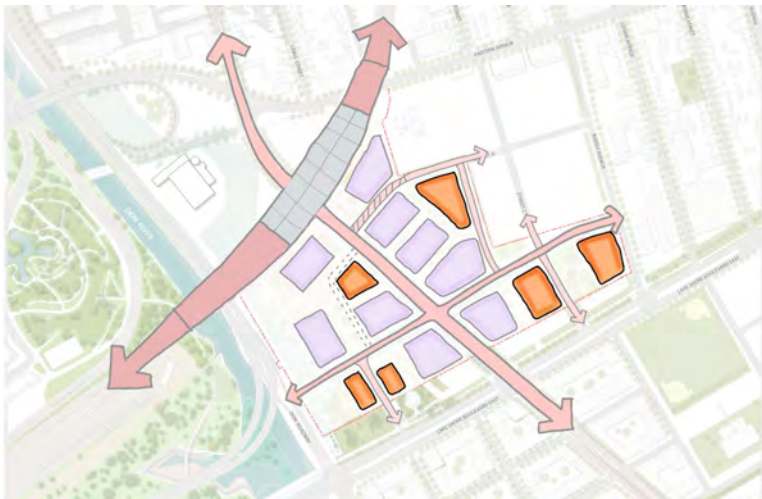
**1. A Connected Transit Hub**



**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

An architectural rendering of a vibrant urban community. The scene is filled with people walking, sitting at outdoor tables, and holding balloons. There are modern buildings with large windows and glass facades. A prominent building on the left has a 'Cafe' sign and a 'BAKERY' sign. The area is landscaped with trees and greenery. The overall atmosphere is lively and community-oriented.

**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

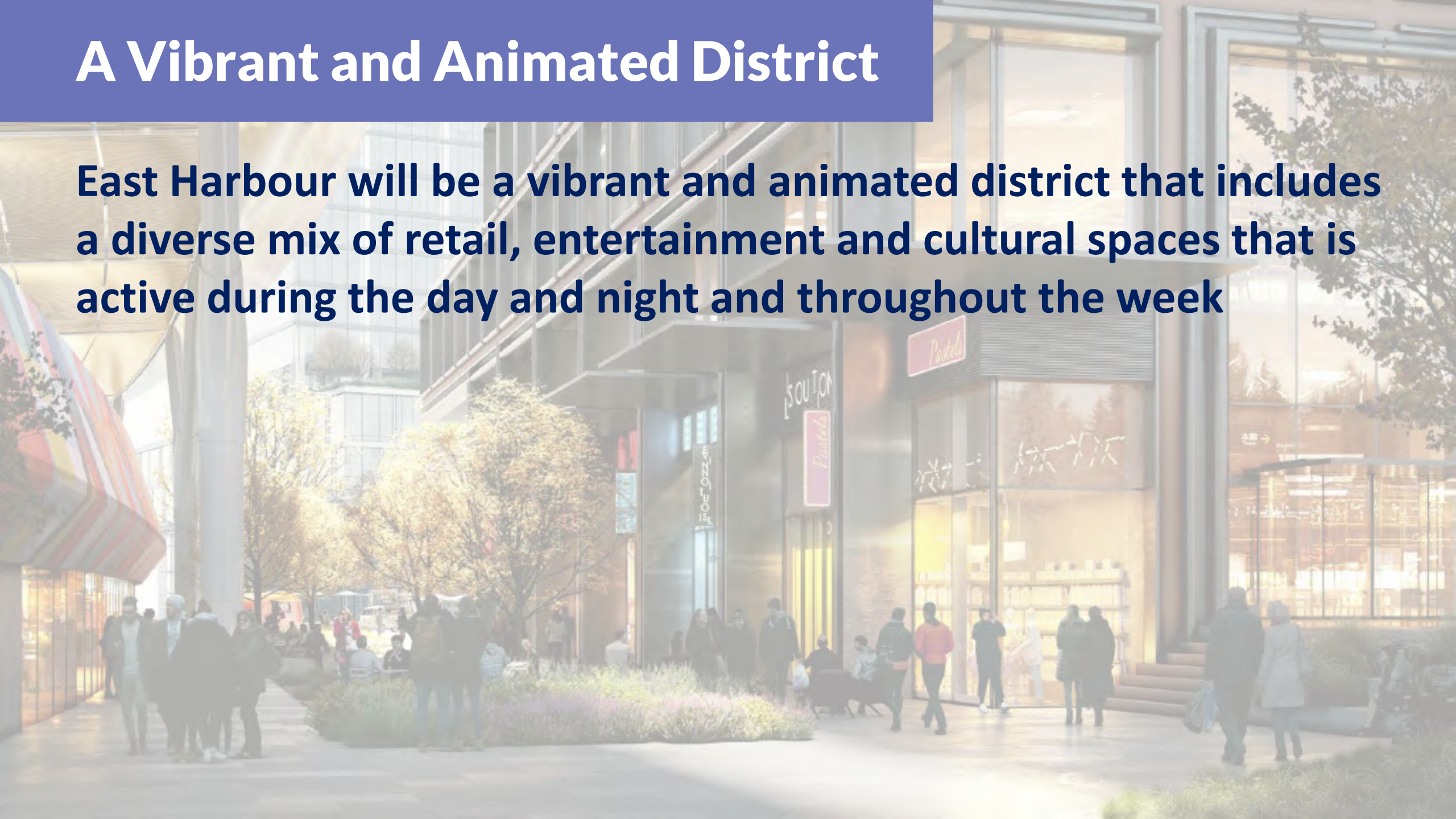
**An integrated, multi-modal Transit Hub will serve as the heart of East Harbour's pedestrian-oriented mobility network that will offer seamless connectivity throughout the district and to the surroundings**





# 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**









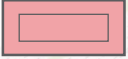
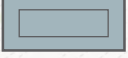
4

Presentation



# The Mixed Use Master Plan



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



# The Mixed Use Master Plan



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



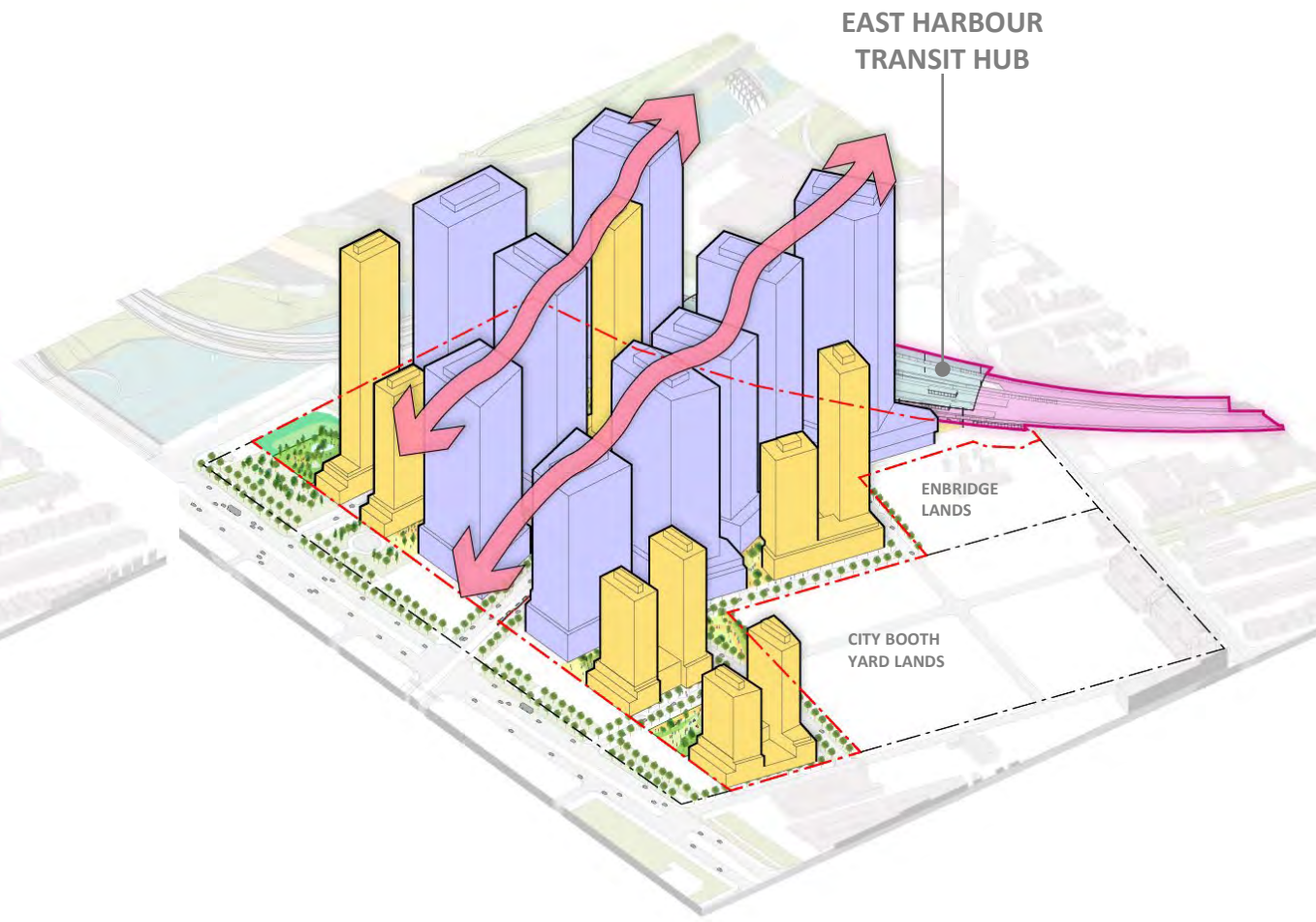
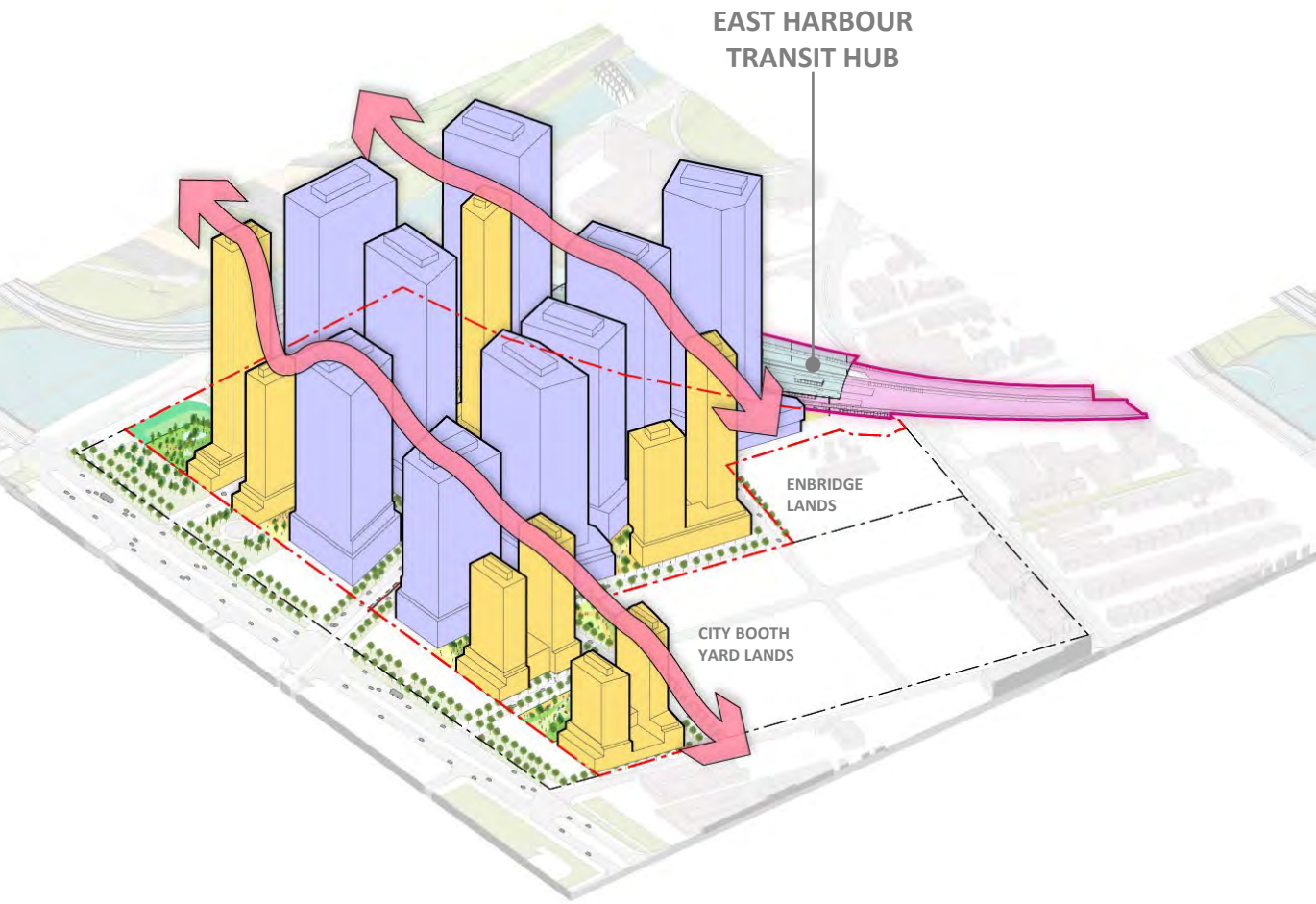
**~302,000m<sup>2</sup>**  
Residential Space  
(approx. 4,300 units)



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



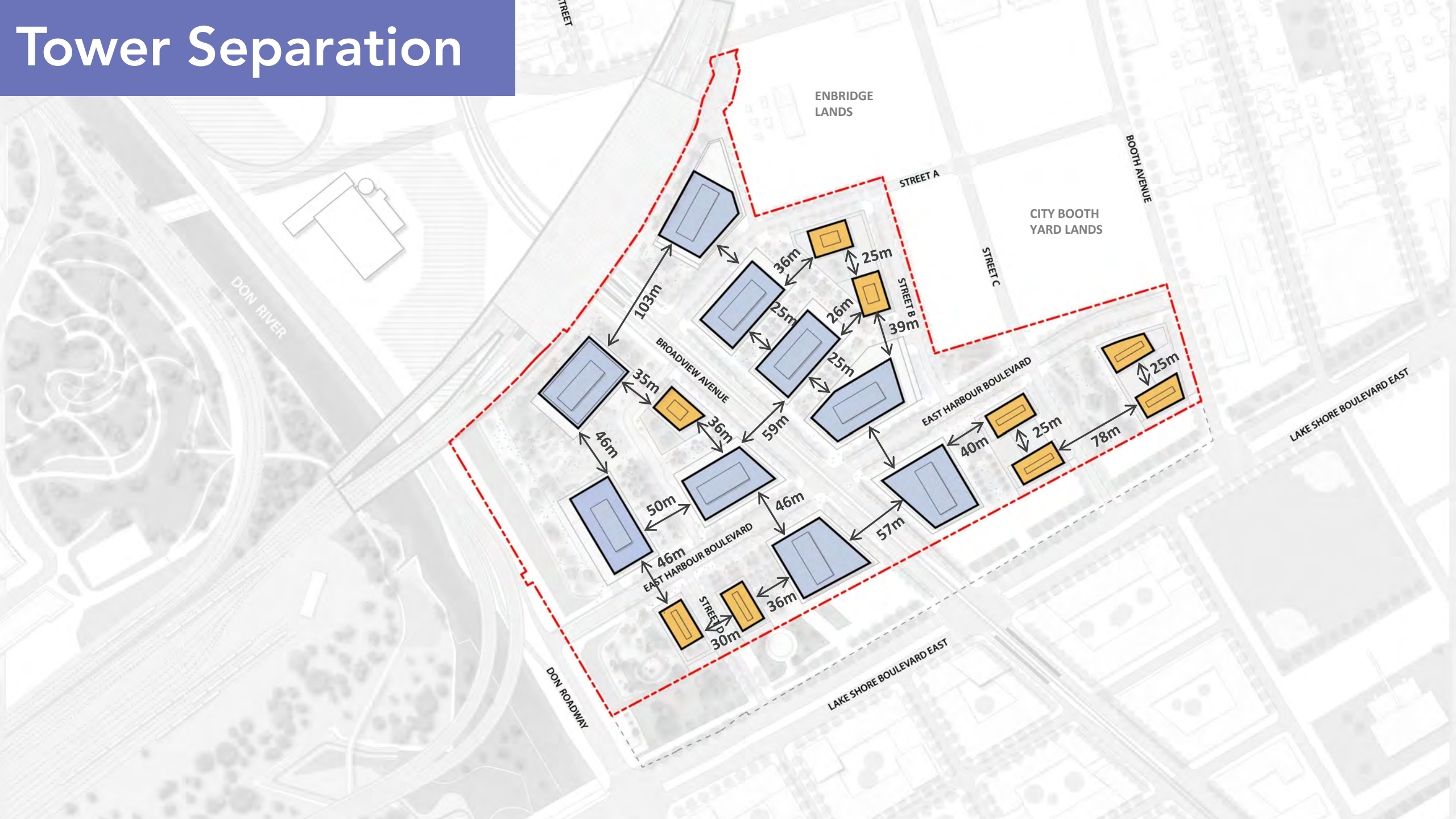
# Massing Strategy







# Tower Separation









# Land Use – Development Program



## Residential Uses

25% of Total GFA

~302,000m<sup>2</sup>

Residential Space

(approx. 4,300 units)

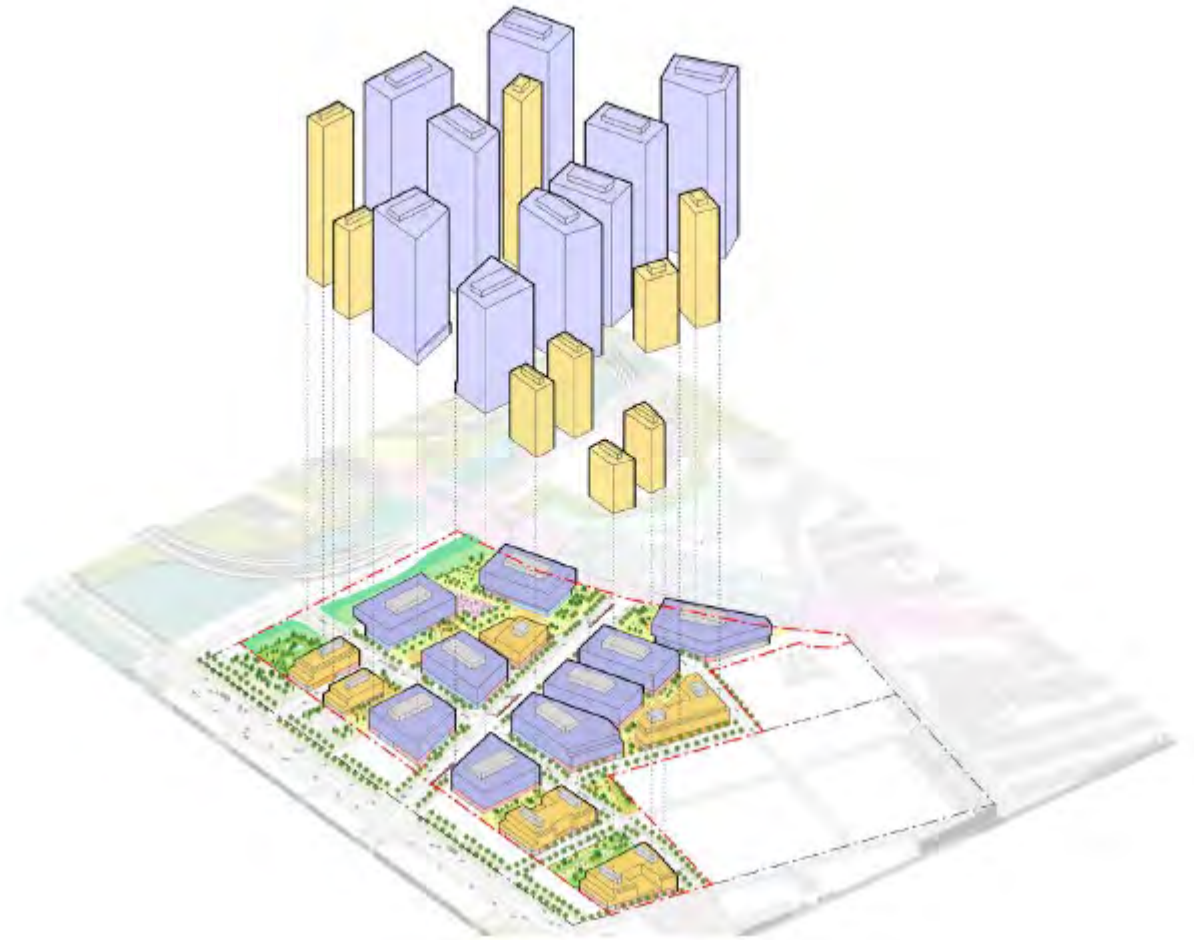


## Office Uses

75% of Total GFA

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

Commercial Space



# Land Use - Office Buildings



**75% of Total GFA**

**~926,000m<sup>2</sup>**

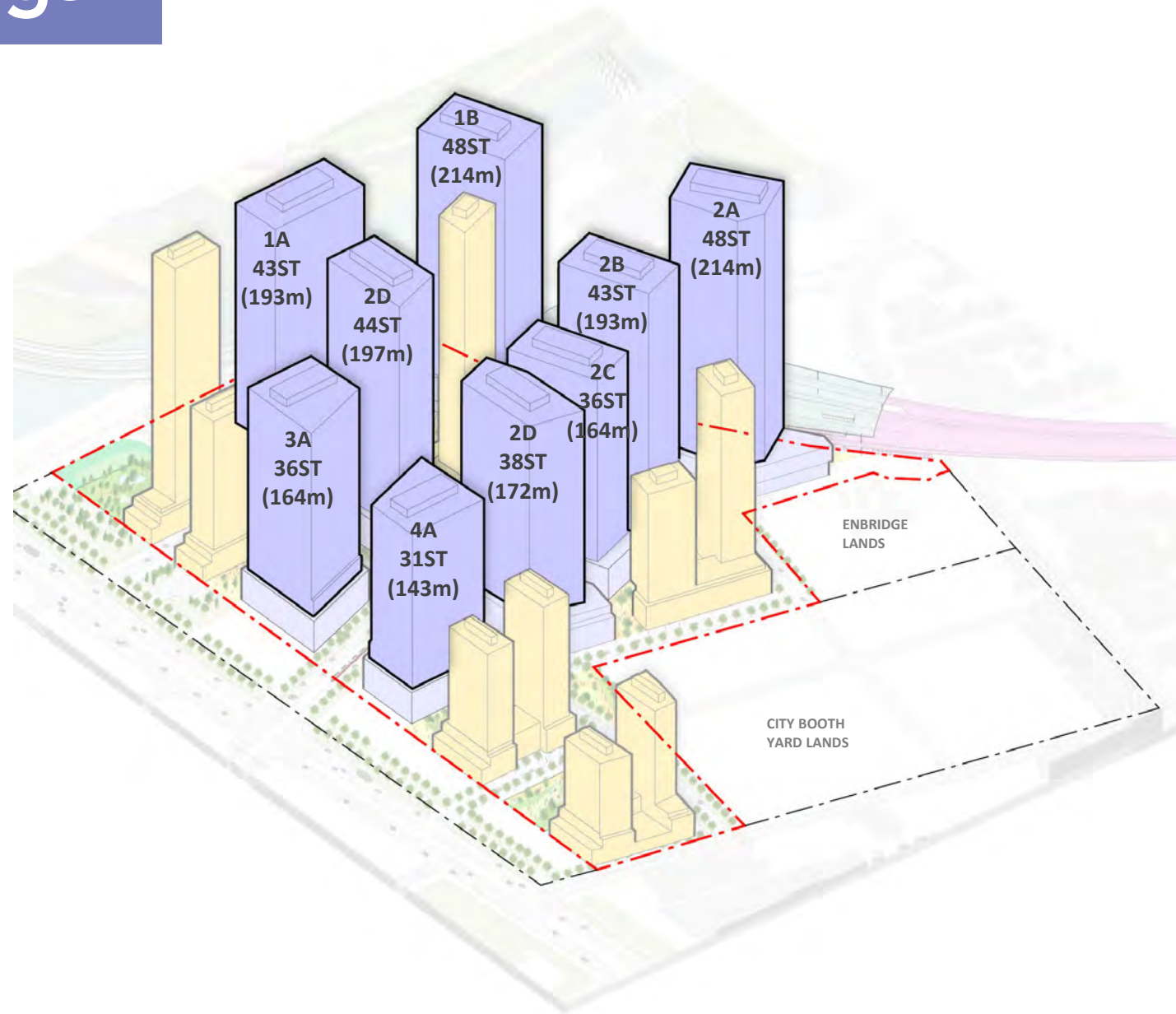
**Commercial Space**



160 Front Street



TD Centre





# 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



# 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**

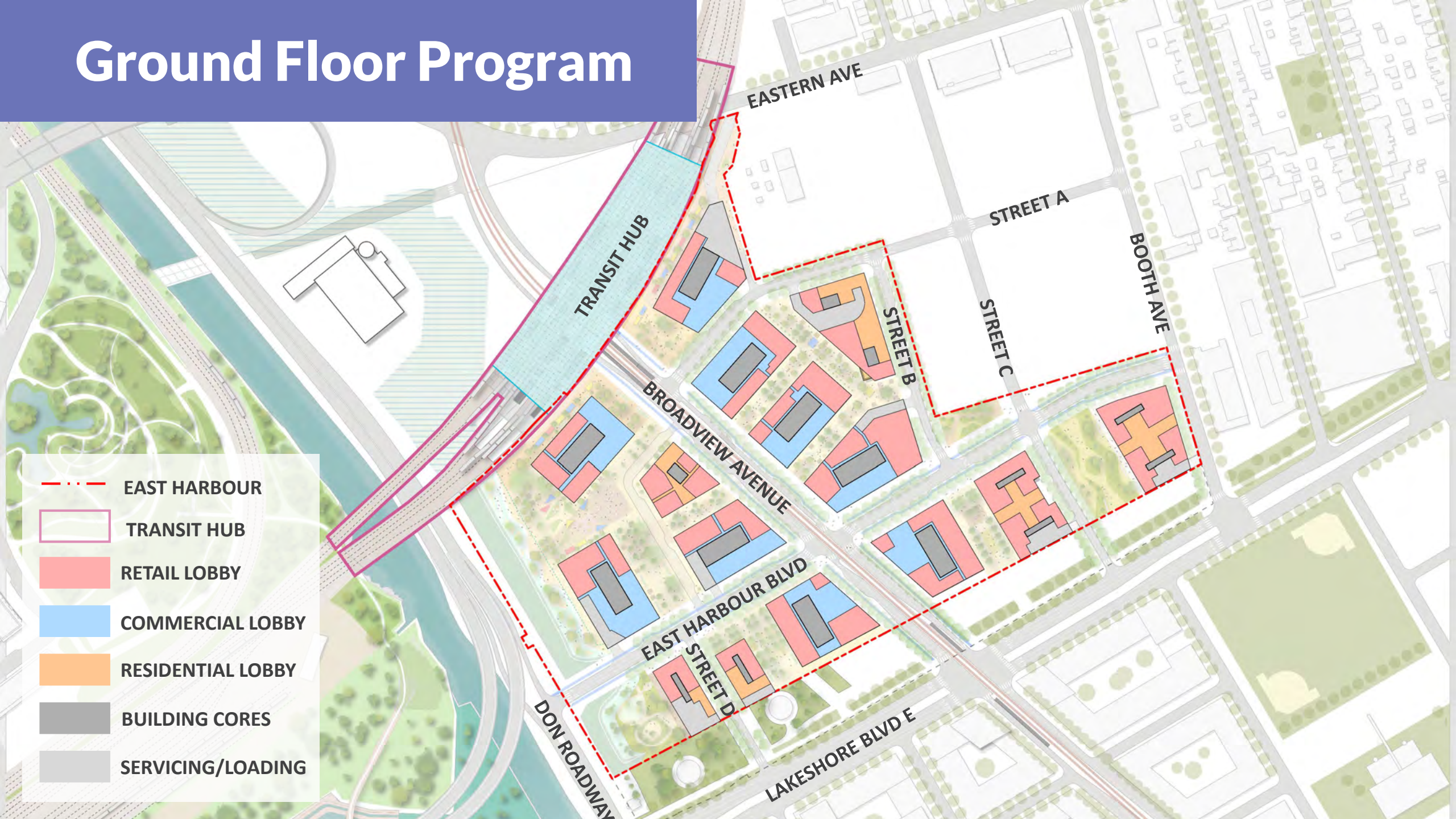
**Large, rectangular floorplate to provide program flexibility**




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





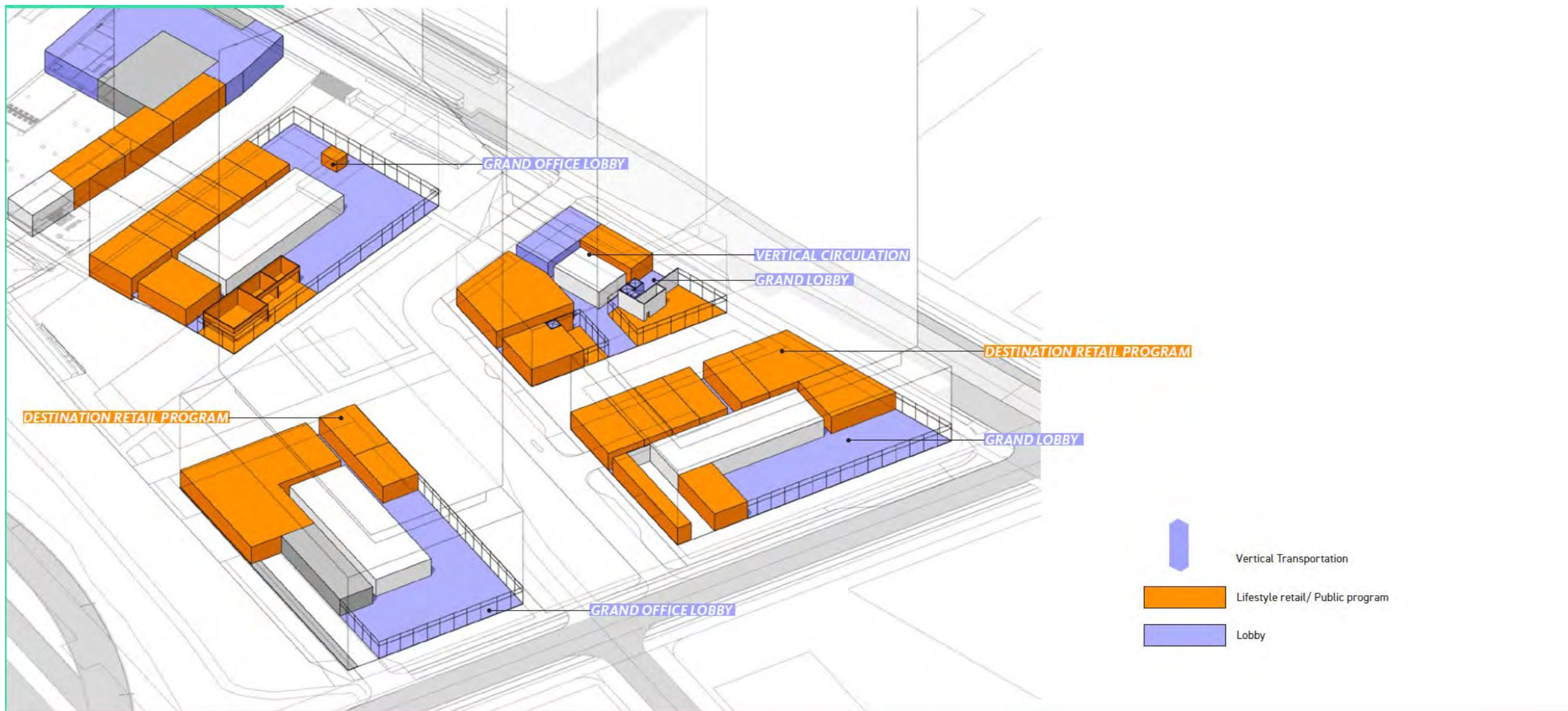
# Ground Floor Program



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



# Office Lobbies





# Office – Base Buildings





# Residential Buildings



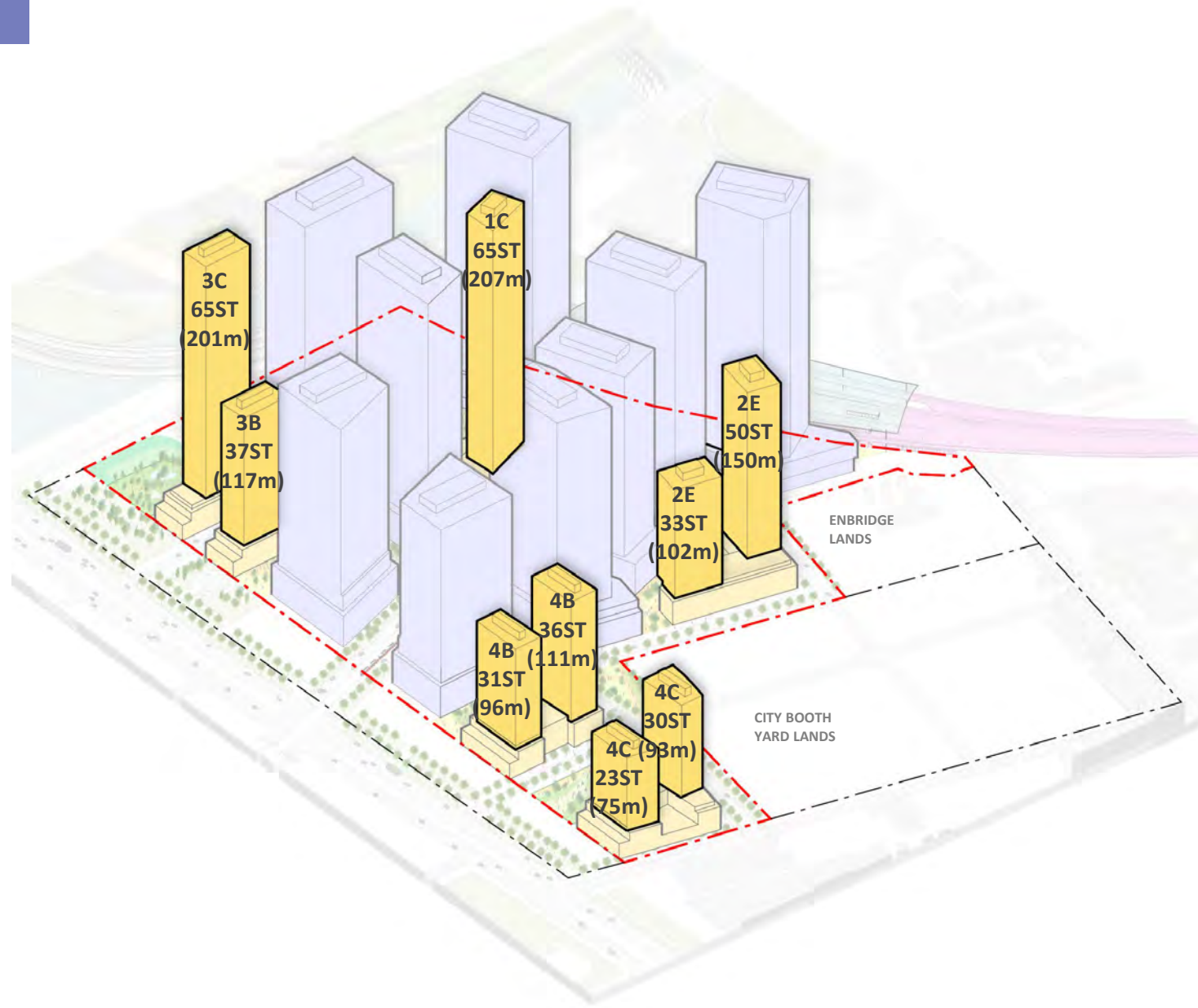
**25% of Total GFA**

**~302,000m<sup>2</sup>**

**Residential Space**  
(approx. 4,300 units)



South Core, Toronto





# Base Buildings - Residential



Distillery District, Toronto













# Retail and Pedestrian Spaces



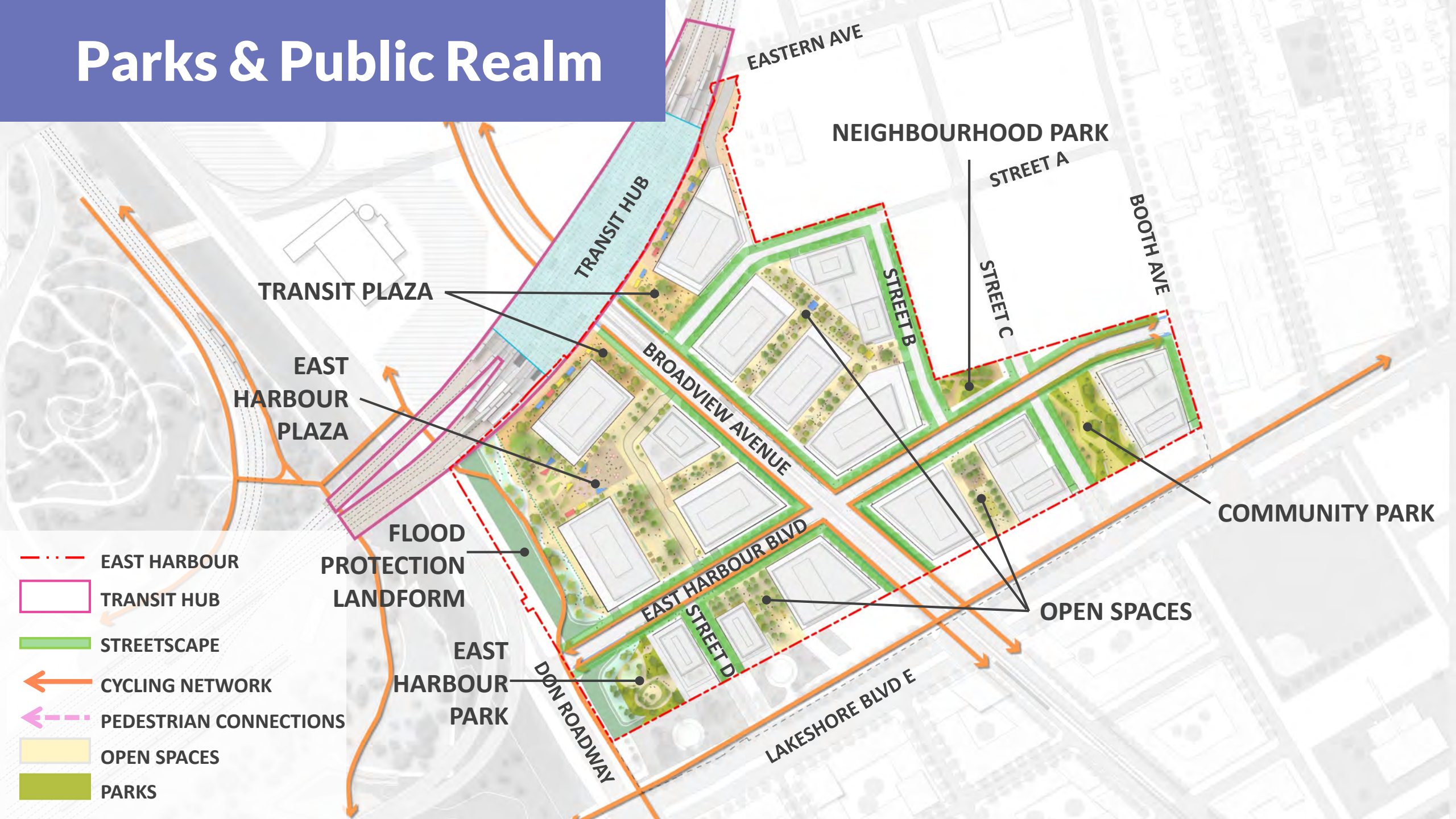


# Retail and Pedestrian Spaces





# 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

NEIGHBOURHOOD PARK

COMMUNITY PARK

OPEN SPACES

EASTERN AVE

STREET A

BOOTH AVE

STREET B

STREET C

BROADVIEW AVENUE

EAST HARBOUR BLVD

STREET D

DON ROADWAY

LAKESHORE BLVD E

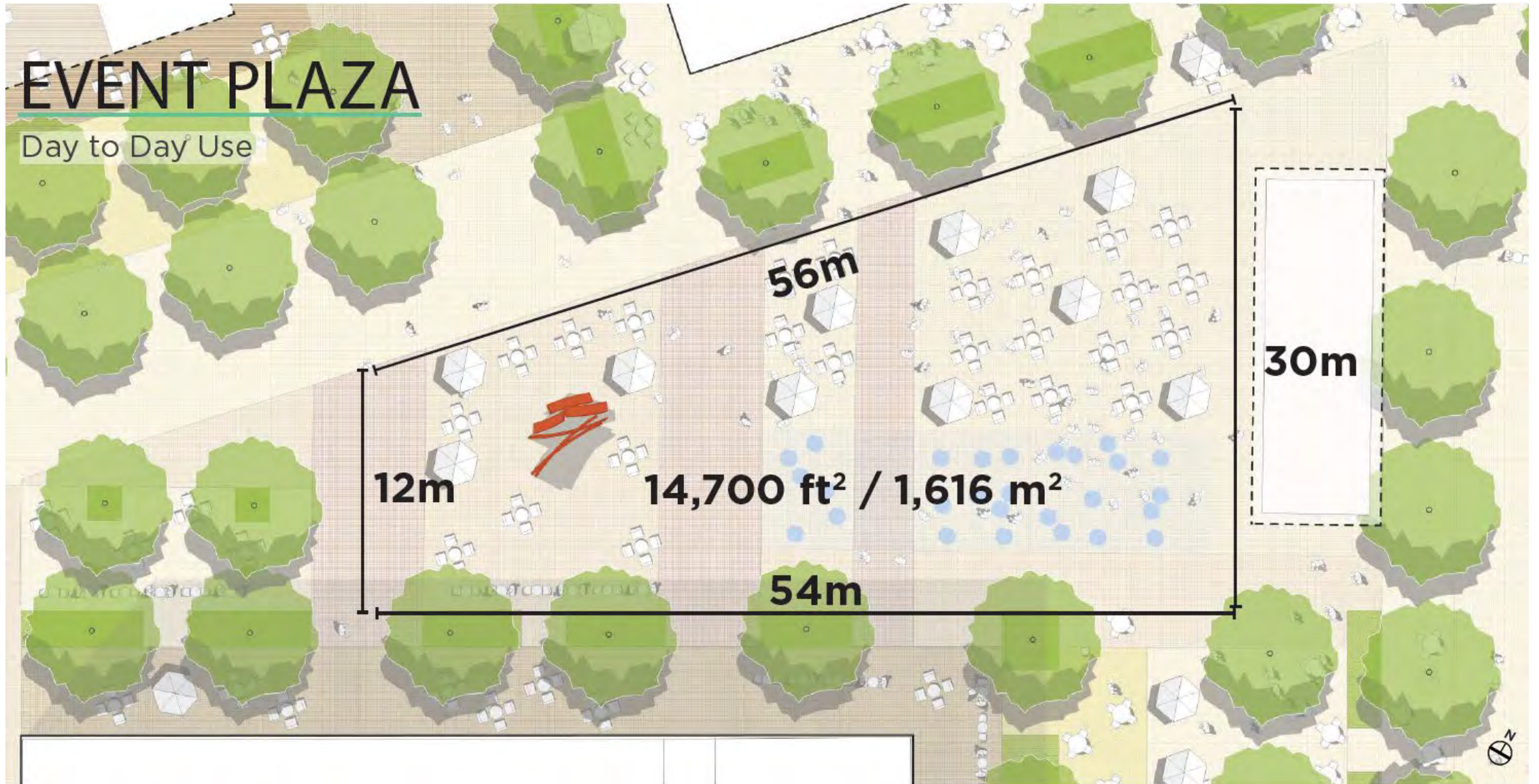


# Open Space Typologies





# Event Plaza





# Event Plaza





# Event Plaza





# 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

PHASE 2





# East Harbour Park





# East Harbour Community Park



**OJB**

LANDSCAPE  
ARCHITECTURE





4

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**

**Detailed Feedback:  
Site Plan**



# Future Engagement



## City of Toronto

- Broadview Extension Environmental Assessment



[Aadila.Valiallah@toronto.ca](mailto: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**



# 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

Ward Councillor

**Paula Fletcher**



**416-392-4060**



[councillor\\_fletcher@toronto.ca](mailto:councillor_fletcher@toronto.ca)

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City of Toronto

**Brett Howell**



**416-338-5769**



[brett.howell@toronto.ca](mailto:brett.howell@toronto.ca)



# Contact Information



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



