

An aerial photograph of a coastal town, likely McCleary, Washington. The map shows a grid of streets and buildings. A red heart is placed in the center of a specific block, and a red outline highlights a larger area around it. Several blue lines radiate from the top of the red-outlined area, possibly indicating a focus or a specific point of interest. The background is a light greenish-blue, suggesting water or a specific map overlay.

McCleary District Phase 1 Precinct Plan

**Waterfront Design Review Panel
Issues Identification**

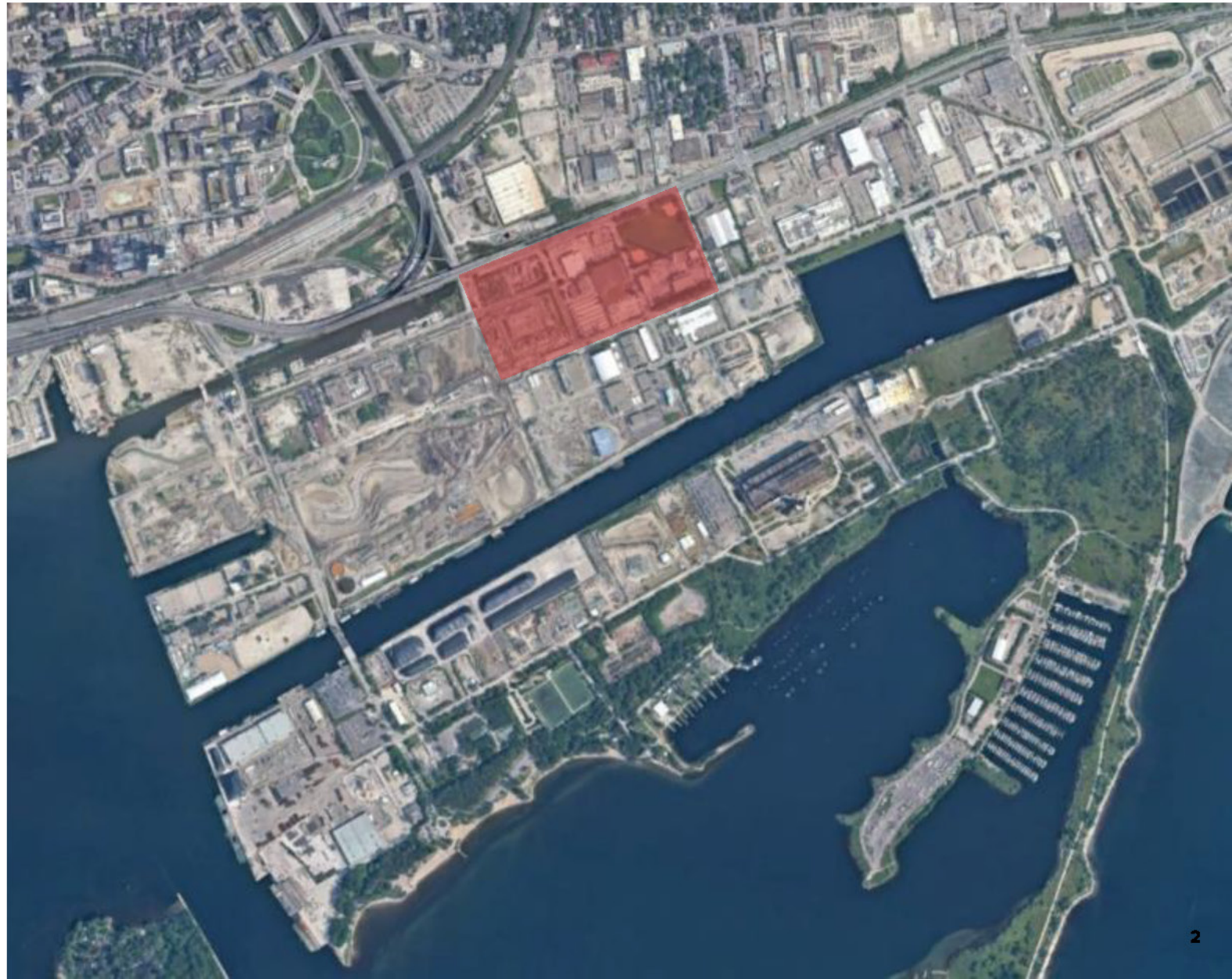
27.03.2024

Project Overview

The **McCleary District**, shaded in red in the image on the right, is identified in the Port Lands Planning Framework as a **Production, Interactive and Creative (PIC) Mixed Use** area.

The district will grow into a complete community with tall and mid-rise buildings framing well-designed streets, blocks and open spaces. It will have a unique character, particularly along the southerly edge, with the **mix of uses complementing and supporting the film and creative cluster** in the Port Lands

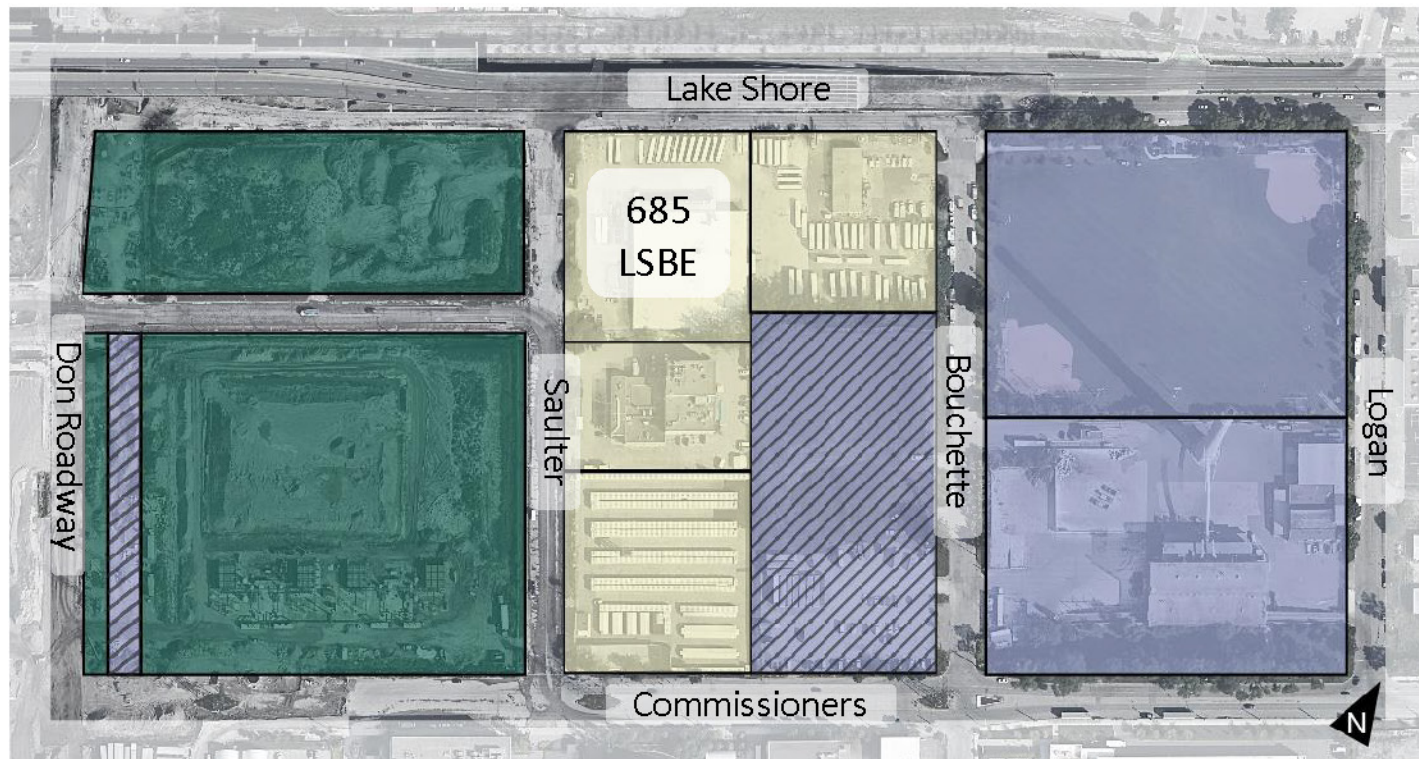
The precinct plan will establish local street and block patterns, parks and open spaces, the preferred location for community infrastructure, urban design and streetscape guidelines, sustainability recommendations, and strategies for commercial activation, public art and affordable housing.



Existing Context Overview



Existing Context



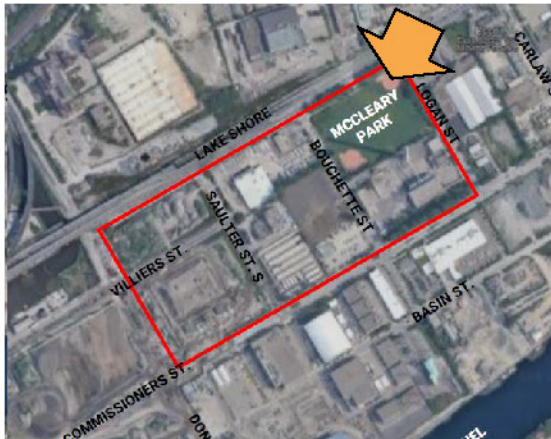
- CreateTO (5.5 ha)
- City of Toronto (managed by CreateTO) (2.2 ha)
- City of Toronto (5.3 ha)
- Private (3.5 ha)

The District has a gross area of 17.5 ha.
80% is under public ownership.

Development activity includes:

- 685 Lake Shore Boulevard East
- East Harbour to the north
- Basin Media Hub Studios to the southeast
- Pinewood Studios to the south (latest expansion phase completed in 2023)

Existing Site Photos



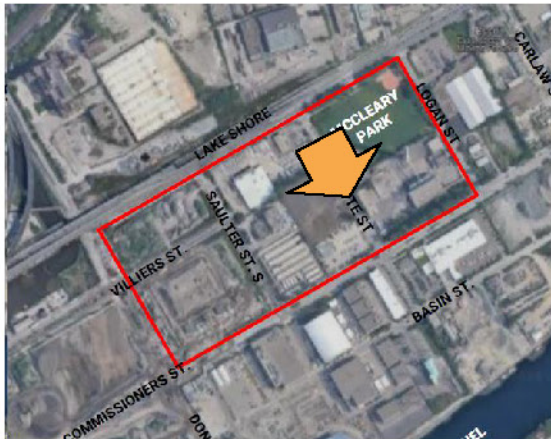
Existing Site Photos



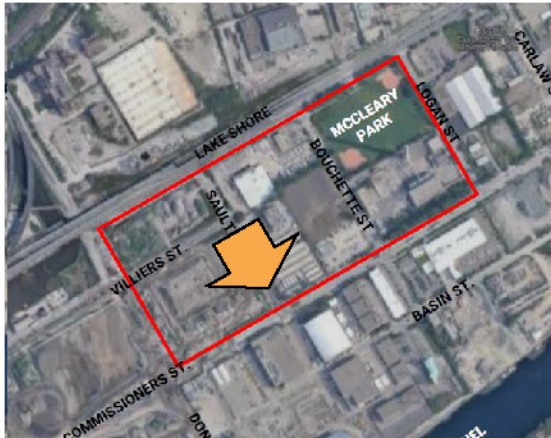
Existing Site Photos



Existing Site Photos

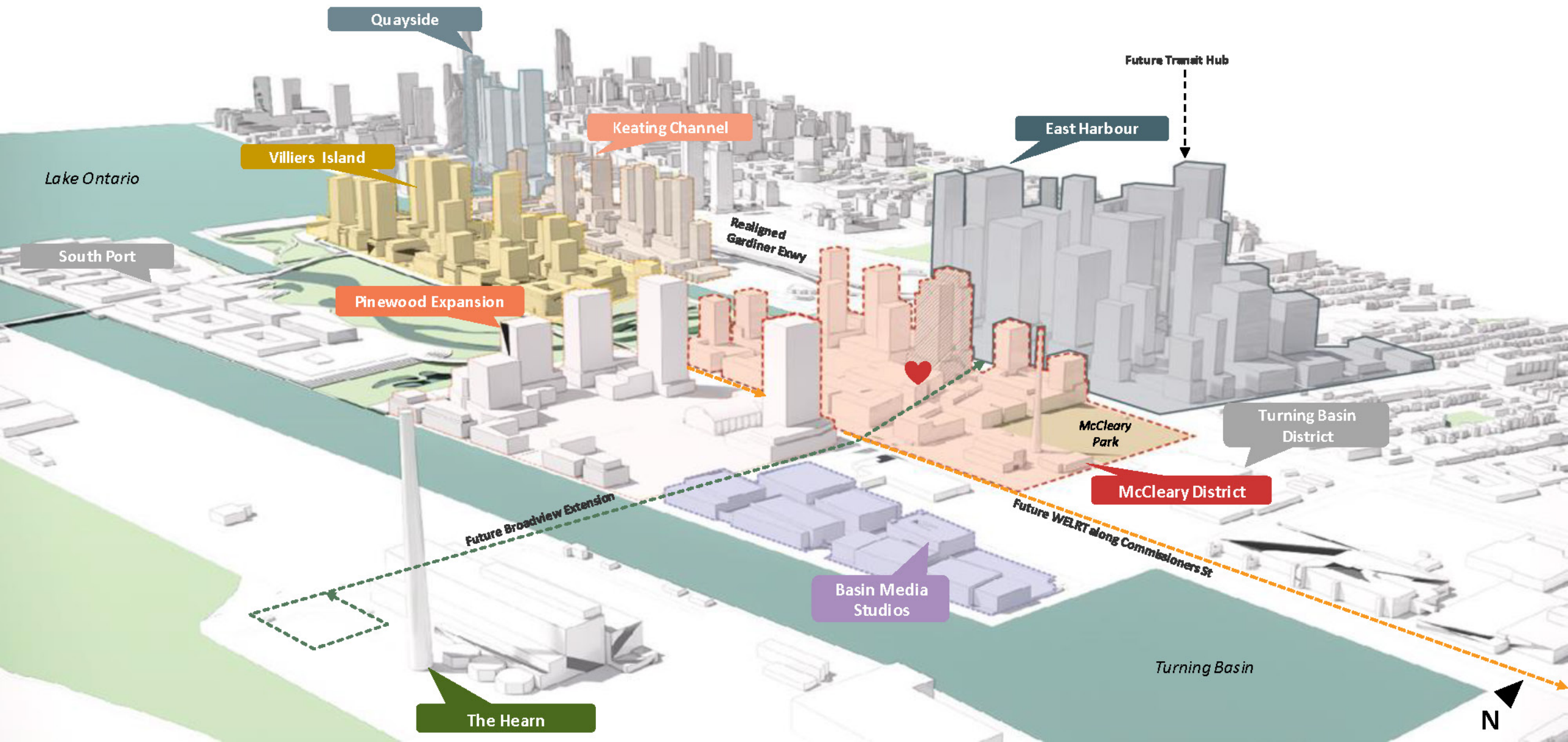


Existing Site Photos



Future Context Overview

McCleary District Precinct Plan Phase 1
Proponent: CreateTO, City of Toronto, Waterfront Toronto
Design Team: Perkins&Will, Diamond & Schmitt, DTAH
Review Stage: Issues Identification



Timing & Phasing

Why now?

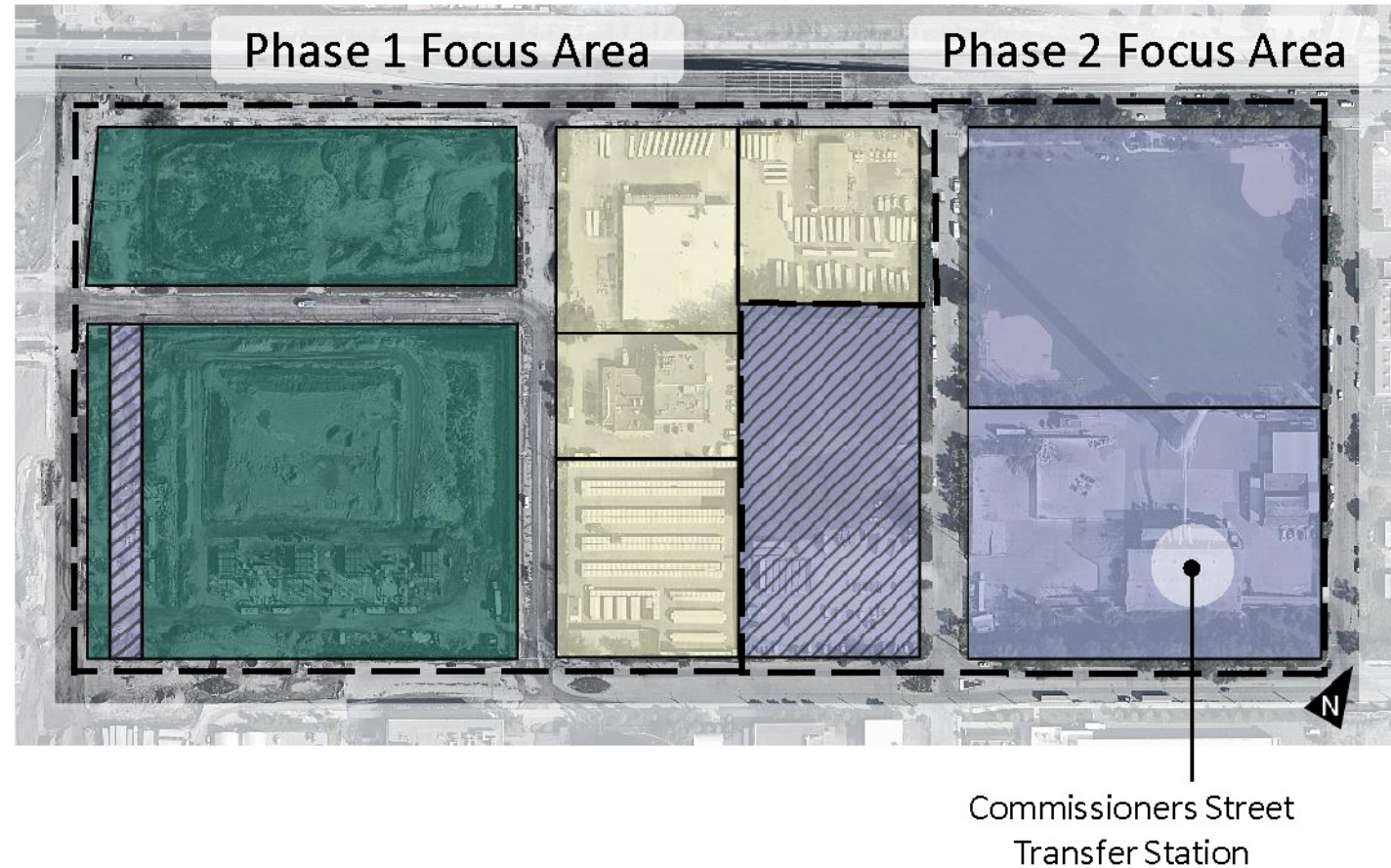
Major flood protection work is anticipated to be completed over the next 3 – 4 years, enabling residential development in the district for the first time.

The City has already received **development applications** for the private lands at 685 Lake Shore Boulevard.

Phasing

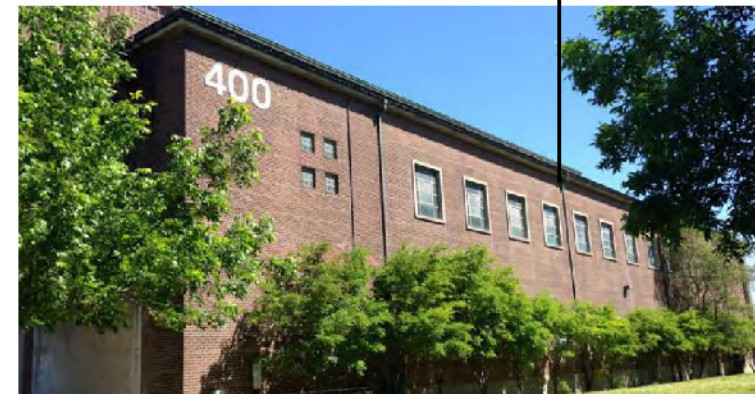
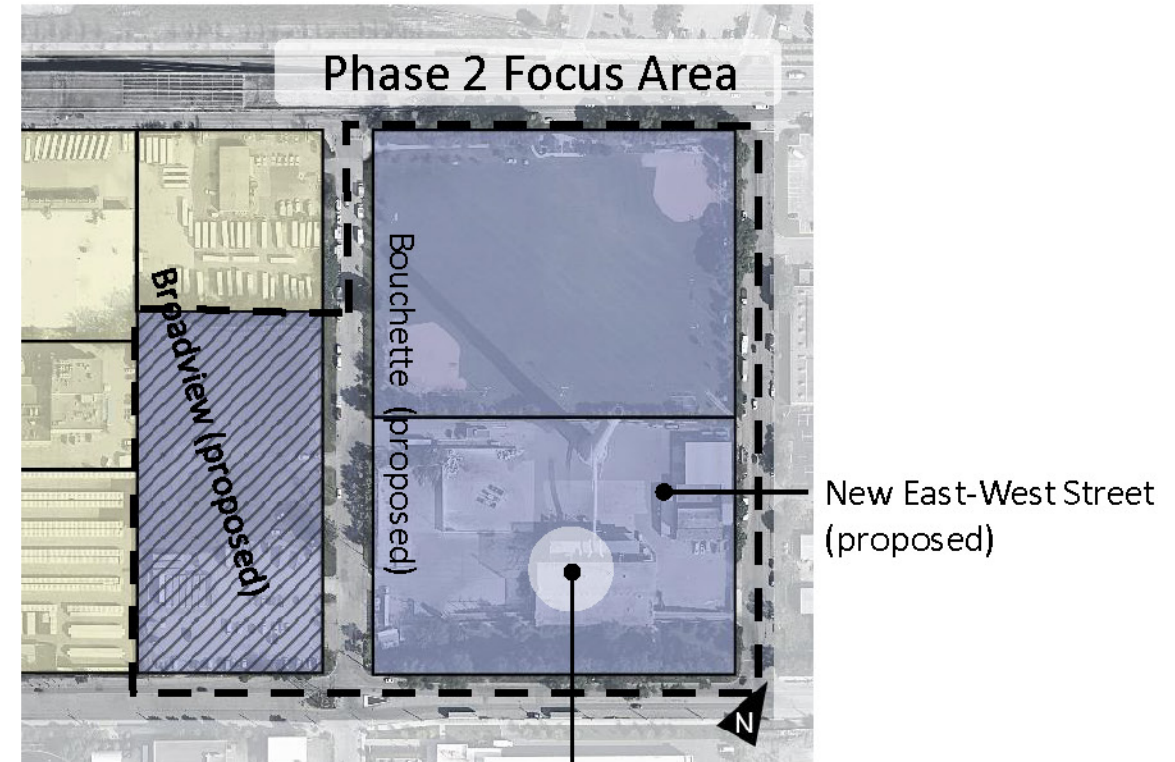
The **Precinct Plan** will be advanced in two phases in order to align timing with other major planning work in the area.

Environmental Assessments for the **New East-West Street**, the **Broadview extension** and **Bouchette realignment** are needed to inform the block plan, street network, and public realm components of the district, especially east of the Broadview extension.



Phase 2 – Issues to be Resolved

- Transportation and servicing Environmental Assessments required to confirm alignments for major streets, including the **Broadview Extension** and the **New East-West Street**
- **Bouchette Street (local road)** alignment also to be confirmed through the Environmental Assessment process
- Feasibility work to relocate or reconfigure **400 Commissioners Street Waste Transfer Station** to meet land use compatibility, parks and community hub objectives



Planning Context

The Precinct Plan will be informed by the established direction and principles drawn from:

- Central Waterfront Secondary Plan (CWSP) (2003)
- Port Lands Area Specific Policy (2017)
- Port Lands Planning Framework (PLPF) (2017)
- Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) (2017)
- HousingTO 2020-2030 Action Plan (2019)
- 2022-2032 Reconciliation Action Plan (2022)
- CWSP settlement at the Ontario Land Tribunal (2022)
- PIC Core Urban Design Guidelines (ongoing)
- Previous film and PIC uses studies

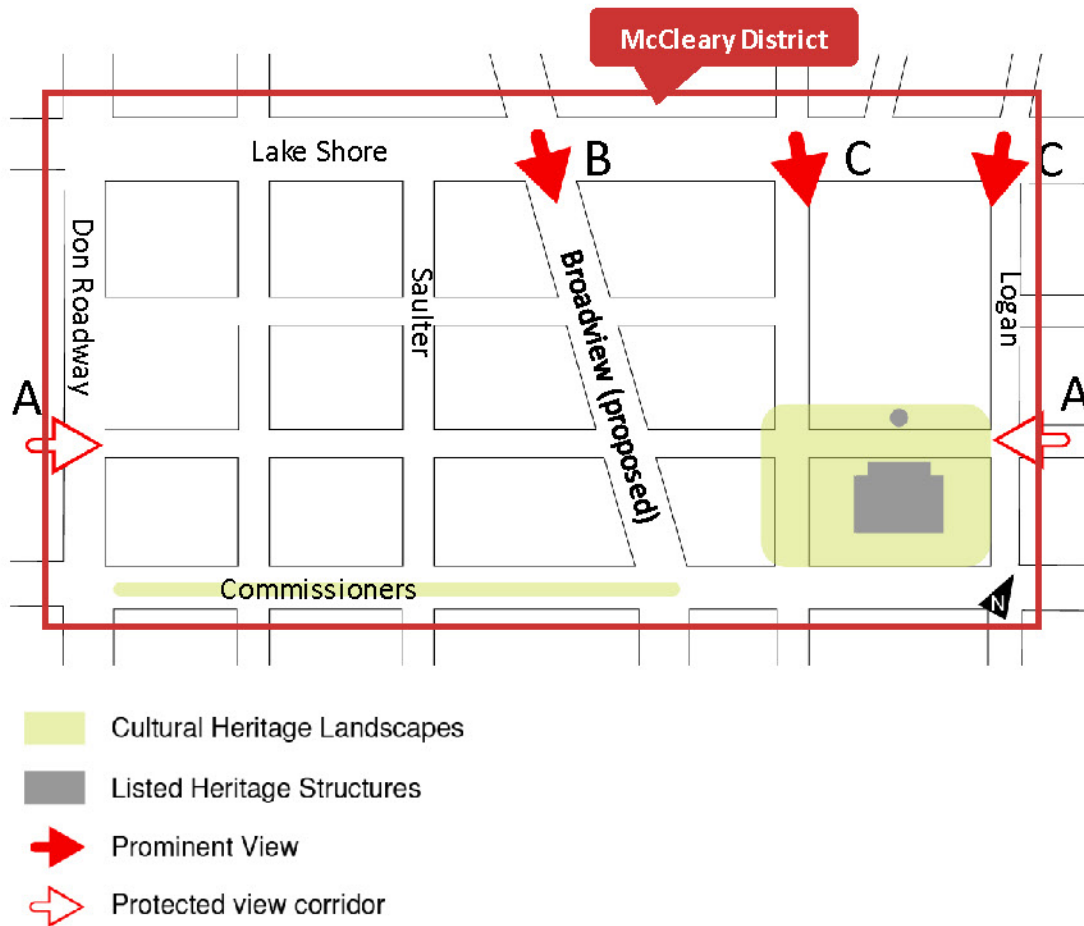
Council Direction:

- Mayor's Transformational Generational Housing
- Housing Action Plan
- Continuing importance of Productions, Interactive and Creative sectors to economic development



Urban Design Vision

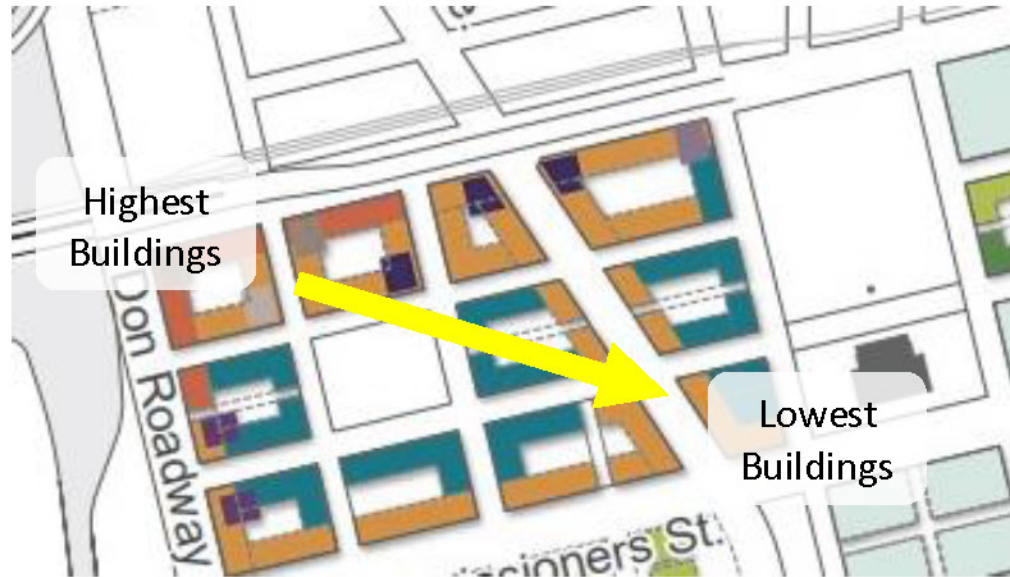
Built and Cultural Heritage



Views

- A **The Commissioners Stack:** Protecting for an easterly extension of the new east-west street will enable a visual connection linking districts across the entire Port Lands geography. Skyview will be provided around the chimneystack by stepping back development above a mid-rise height.
- B **The Hearn from Broadview:** Development adjacent to the Broadview extension will elegantly frame the Hearn chimneystack.
- C **The Commissioners Incinerator and the Hearn:** The two chimneystacks can be viewed in one compelling instant from the intersections of Lake Shore with Bouchette and Logan.

Urban Design Vision

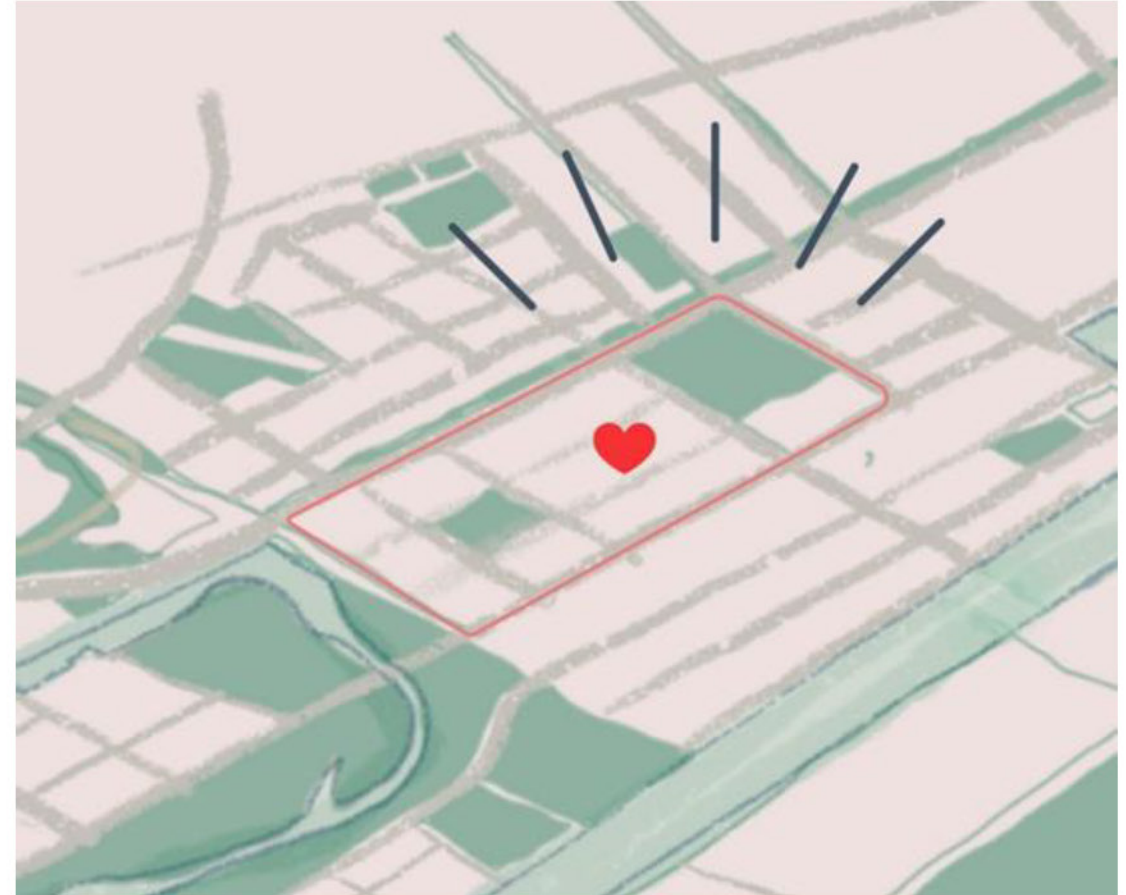


Key objectives informing the urban design approach:

- Create **sunny and inviting public spaces**, especially on the two large parks
- Preserve and **enhance views to the McCleary chimneystack**
- **Height tapering down** from Lake Shore Boulevard to Commissioners Street

The McCleary District is Unique

- A neighbourhood that is **distinct** from others in the Port Lands and throughout the City
- District **supports film and creative cluster** uses
- A **transitional area** between residential, Productions, Interactive and Creative (PIC) Core areas, and employment-focused districts
- Industrial heritage
- Careful balance of land uses = a complete community
- Precinct Plan implements in-force policy (CWSP) and Council direction



Port Lands Planning Framework

Street Network



- 23 m
- 35 m
- 40 m
- 42 m

Film-friendly streets continue to be an important consideration for all Productions, Interactive and Creative districts.



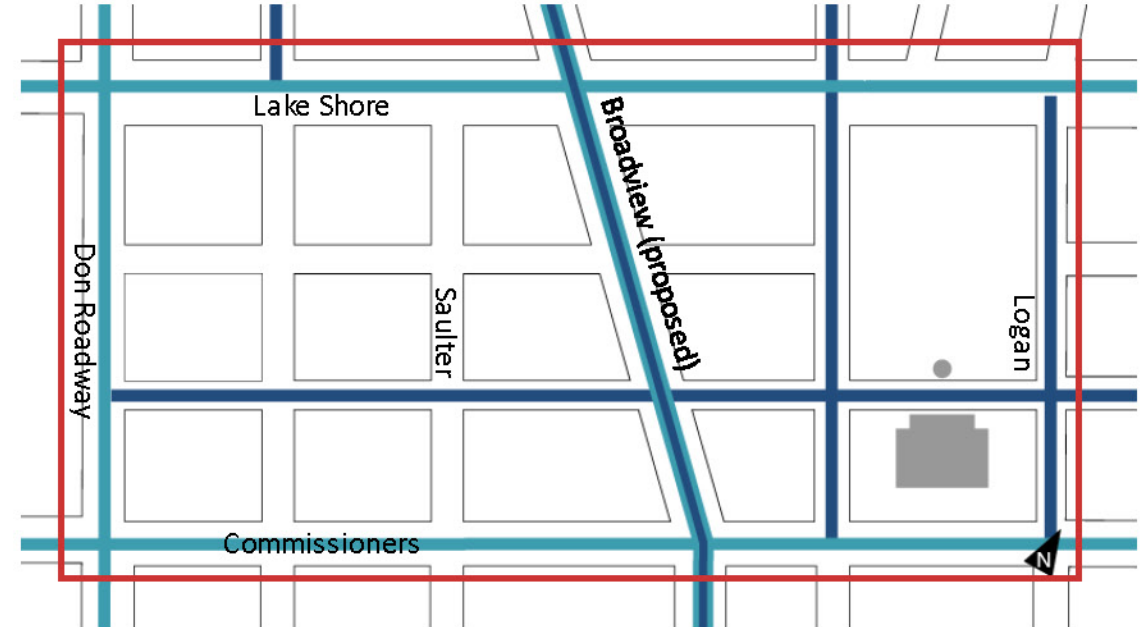
Port Lands Planning Framework

Transit Network



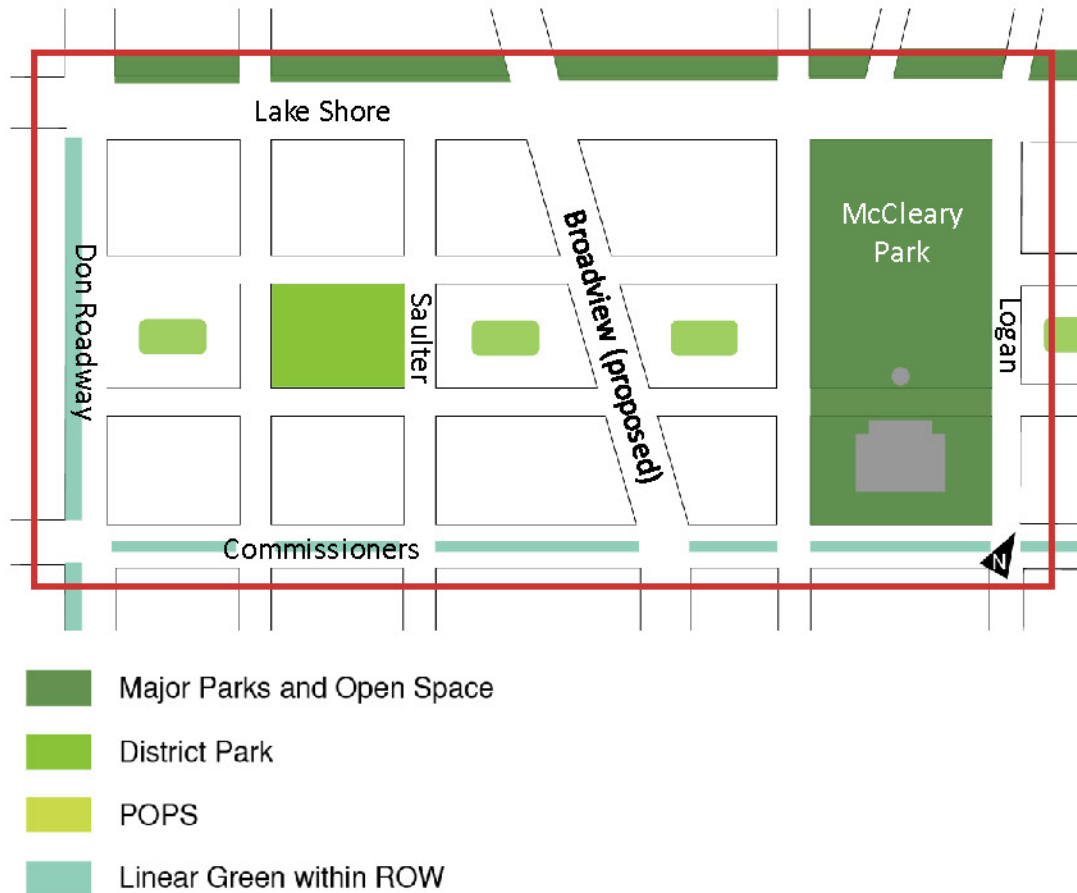
- Streetcar in Dedicated ROW
- Protected for Future Streetcar in ROW
- - - Bus in Mixed Traffic
- Transit Hub

Cycling Network



- Priority Raised Cycle Track
- Optional Raised Cycle Track
- Multi-use Trail

Parks and Open Space Plan



Community Services and Facilities

- Elementary School
- Community Centre/Hub
- Fire Station (option)
- Childcare Centres
- Human Agency Space
- Expanded McCleary Park
- New District Park with active recreation uses

Retail and Animation

A minimum of **5%** of the district's total GFA will consist of **retail and service uses** or other PIC Core land uses.



PIC Core Land Use

A minimum of **25%** of the total GFA within a block will consist of **PIC Core land uses**, excluding retail and service uses.

Desirable:

- Screen-Based Industries
- Arts, Design and Cultural Related Uses

Permissible:

- Green and Knowledge Based Industries
- City-Serving Uses
- Light-Intensity Manufacturing Uses
- Other Industrial Uses (*limited permissible uses*)
- Community, Entertainment and Religious – (*limited permissible uses*)

Sustainability Planning Priority Areas

1

TGS: Achieve all performance measures included in the prevailing version of the Toronto Green Standard for City Agency, Corporate, and Division-Owned Facilities

2

Low-Carbon Transportation: 75% of trips to, from, and within the McCleary District will be made using active transportation and public transit

3

Net-Zero Buildings: Buildings will achieve an operational greenhouse gas intensity of 0kg CO₂e/m² and a max embodied carbon emissions intensity of 250 kgCO₂e/m²

4

Clean Energy Sources: Integrate an array of building- and district-scale clean energy systems, enabling all residential, institutional, and commercial buildings to be fossil-fuel-free

5

Landscape & Biophilic Design: Increase ecosystem health and strengthen connections between humans and our environments

6

Resilience and Climate Adaptation: Enhance resilience to future severe weather events and ensure all elements of the community are adaptive to future climate conditions

7

Circular Economy and Solid Waste: Embrace circular economy, zero-waste principles in order to divert waste from landfills, reduce embodied carbon, and enable sustainable, circular behaviour by future residents, workers, and visitors

Project Team

CreateTO is leading the precinct planning process in close collaboration with the City of Toronto and Waterfront Toronto and with the support of a robust project team...



Planning & Development

Planning, architecture, and urban design

- Perkins&Will
- Diamond Schmitt
- RWDI

Public Realm

Parks, open spaces, and streetscape

- DTAH

Engagement

Public, Indigenous, and other stakeholder engagement

- Perkins&Will
- MinoKamik & LURA

Economic Development

Commercial activation and PIC Uses Market Study

- Tate Economics Research
- Toronto Film Office

Infrastructure & Sustainability

Transportation analysis

- HDR

*Procurement is ongoing for additional consultant support for:

- Servicing and stormwater management studies (closed March 8th)
- Sustainability strategy (closing April 4th)
- Noise, odour and air quality study (closing April 17th)

Indigenous Engagement will be interwoven throughout the process. Specific themes that may enhance Indigenous presence in the Port Lands will be explored, incorporating Indigenous culture and history, the relationship to water and the natural environment, housing, inclusivity, and economic opportunities. Design will also be informed by **ongoing Indigenous engagement in the Port Lands**, including recent engagement for the Next Phase of Waterfront Revitalization, PIC Core Urban Design Guidelines, Villiers Island, the Reconciliation Action Plan, and the PLPF.

Broader public engagement will focus on six key themes and related questions:

Land use

What do production, interaction and creative uses look like?
How can the district best support screen-based industries?

Built Form

How does it fit into an emerging communities?
What is the guidance for liveable & sustainable buildings

Access to Water/Nature

How do we bring residents, workers and visitors to the waterfront?

Housing

How do we support the critical need for affordable housing?
Are there opportunities for sector-specific housing?

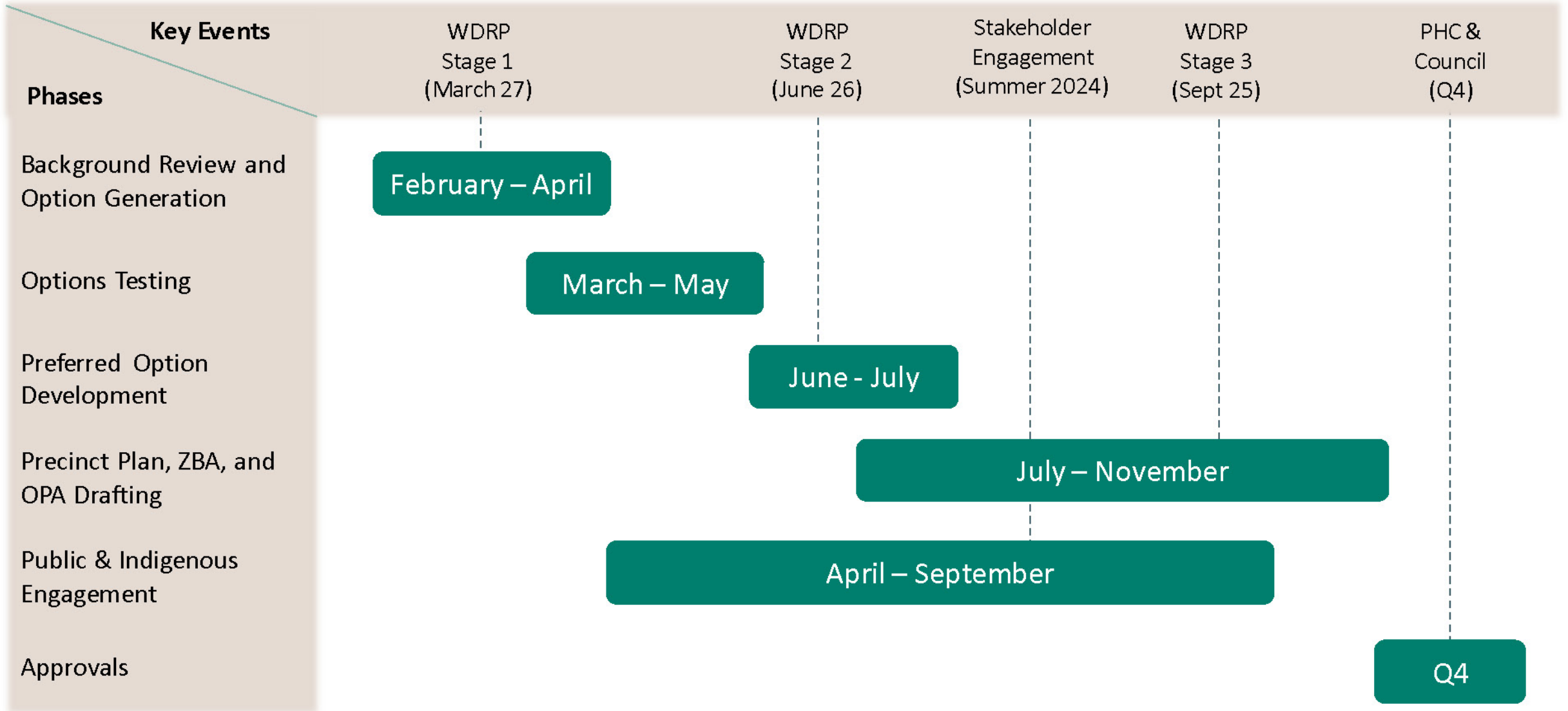
Parks & Open Space

How do we optimize the quality of public space?
What makes a McCleary-specific public space?

Connectivity & Transportation

Connectivity to city-wide networks
Safe and comfortable for pedestrians & cyclists

Project Timeline



Areas for Panel Consideration

How can the built form and design approach in the precinct support the character of PIC mixed-use?

How can McCleary District evolve to provide a well connected, high-quality public realm and open space network and to improve pedestrian connections?

What areas of the public realm should be prioritized for sun access and comfortable microclimate?

What scale, density and built form typology best support the vision for a transit-oriented, PIC mixed-use neighbourhood?

**McCleary District Phase 1
Precinct Plan and Zoning
By-Law**

Waterfront Design Review Panel

27.03.2024

Agenda

1. CONTEXT ANALYSIS

- History
- Existing Context
- Future Context

2. EXPLORATIONS

- Vision and Guiding Principles
- Resilient Urban Fabric
- Height, Density, Form and PIC Uses

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Context Analysis

History



City of Toronto Archives, Fonds 200, Series 376, File 1, Item 64



City of Toronto Archives, Fonds 1244, Item 248

↑ *Ashbridges Marsh 1909*

← *Ashbridges Bay, 1890s looking west towards Booth Avenue
(buildings in distance are at what is now Booth and approx.
Eastern Avenue)*

History



Toronto Shoreline 1886



Toronto Shoreline 1920s



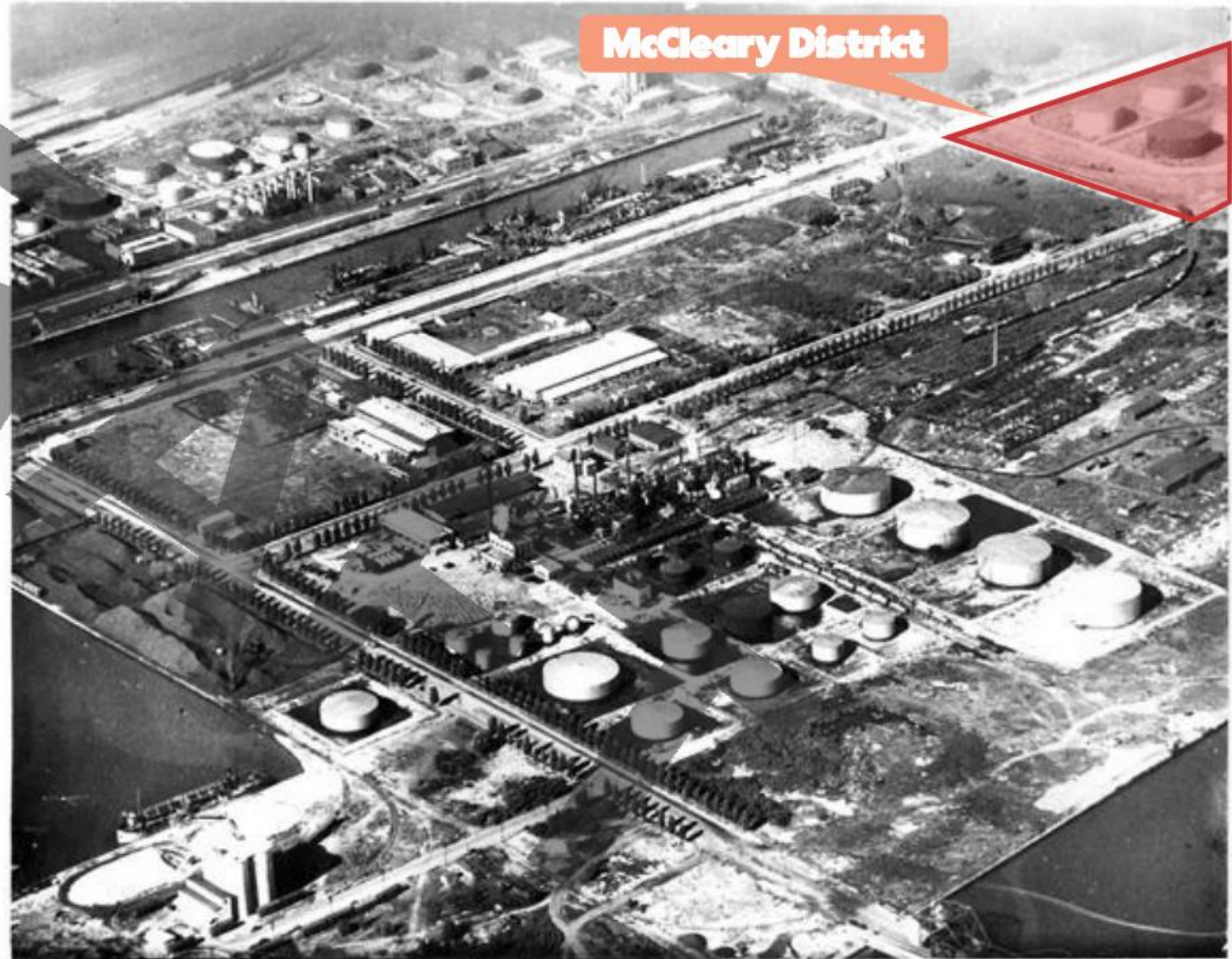
Toronto Shoreline 1960



Toronto Shoreline Today



Toronto Shoreline 2025



McCleary District

Industrialized McCleary District post landfill (1930)

Cherry St + oil refineries aerial 1930?

City of Toronto Archives, Fonds 1244, f1244_it1440

#1440

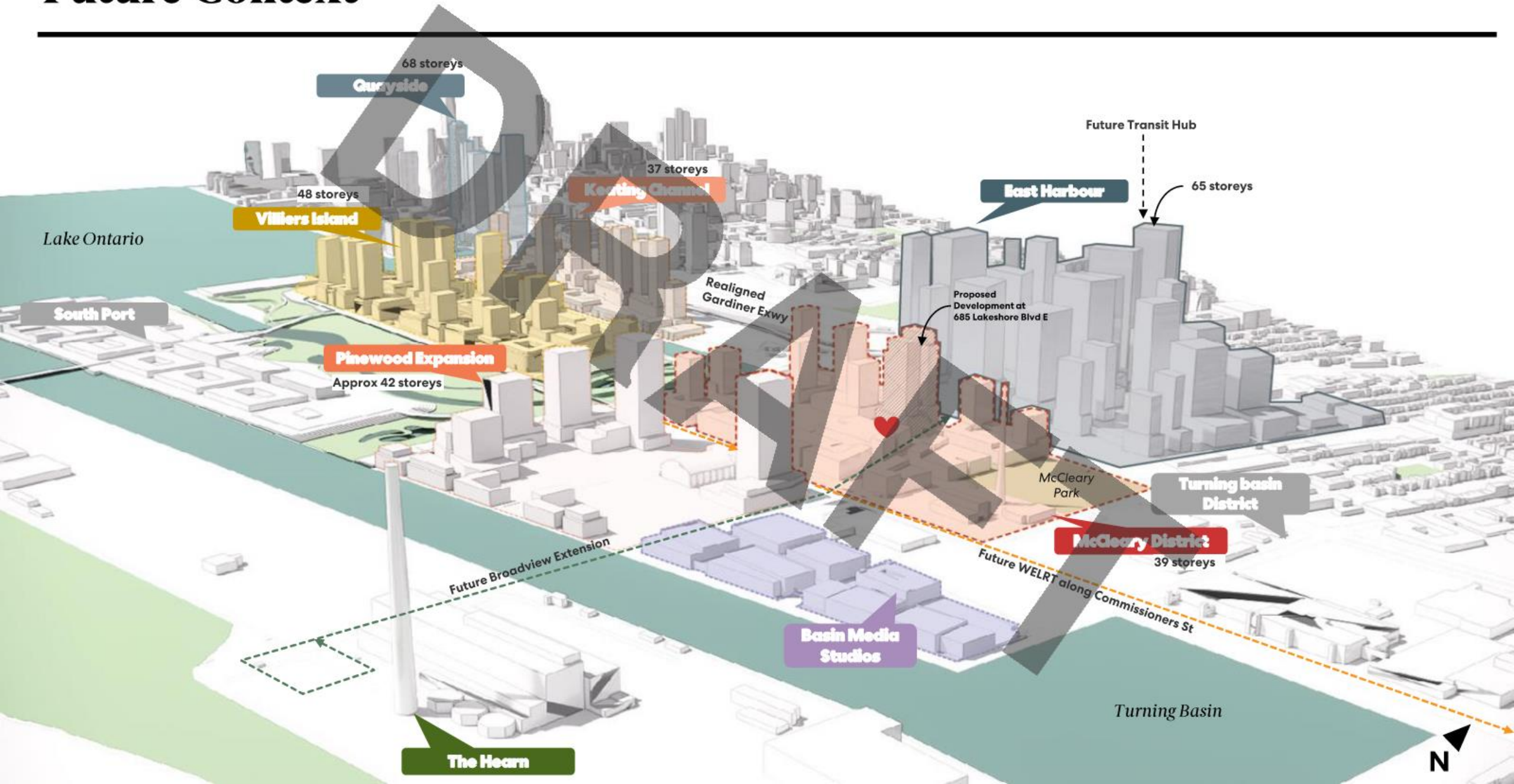
McCleary today!



McCleary today!



Future Context



Explorations

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Explorations

1

**Vision & Guiding
Principles**

2

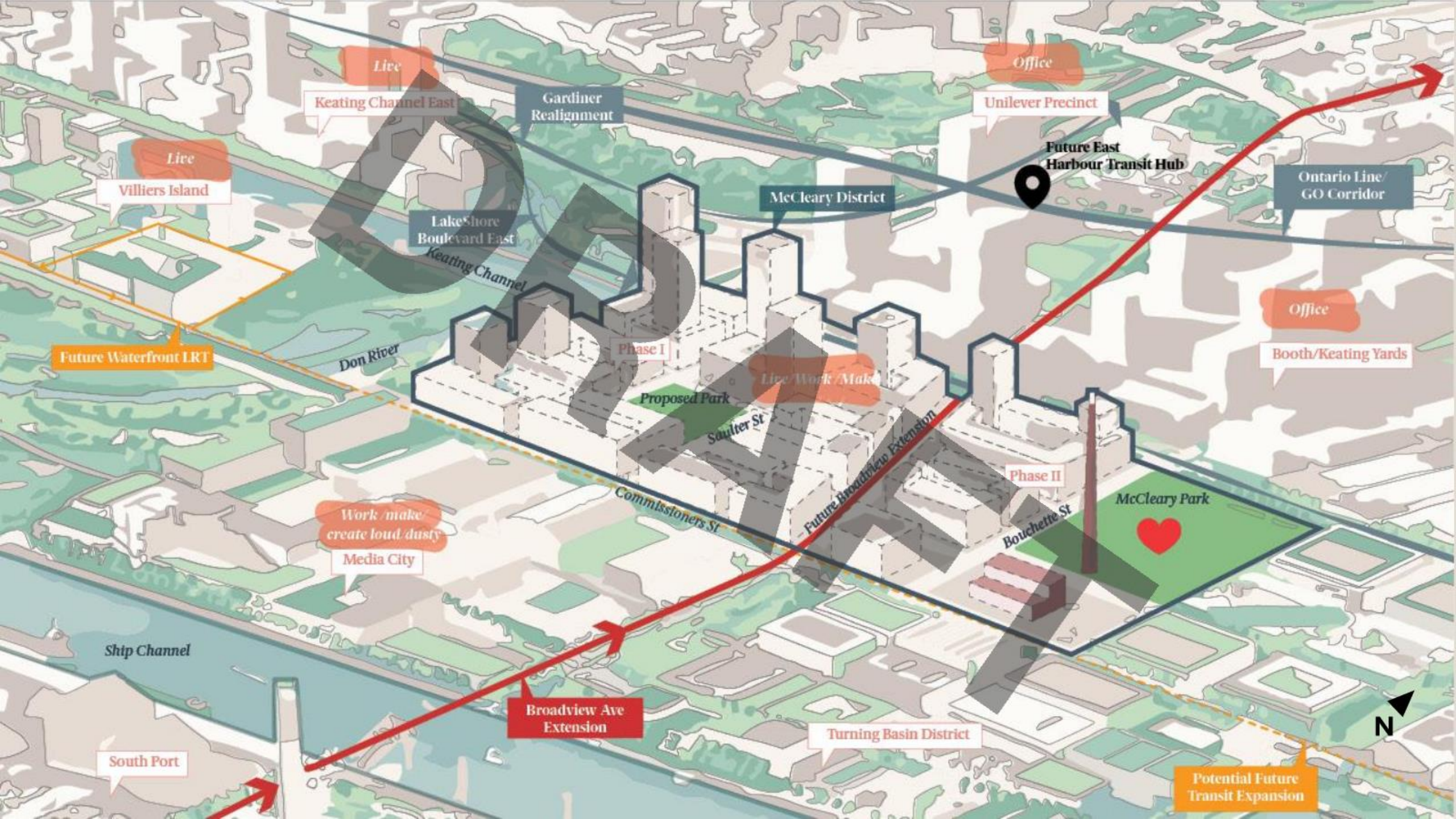
**Resilient Urban
Fabric**

3

**Height, Density,
Form & PIC uses**

DRAFT

Vision & Guiding Principles



Live

Keating Channel East

Gardiner Realignment

Office

Unilever Precinct

Future East Harbour Transit Hub

Ontario Line/GO Corridor

Live

Villiers Island

Lake Shore Boulevard East

McCleary District

Keating Channel

Future Waterfront LRT

Don River

Phase I

Live/Work/Make

Proposed Park

Saulter St

Office

Booth/Keating Yards

Work/make
create loud/dusty
Media City

Commissioners St

Future Broadview Extension

Phase II

McCleary Park



Bouchette St

Ship Channel

Broadview Ave Extension

Turning Basin District

South Port

Potential Future Transit Expansion



What does the PLPF say about McCleary District ?

Envisioned as a **dense, transit-oriented, complete mixed-use community and hub of activity**, the District will have a **mid-rise feel, contribute to broader economic objectives** and complement the office destination envisioned to the north. The land use mix will create a healthy balance and enable key economic clusters synergistic with districts to the south.

The District will be **bookended by two spectacular open spaces** – the river to its west and McCleary Park to its east. A new, sunny and **centrally-located, local park** will also be introduced to provide a local amenity for residents and workers. A **distinctive height peak at the Don Roadway and Lake Shore Boulevard** will set the district apart and contribute to the Port Lands skyline, while ensuring **excellent sunlight** on the public realm. **Tall buildings will be focused along the Don Roadway and Lake Shore Boulevard**, terracing down in height towards McCleary Park and Commissioners Street.



Vision

McCleary District as a nexus!

McCleary District will be a vibrant, inclusive, mixed-use community that brings together the many disparate functions and characters of the Port Lands and its surroundings. It will be a mixing ground of scale, building type and use, transitioning from high-rise to mid-rise and combining the residential uses that predominate to its west with the Production, Interactive and Creative uses that are focused to its south. The District will be tied together by a spectacular open space and public realm network that stretches from the renaturalized mouth of the Don River through a new central park to McCleary Park and extends nature, water and habitat throughout. McCleary District's proximity to the East Harbour Transit Hub and the new waterfront transit and active transportation network will support a dense, walkable and transit-oriented community.

Guiding Principles flowing from the Port Land Planning Framework

1. Create a **complete community** with new homes for households of all sizes and income levels, including **affordable housing and family-oriented housing**.

2. Foster the economic development of the waterfront by planning for **PIC uses to enhance the Port Lands film and digital cluster** and promote new opportunities for growth industries.

3. Incorporate a **variety of building forms** that prioritize **design excellence and sustainability** and serve the needs of the diverse uses in McCleary District.

4. Prioritize the pedestrian experience with a **walkable, varied street network**, ground floor animation and comfortable microclimate conditions to promote **year-round activation of the public realm**.

5. **Enhance the Indigenous presence in the Port Lands** by including First Nations, Inuit and Métis traditions, culture and worldviews in the vision for McCleary District.

6. Support a **dynamic and resilient community** with a **blue-green network** of open spaces, including a **new central park** that complements the recreational amenities in McCleary Park and the river valley.

Guiding Principles

1

Create a **complete community** with new homes for households of all sizes and income levels, including **affordable housing and family-oriented housing.**

Ref: PLPF objective #7



Affordable Housing in Block 8 - West Don Lands

Guiding Principles

2

Foster the economic development of the waterfront by planning for **PIC uses to enhance the Port Lands film and digital cluster** and promote new opportunities for growth industries.

Ref: PLPF objective #2



PIC uses in Potrero Power Station Neighbourhood, San Francisco

Guiding Principles

3

Incorporate a **variety of building forms** that prioritize **design excellence and sustainability** and serve the needs of the diverse uses in McCleary District.

Ref: PLPF objective #1



Variety of built forms in Mission Rock, San Francisco

Guiding Principles

4

Prioritize the pedestrian experience with a **walkable, varied street network**, ground floor animation and comfortable microclimate conditions to promote **year-round activation of the public realm**.

Ref: PLPF objective #6



Walkable streets in Nordhavn, Copenhagen

Guiding Principles

5

Enhance the Indigenous presence in the Port Lands by including First Nations, Inuit and Métis traditions, culture and worldviews in the vision for McCleary District.



Anishnawbe Health Centre, West Don Lands

Guiding Principles

6

Support a **dynamic and resilient community** with a **blue-green network** of open spaces, including a **new central park** that complements the recreational amenities in McCleary Park and the river valley.

Ref: PLPF objective #4, #8, #9

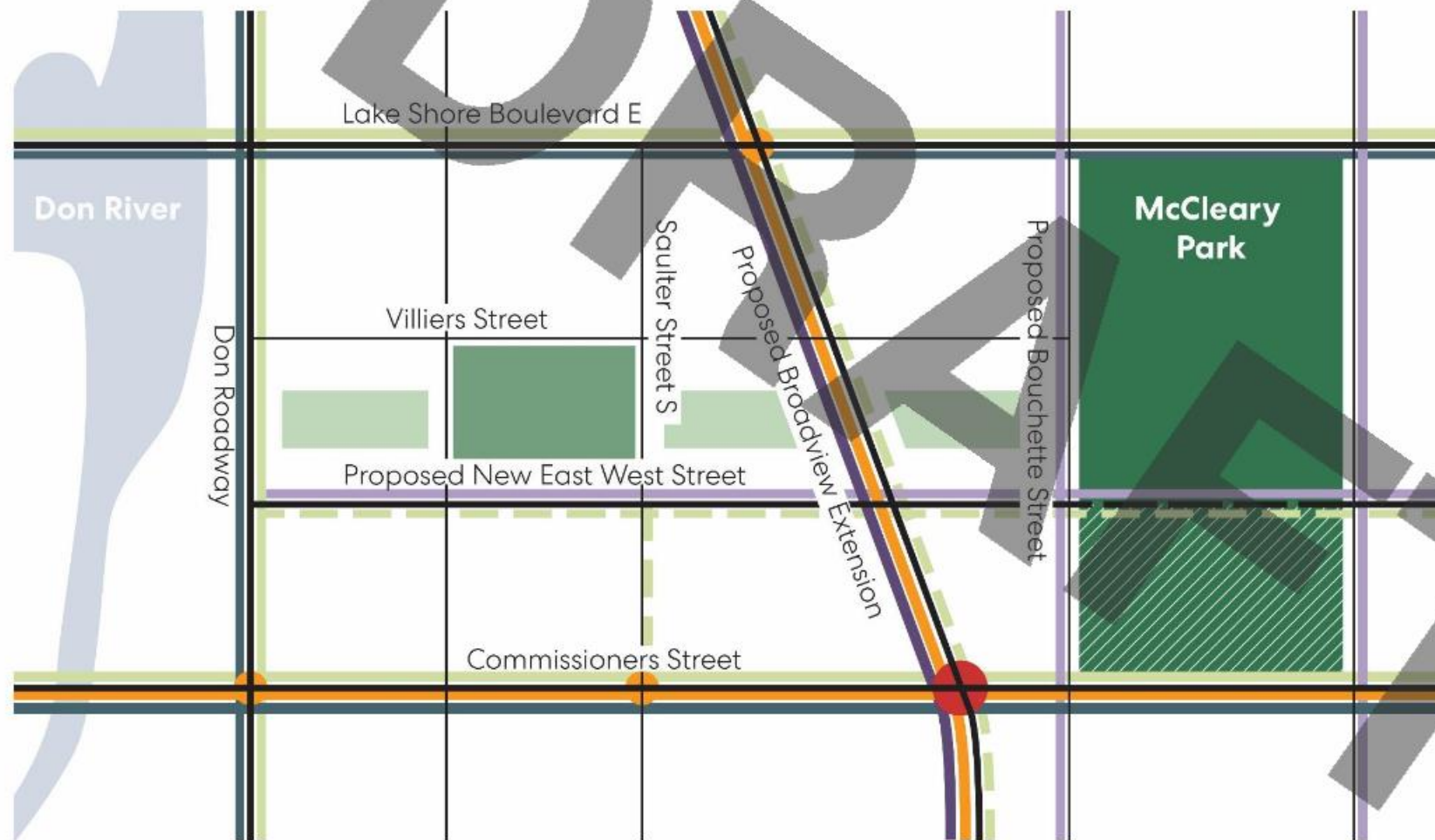


Integrated blue-green network in Dockside Green, Victoria BC

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Resilient Urban Fabric

PLPF Public Realm and Open Space



Legend

- Major Roads
- Local Roads
- Linear Open Space
- - - Bioswale
- Priority Raised Cycle Track
- Optional Raised Cycle Track
- Multi-use Trail
- Streetcar in Dedicated ROW
- Major Public Parks and Open Space
- ▨ McCleary Park Expansion (per PLPF)
- Parks and Open Space
- Privately Owned Public Space (POPs)
- Transit Hub
- Streetcar Stop



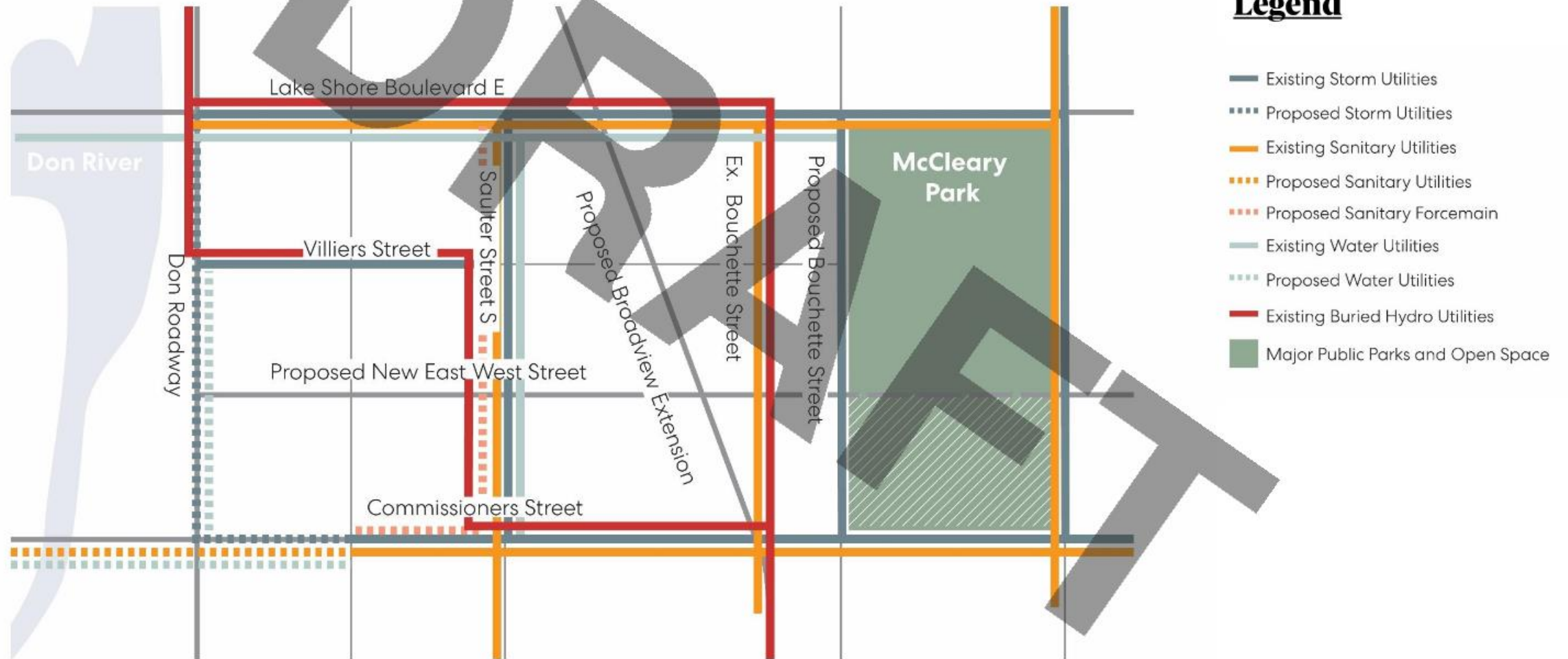
TSMP Stormwater System



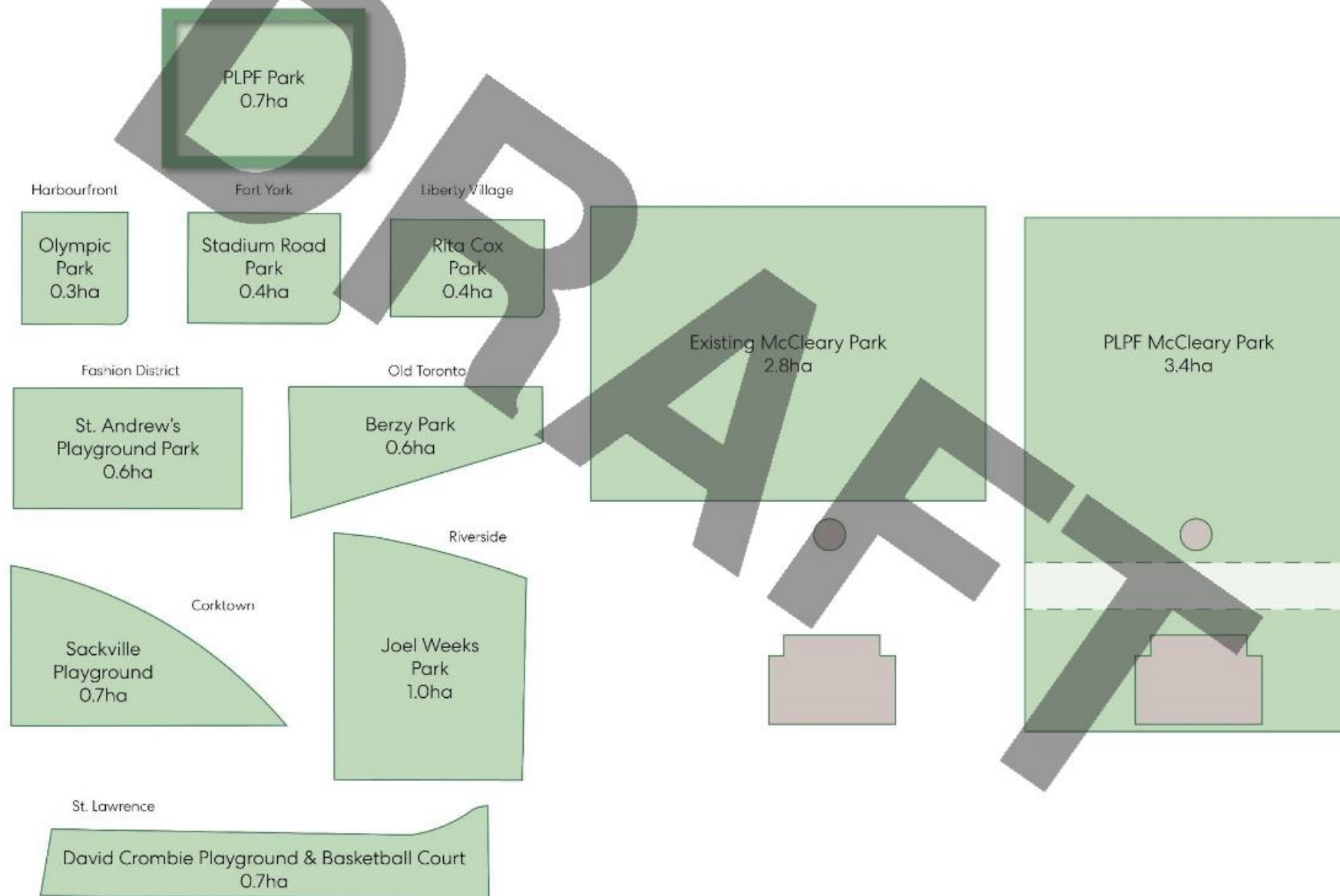
- Planted Hybrid Open Channel (sand filter + storm sewer)
- Planted Hybrid Channel (bioswale + storm sewer)
- Paved/ Hardscape Channel
- Planted Open Channel
- overflow with backflow valve
- Study Area Boundary
- Portion of Study Area not included in stormwater servicing solution
- Existing storm sewers
- Existing storm sewers - potential to be upgraded
- Proposed storm sewers
- 1 year flow
- Overflow



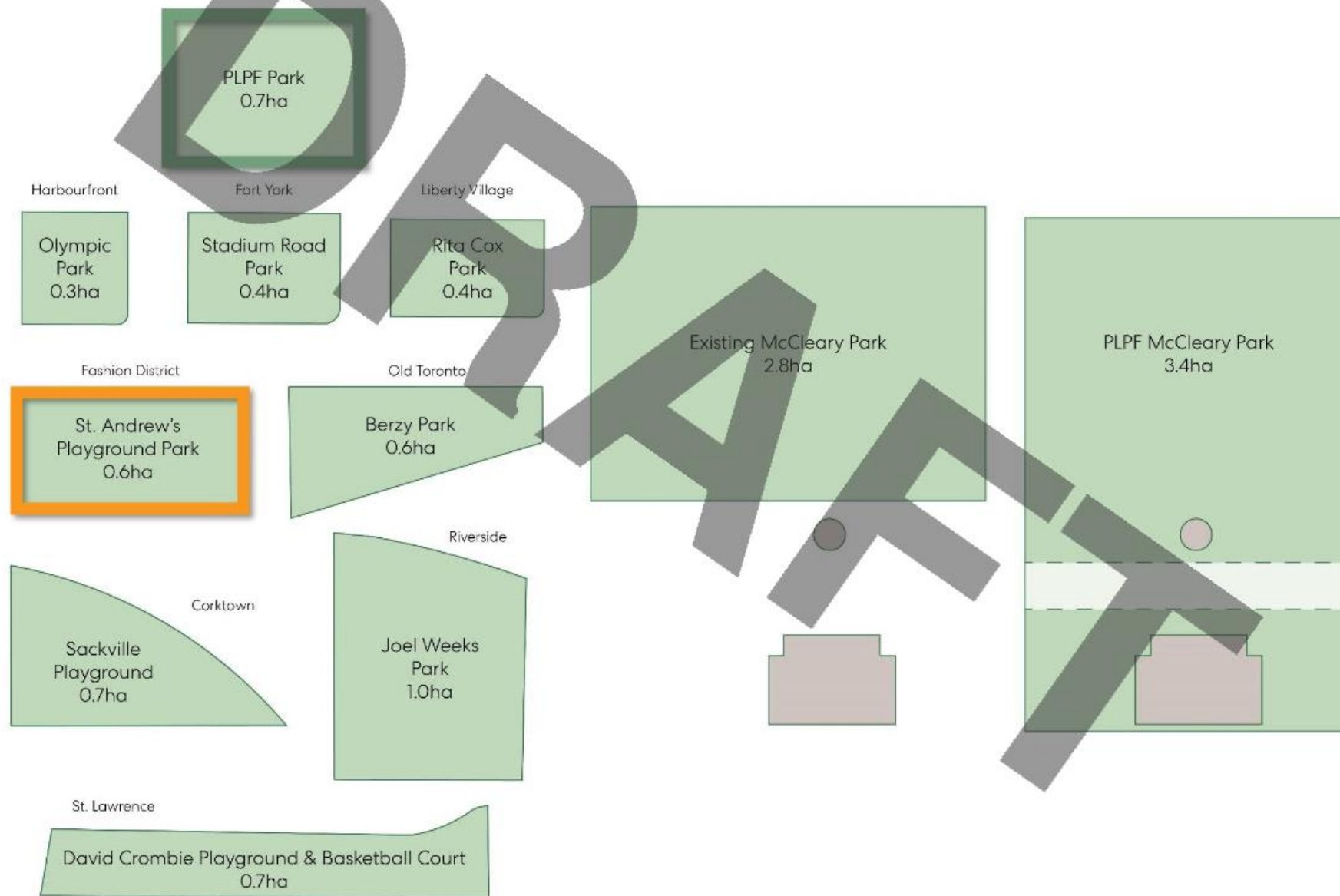
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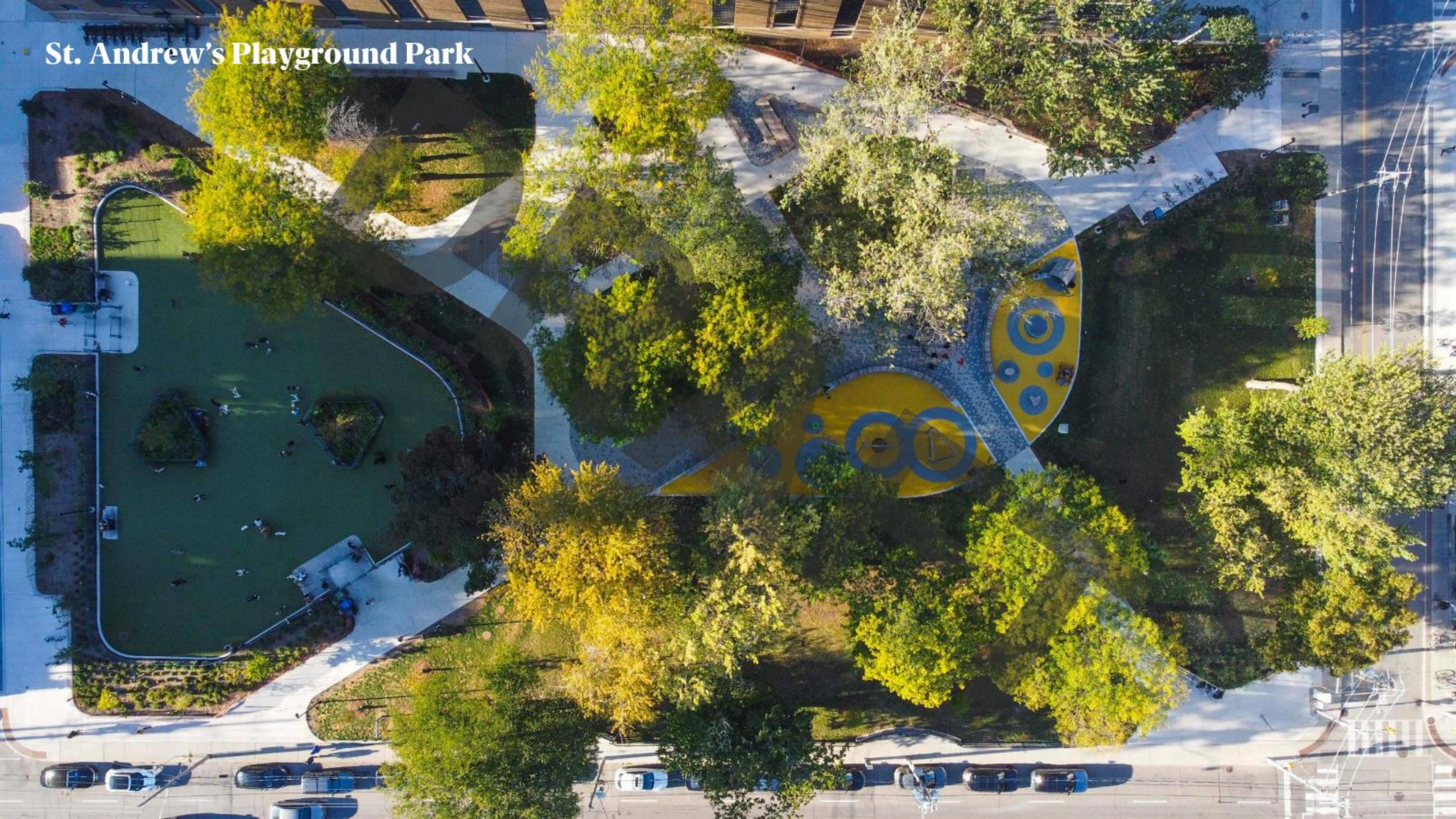
Size Comparison



Size Comparison



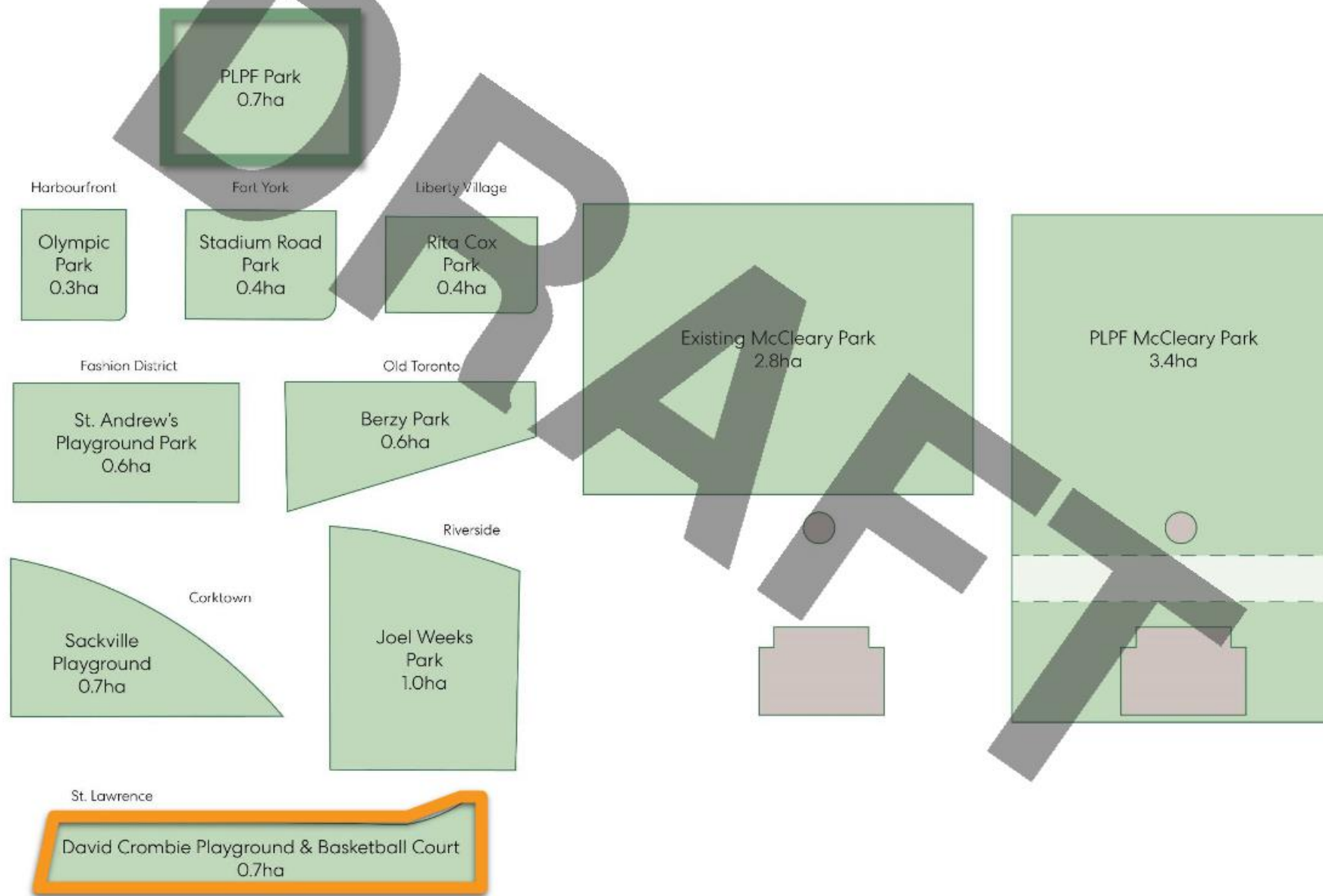
St. Andrew's Playground Park



St. Andrew's Playground Park



Size Comparison – Active Recreation



David Crombie Playground & Basketball Courts (b/w Princess Street and Hahn Place)



2150 Lakeshore Ave (Christie Cookie Site)



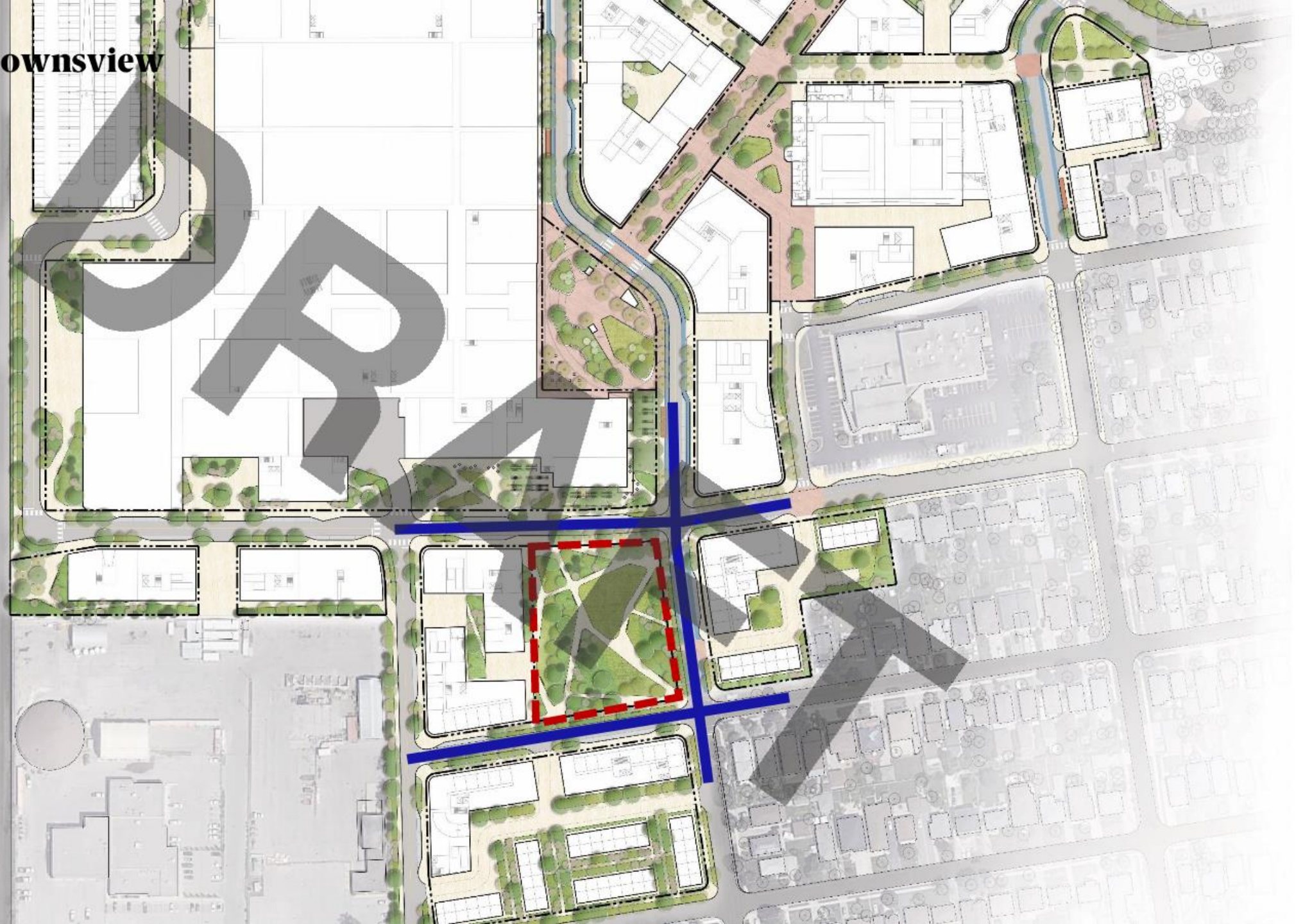
2150 Lakeshore Ave (Christie Cookie Site)



2150 Lakeshore Ave (Christie Cookie Site)



Hangar District, Downsview



Cloverdale Mall Redevelopment



2-10 EAST MALL CRESCENT
SEPARATE APPLICATION

Scarborough Junction



SITE C

SITE B

NOTE: SITES B-C ARE PART OF MASTER PLAN BUT THEY ARE A DEMONSTRATION PLAN ONLY. SUBJECT TO CHANGE PER FUTURE APPLICATIONS. SITES B AND C ARE NOT PART OF APPLICATION
Further refinement of Street C to match 375 Kennedy alignment in the final settlement drawings

BLOCK J
PART 2
WARD-USE
INDICATIVE

METRO-LINK
LAND

NATAL PARK

SCARBOROUGH
GO STATION

EXISTING
GO STATION
PARKING

KENNEDY ROAD

BLOCK A2

BLOCK A1

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK G

BLOCK F

BLOCK H

BLOCK J
PARK

BLOCK I

ST CLAIR AVE E

PUBLIC STREET A

PUBLIC STREET B

DANFORTH ROAD

427 KENNEDY RD

417 KENNEDY RD

417 KENNEDY RD

827 DANFORTH RD

825 DANFORTH RD

821 DANFORTH RD

819 DANFORTH RD

405 KENNEDY AVE

JAY'S CYPRESS C

METRO-LINK
LAND

NATAL AVE

Primary Open Space Exploration Objectives

- Preserve open space connectivity
- Better park integration
- Refining local streets and blocks

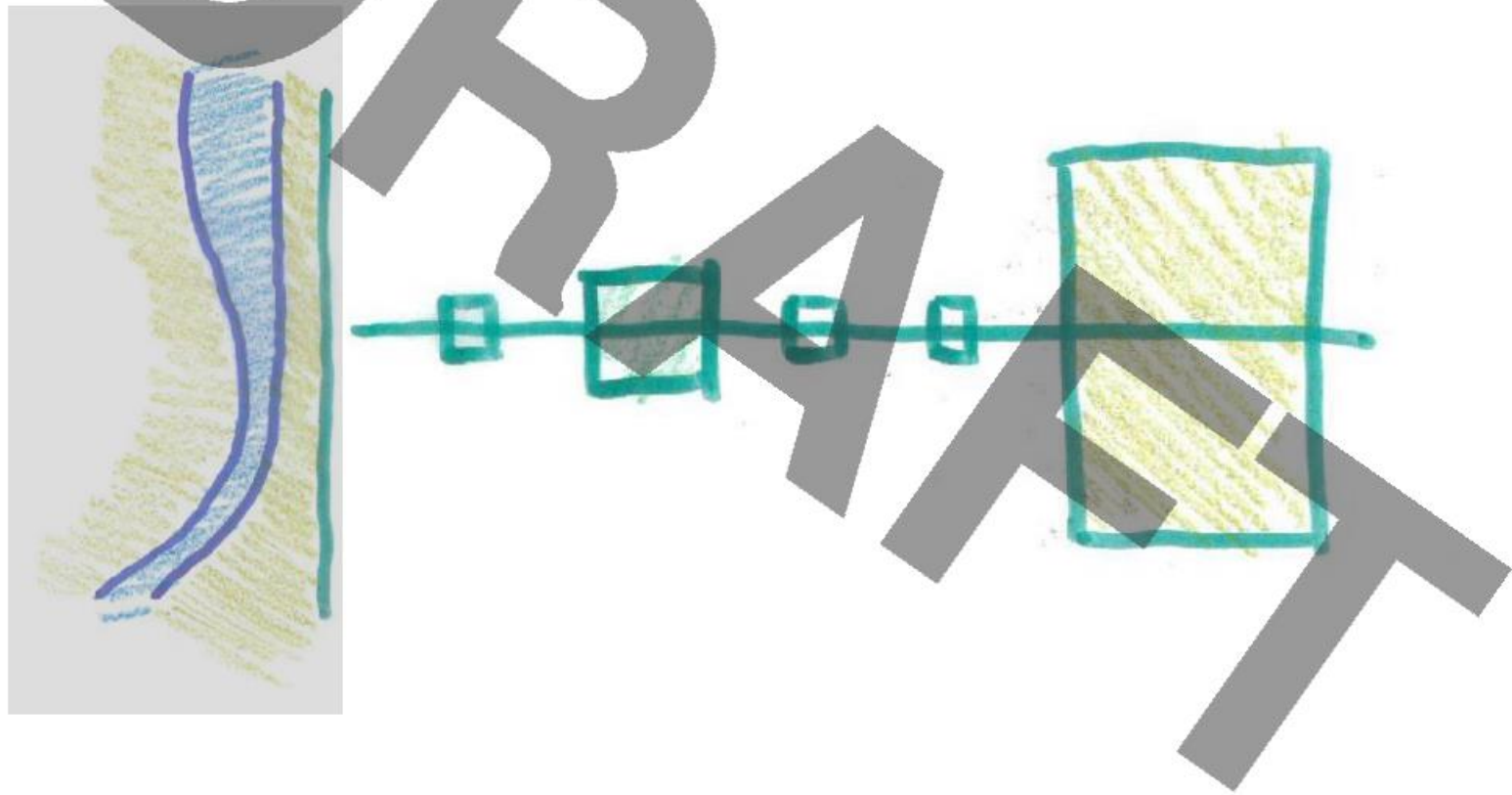
Secondary Open Space Exploration Objectives

- Rationalizing retail zones
- Supporting PIC uses

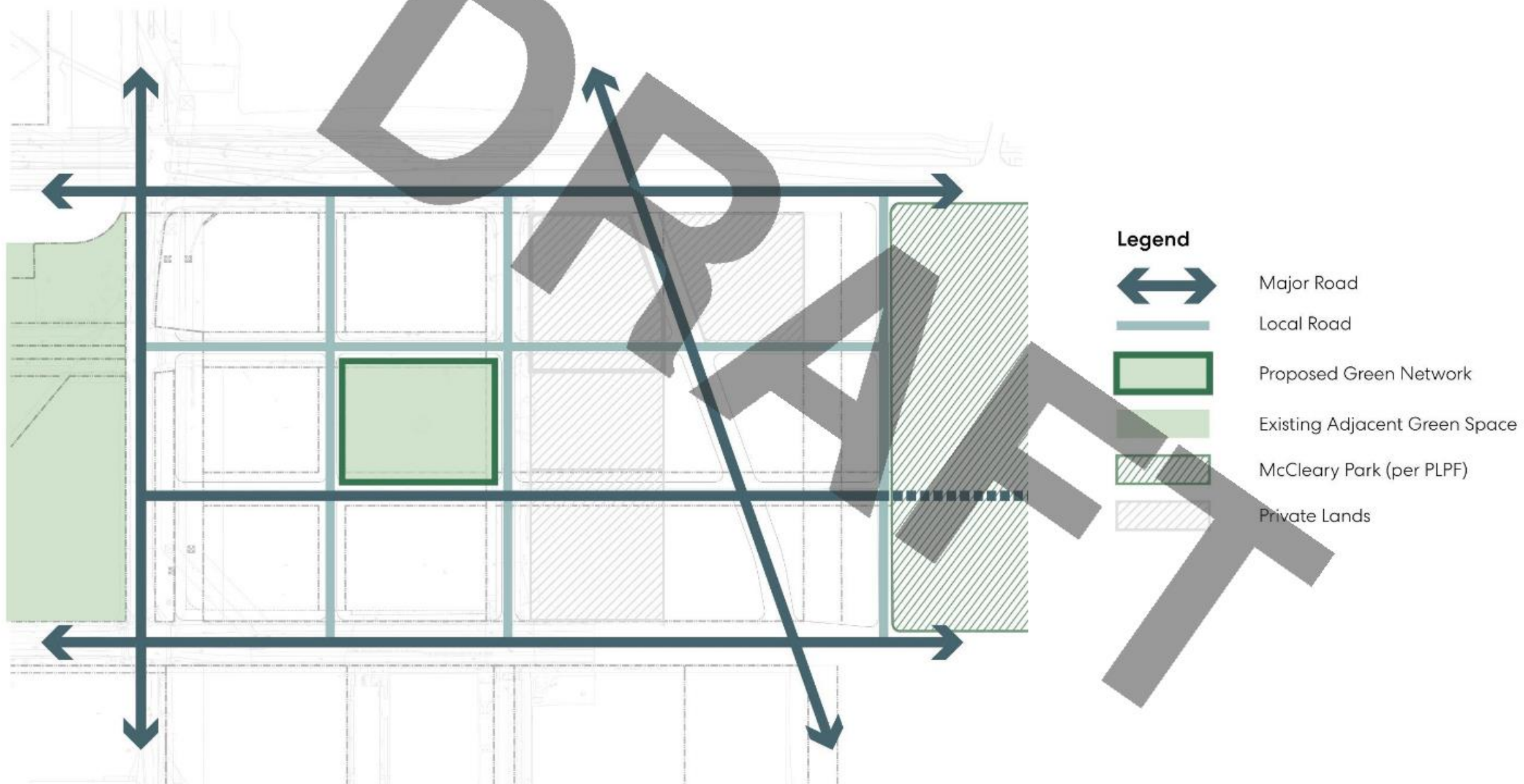
Where we might deviate from PLPF



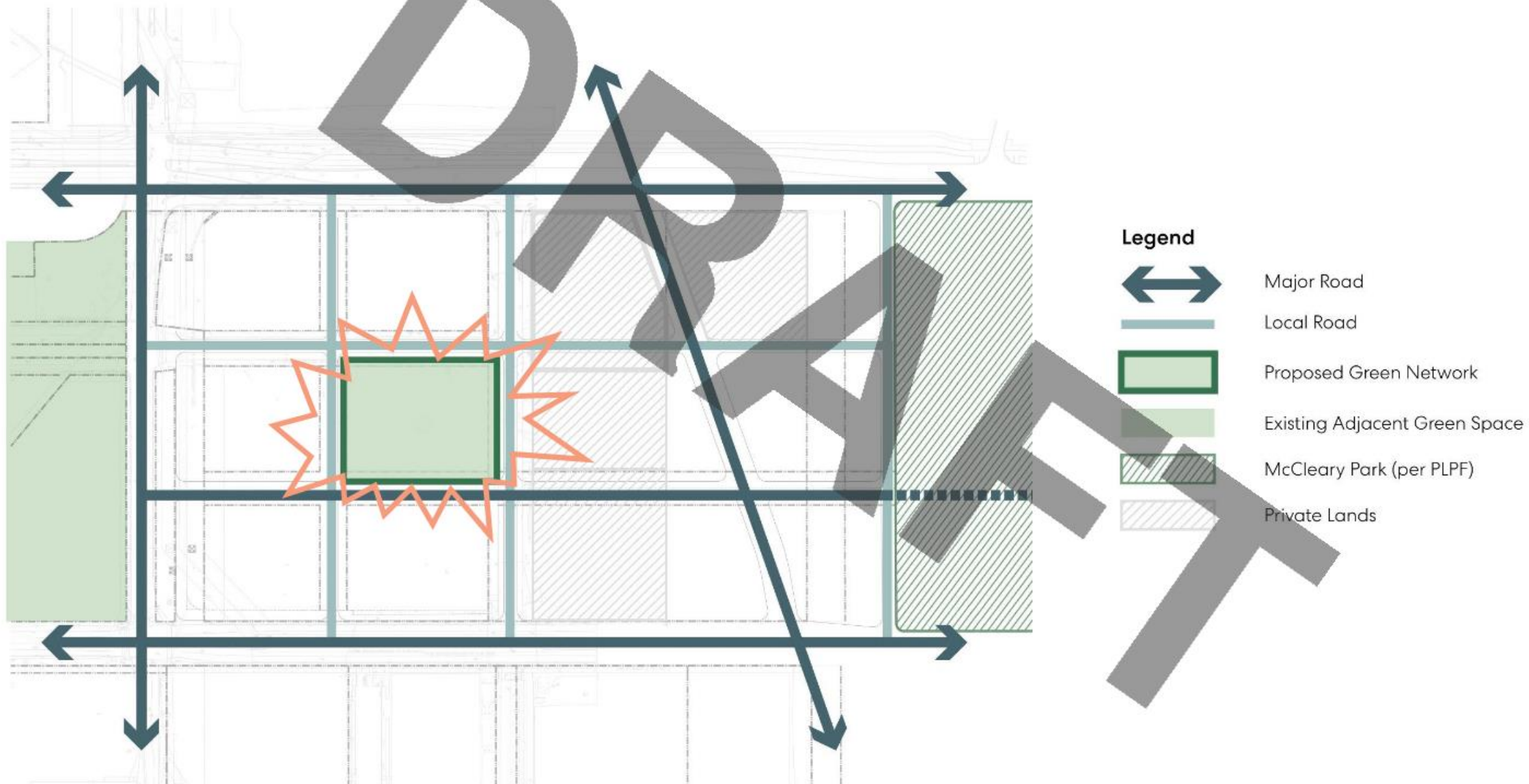
PLPF Base Case



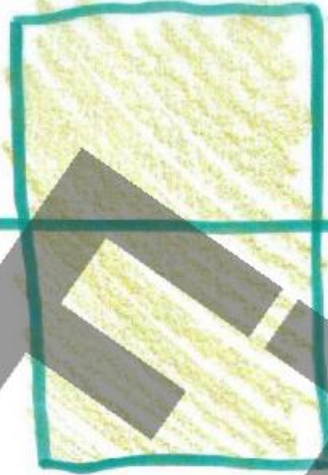
PLPF Base Case



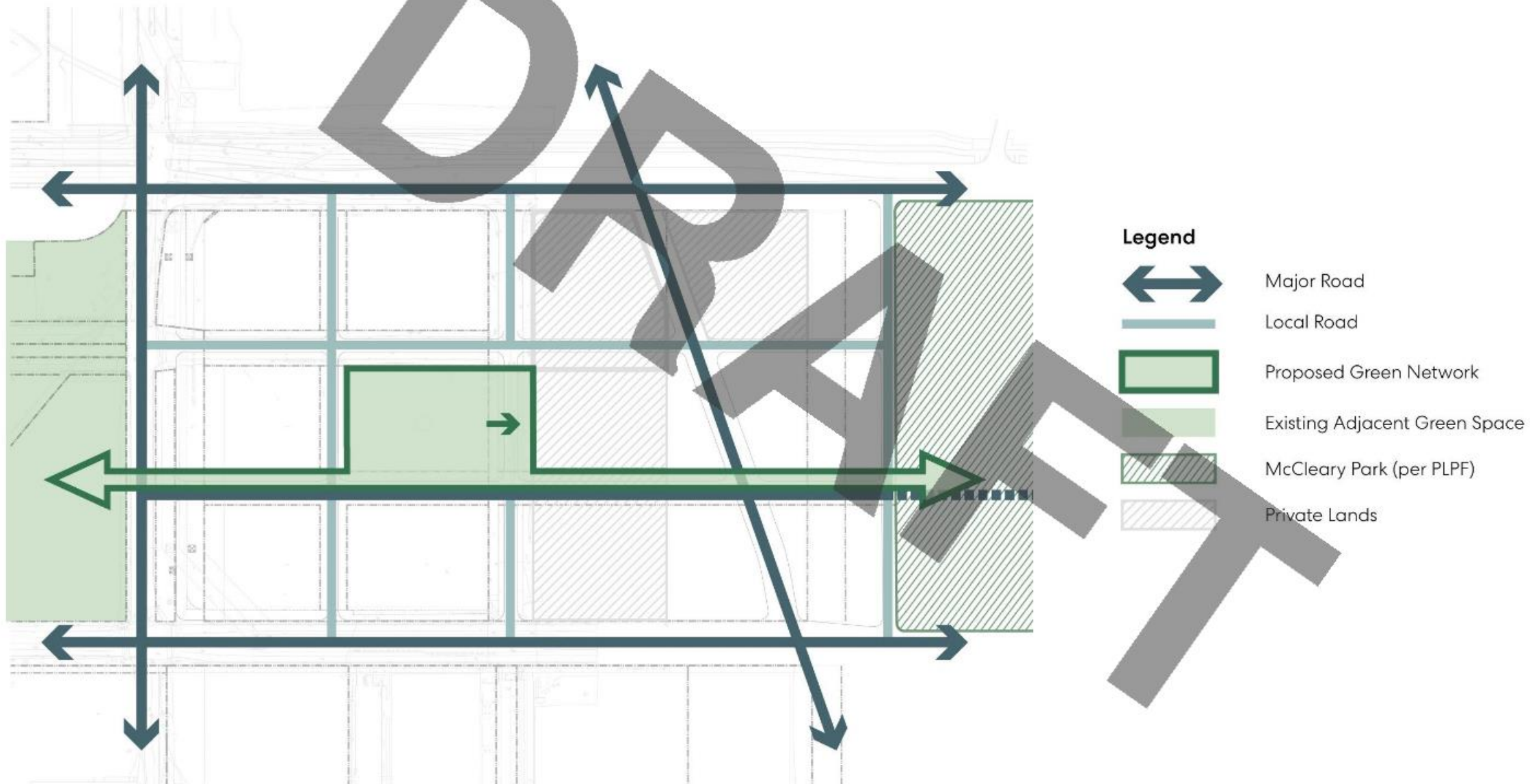
PLPF Base Case



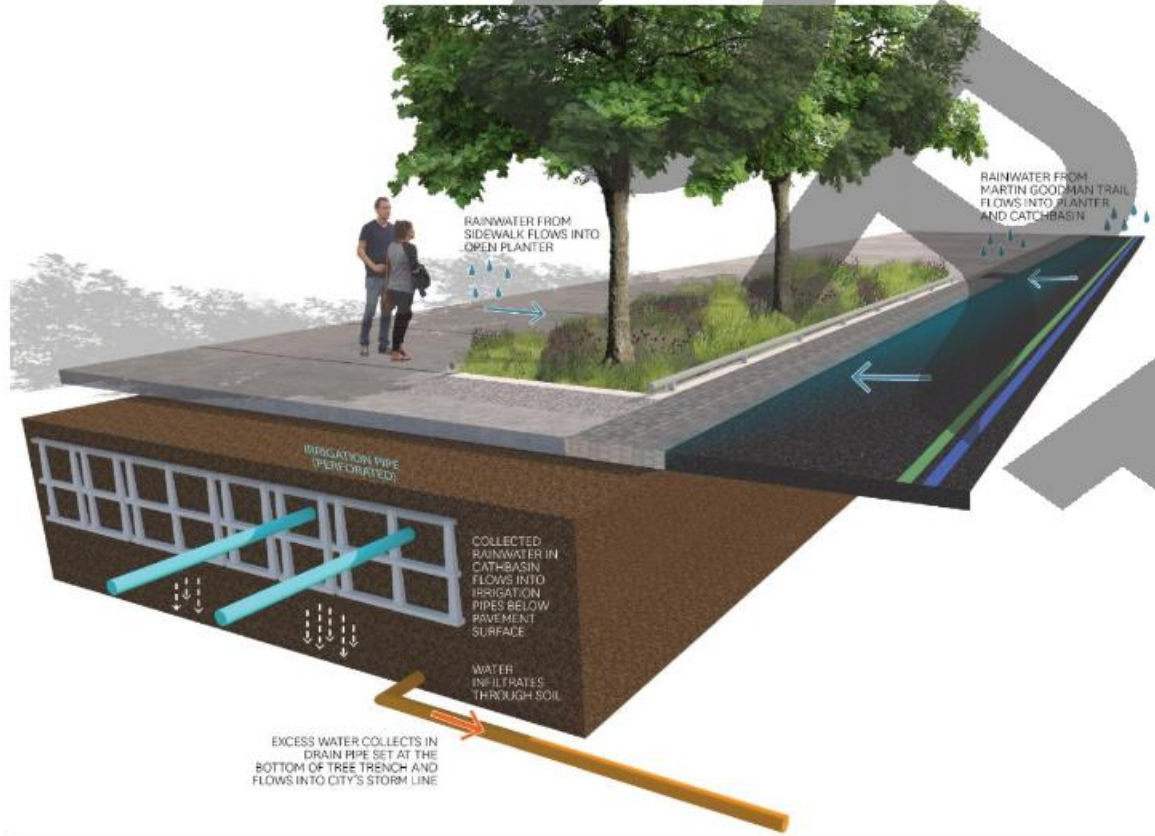
Exploration 1: Expand



Exploration 1: Expand



The Greenway: A Blue-Green Ribbon

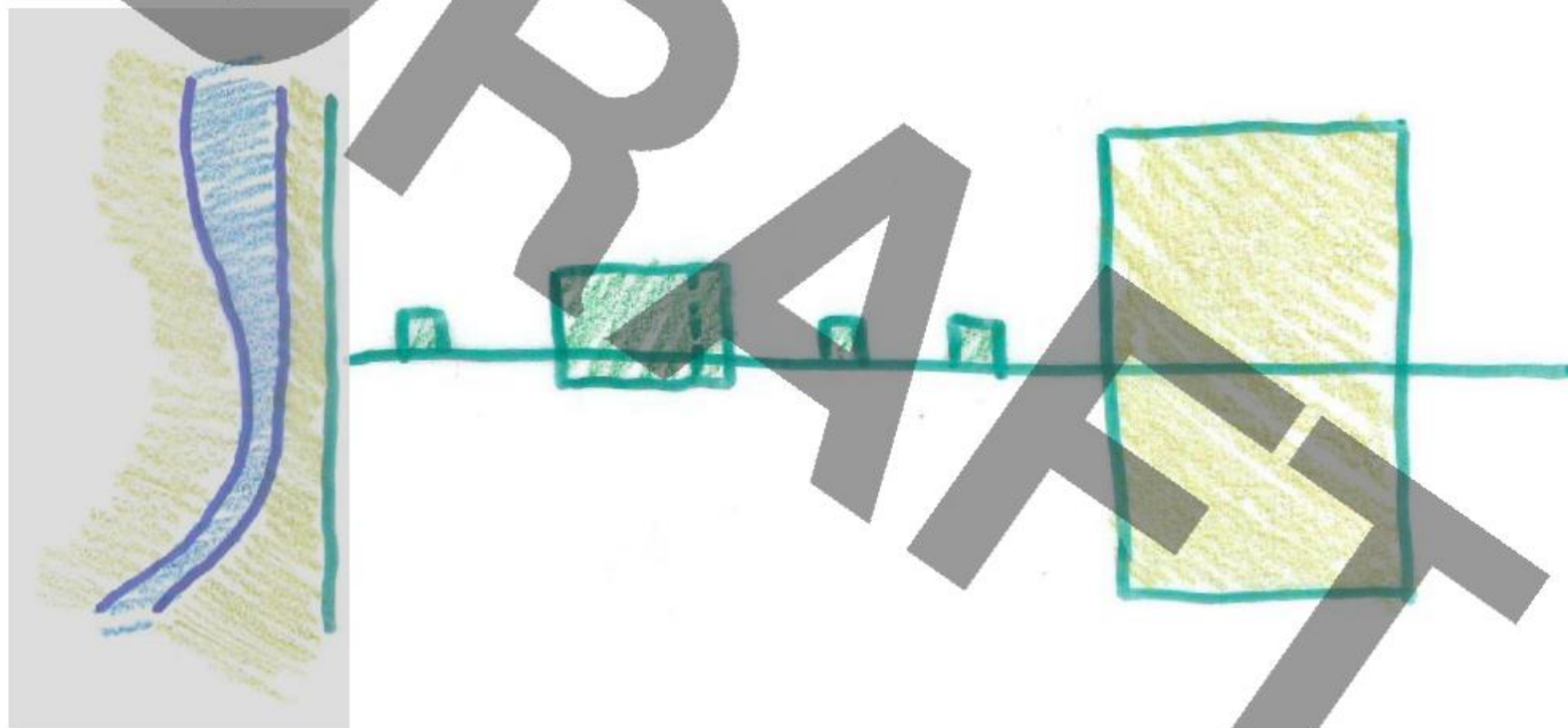


Port Lands: Cherry Street

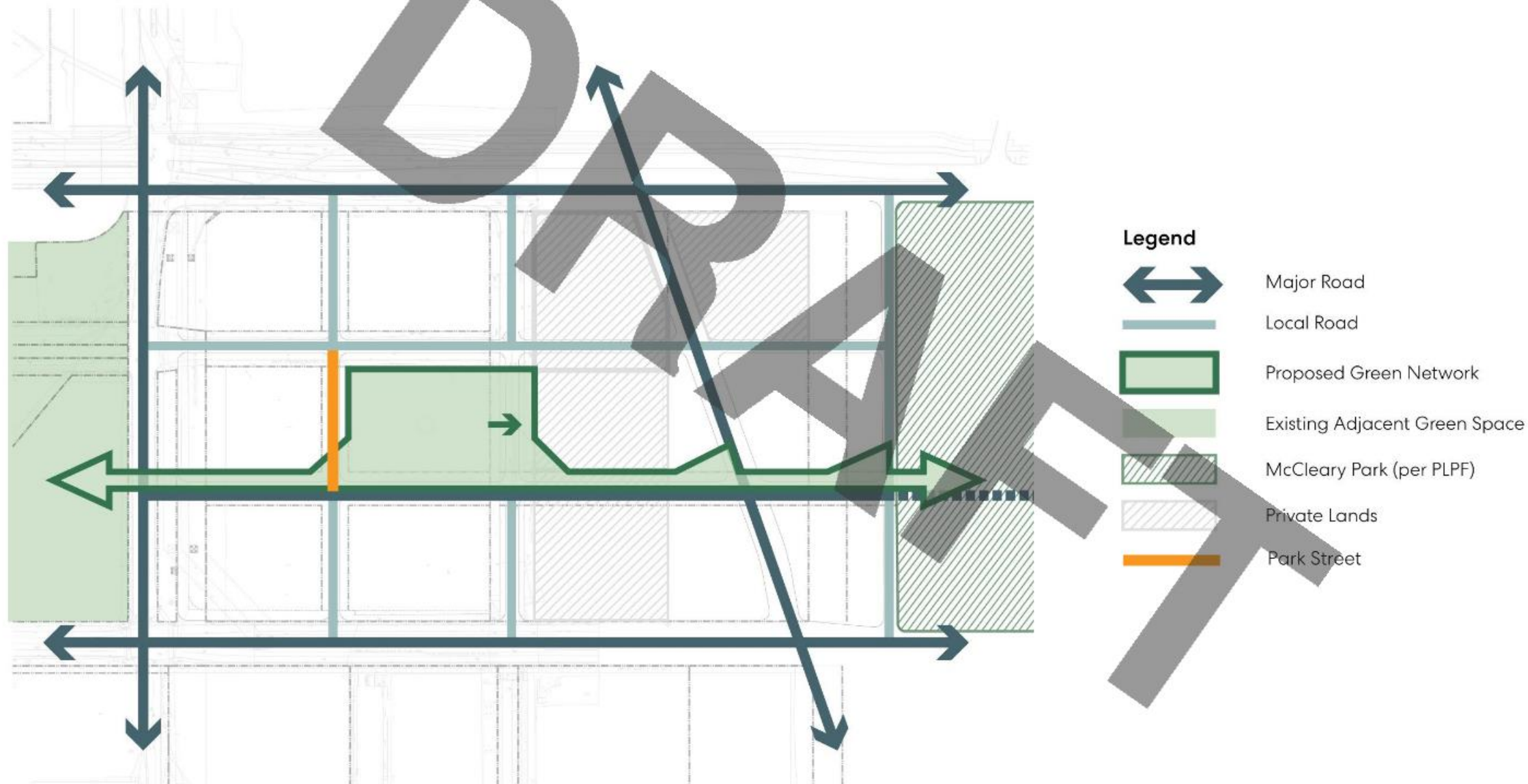


Jaktgatan/ Lövängsgatan, Stockholm, SE

Exploration 2: Expand Plus



Exploration 2: Expand Plus



Exploration 2: Expand Plus

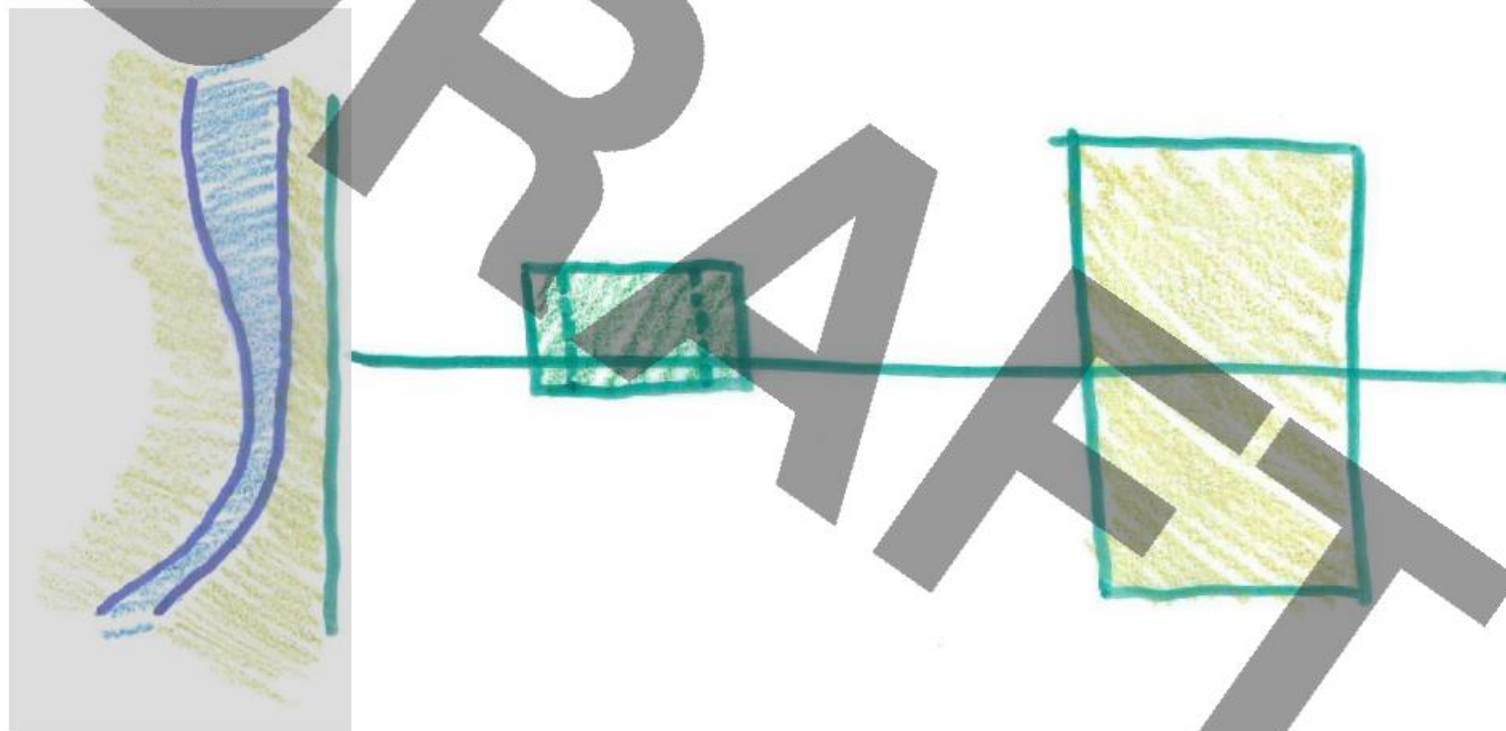


Berczy Park/Scott Street

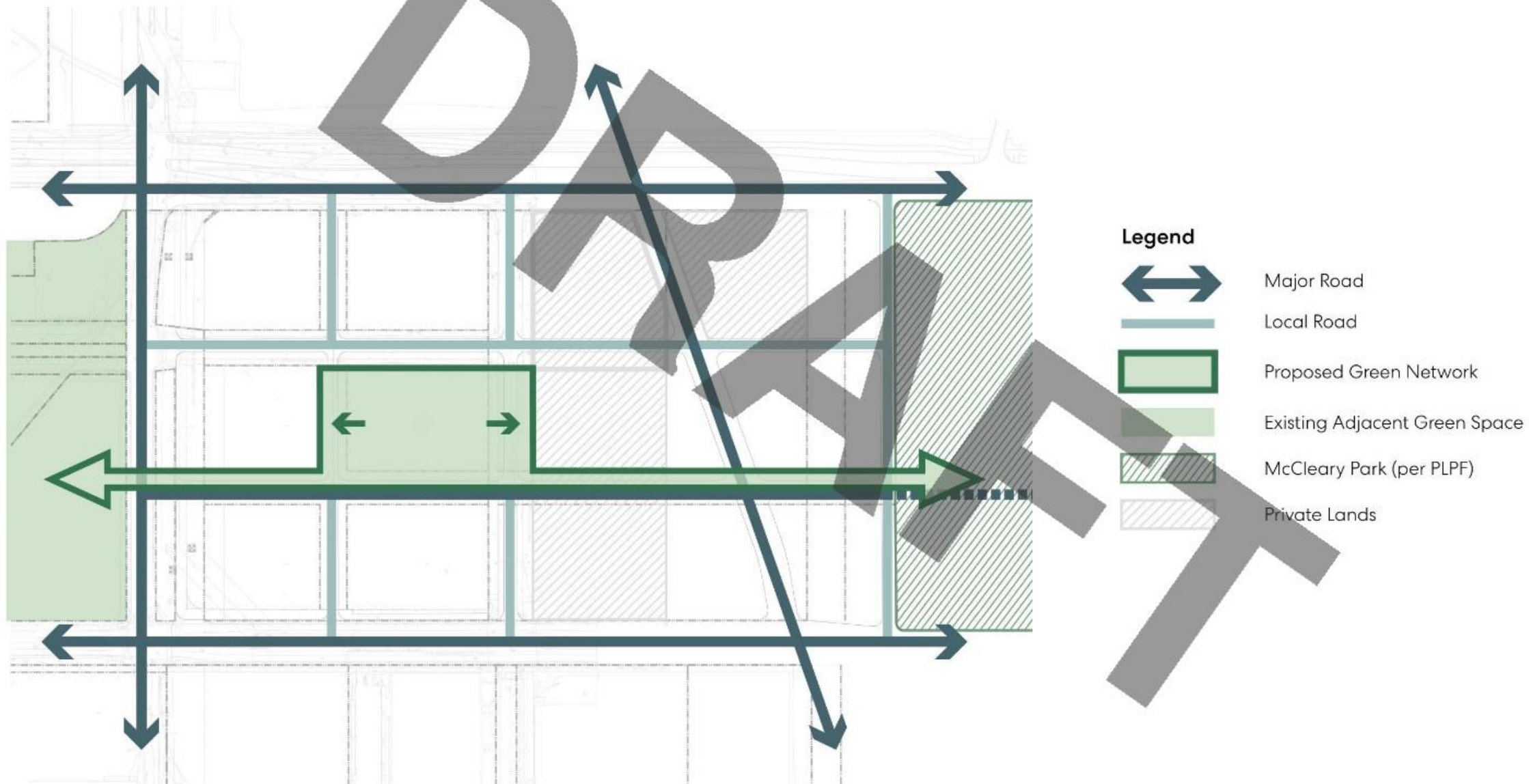


2150 LS/Christie Cookie: "Largos"

Exploration 3: Double Expand



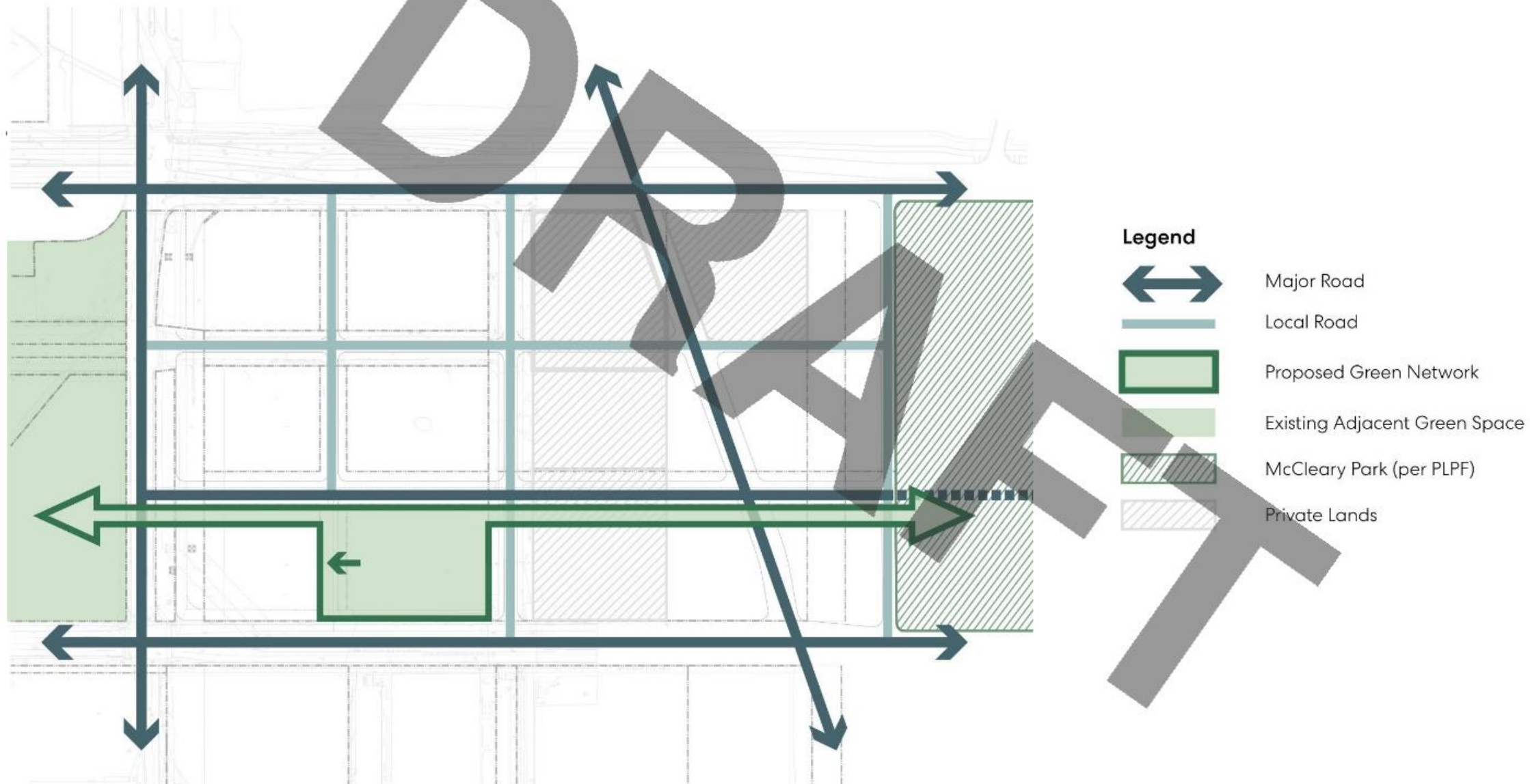
Exploration 3: Double Expand



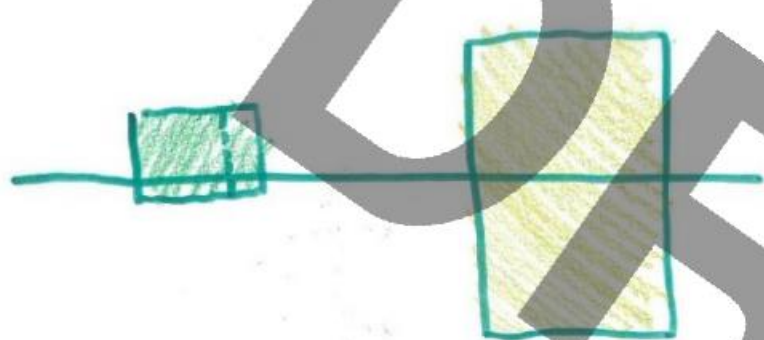
Exploration 4: Shift



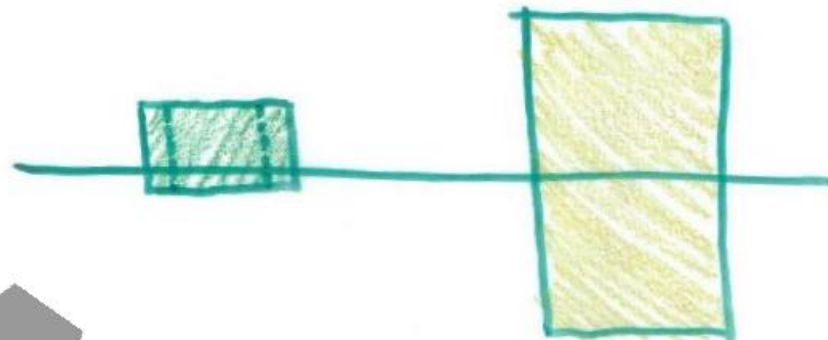
Exploration 4: Shift



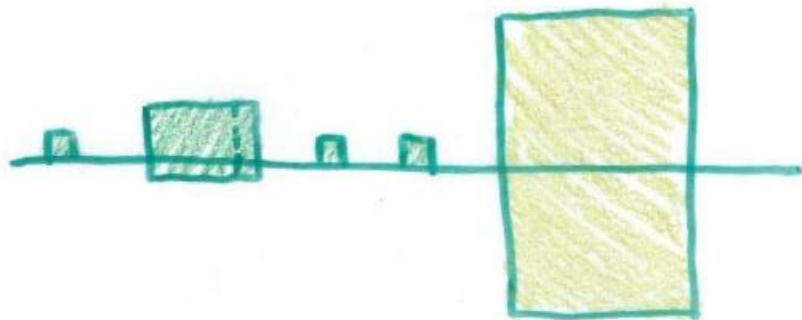
Explorations



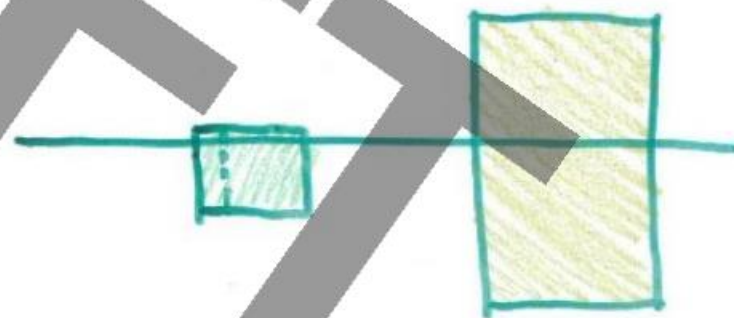
Expand



Double Expand



Expand Plus



Shift

DRAFT

**Height, Density & Form
PIC Uses**

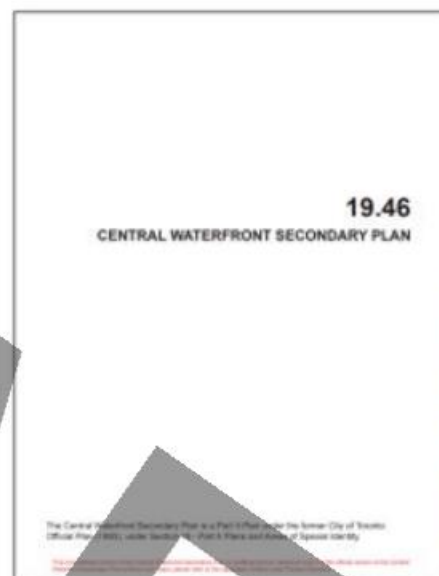
Port Lands Planning Framework

	GFA (sf)	GCA (sf)	PIC-Use (sf) (25% PLPF)	Retail (sf) (5% PLPF)
Port Lands Planning Framework	5,447,700	5,447,700	1,361,900	272,400

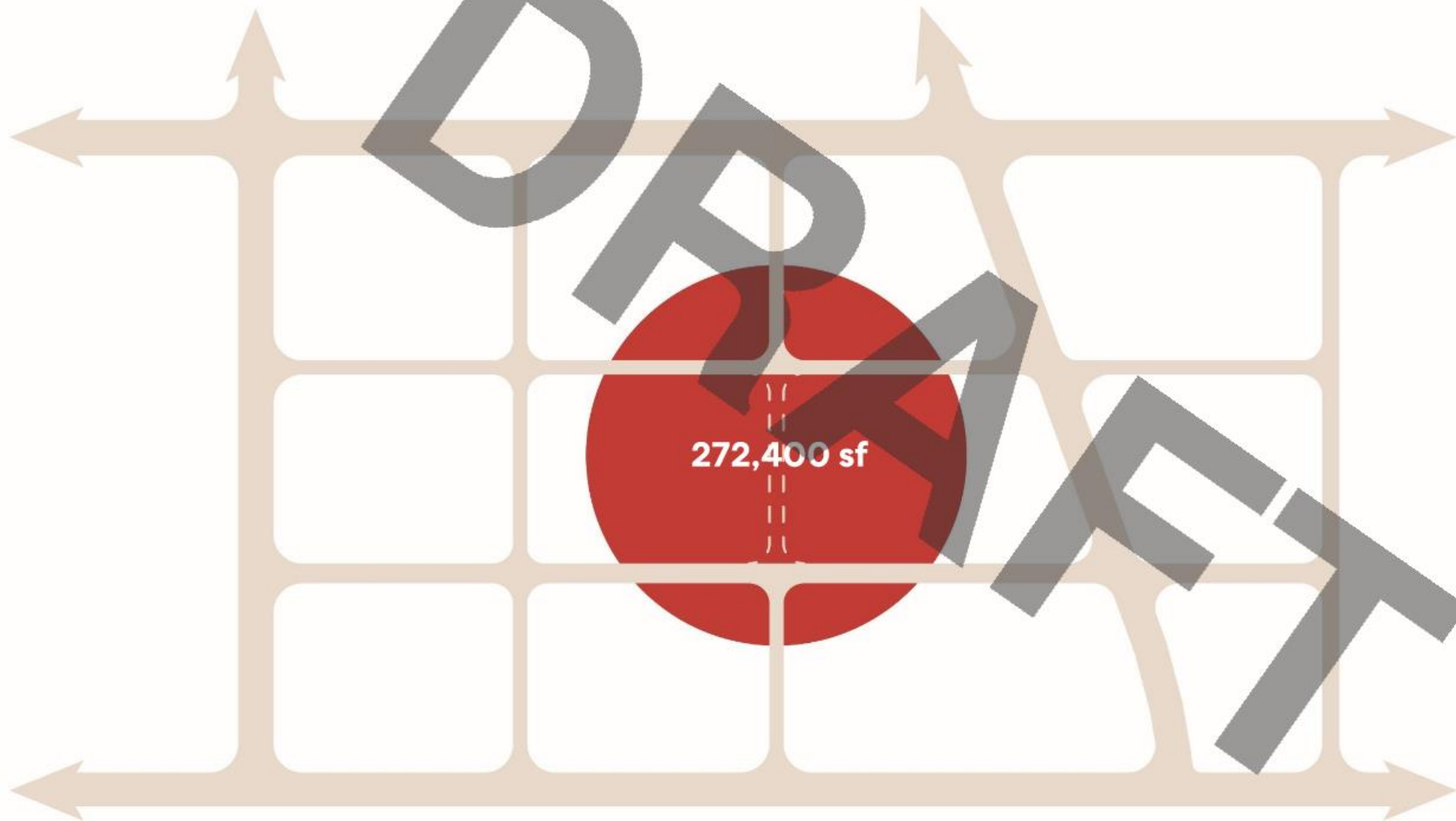
The above statistics exclude the GFA of 685 Lake Shore Boulevard East, noted as approximately 712,100 sf. The above referenced PIC-Use and Retail areas also assume that 685 Lake Shore is addressing its appropriate share of the percentage allocations, as such, the rates carried are applicable to the balance of the McCleary District.

Exploration Priority Considerations

- Public realm comfort (PLPF)
- Sunlight on parks (CWSP)
- Views to McCleary Stack (PLPF)
- Avoiding overlook to film uses (PLPF)
- Optimizing use of public land (Council direction)
- Implementing the Housing Action Plan (Council direction)



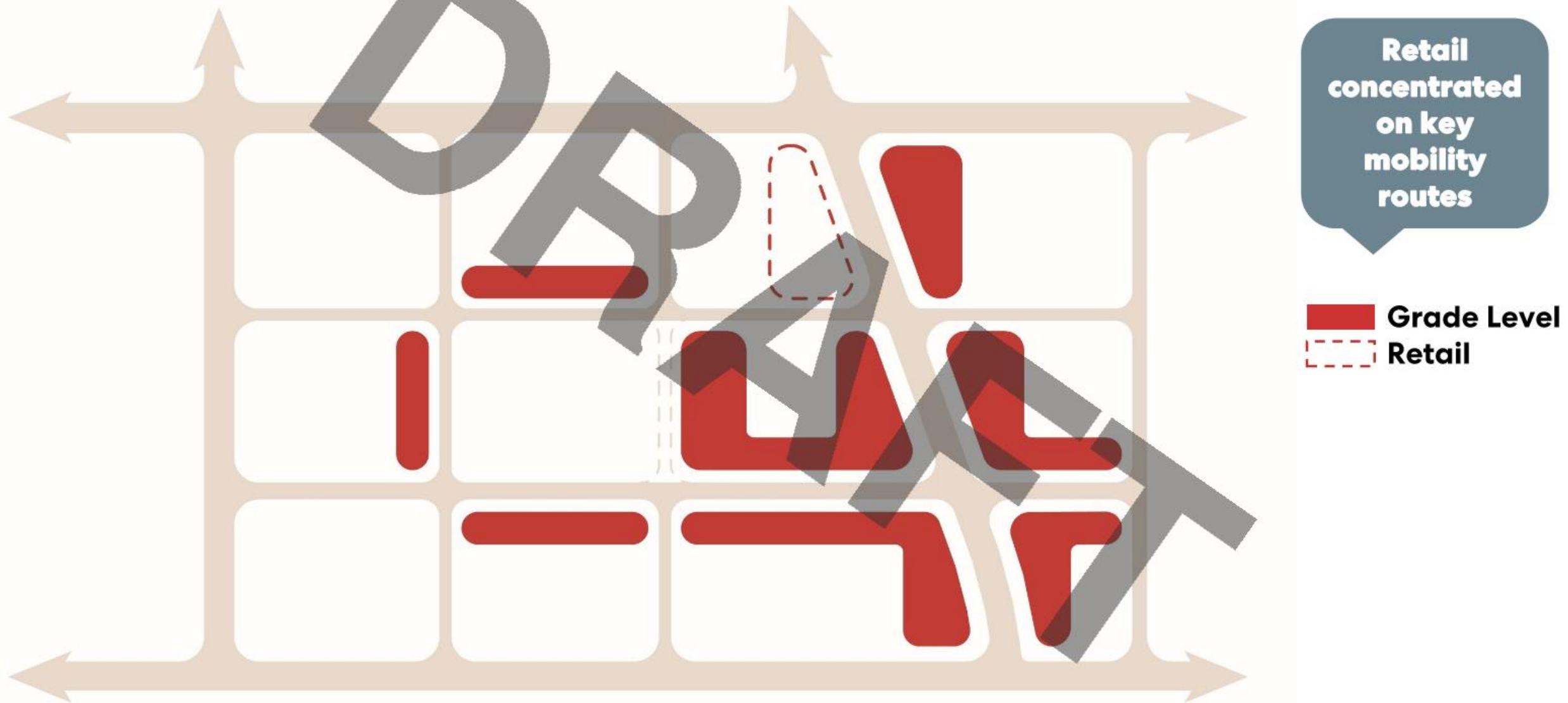
Exploration 1: Landuse Allocation Strategy



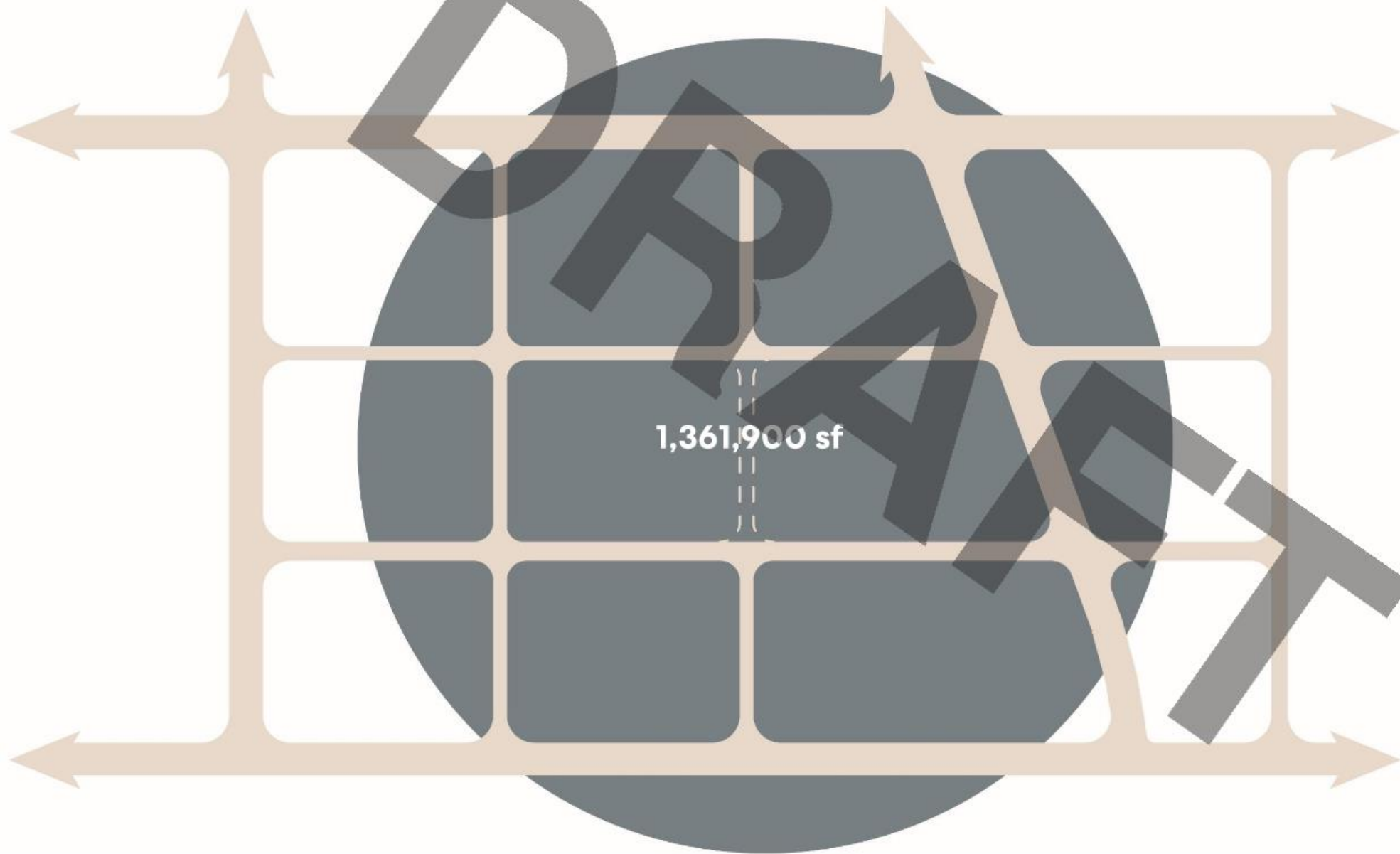
How much
area is
defined as
Retail use?

5%

Exploration 1: Landuse Allocation Strategy



Exploration 1: Landuse Allocation Strategy



How much
area is
defined as
PIC-Use?

25%

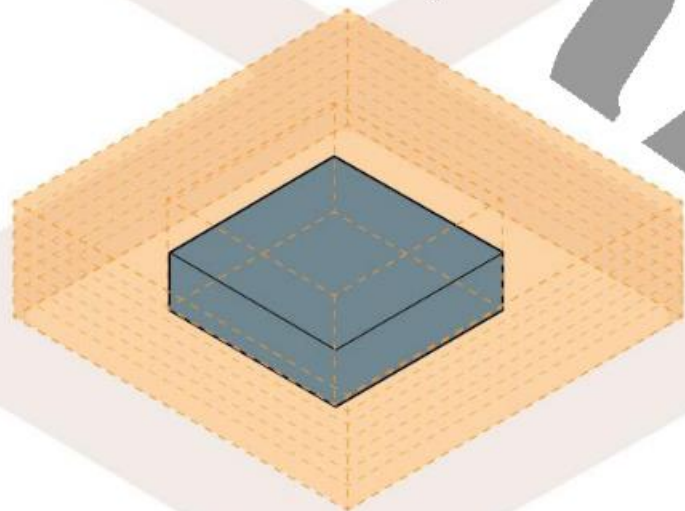
What does PIC-Use look like?

**McCleary
Block
dimensions,
70-90m x 90-
120m**

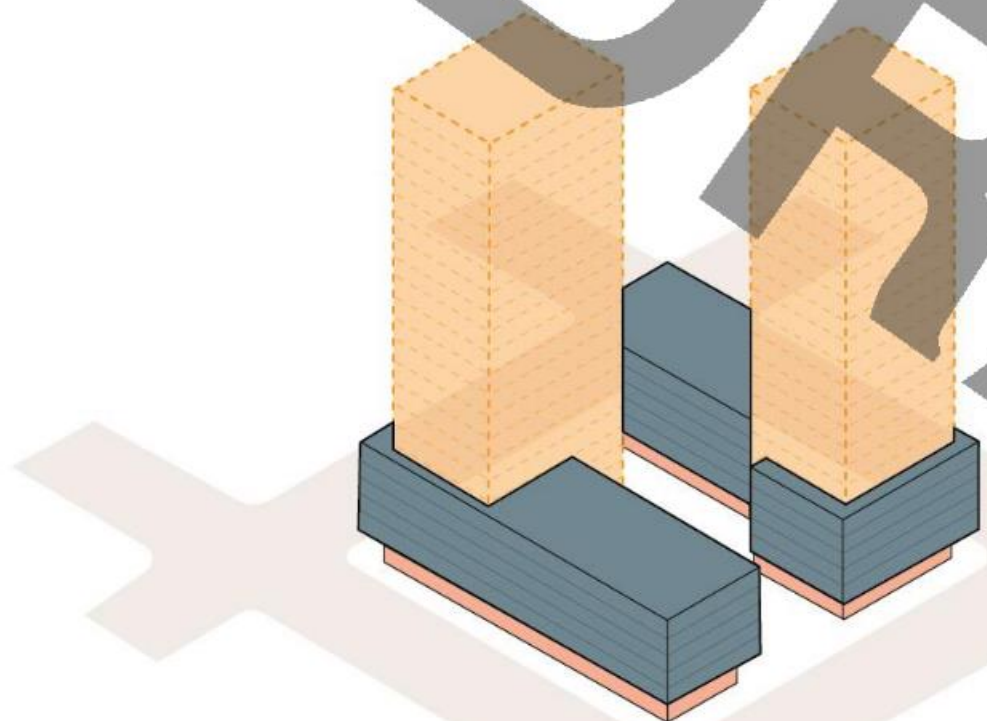


What does PIC use look like as a Black Box?

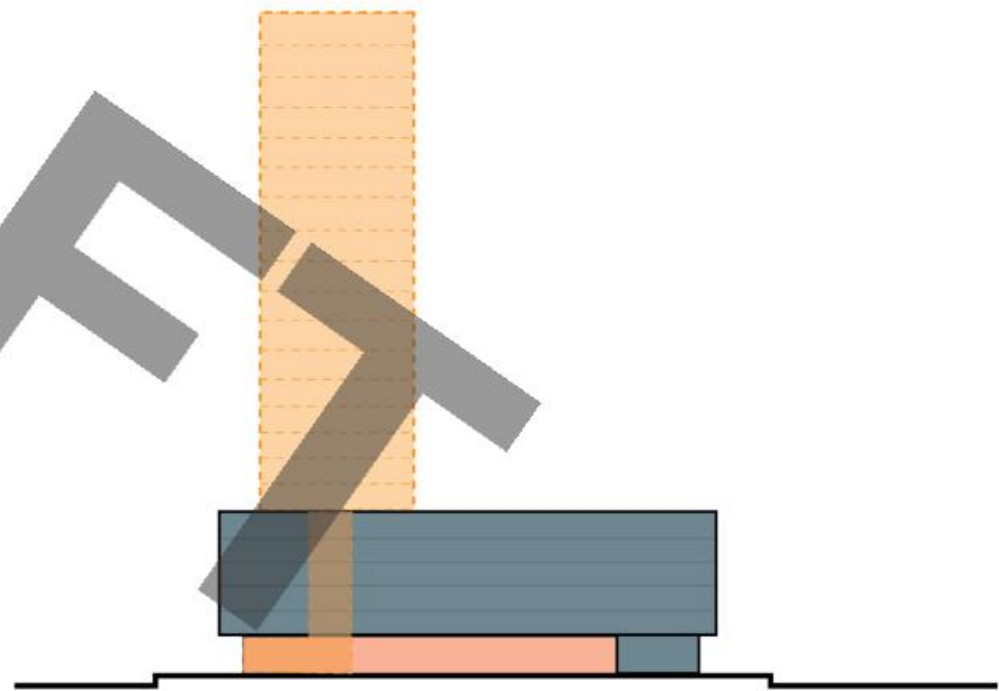
30-50m wide
12m high
Open Span
No windows



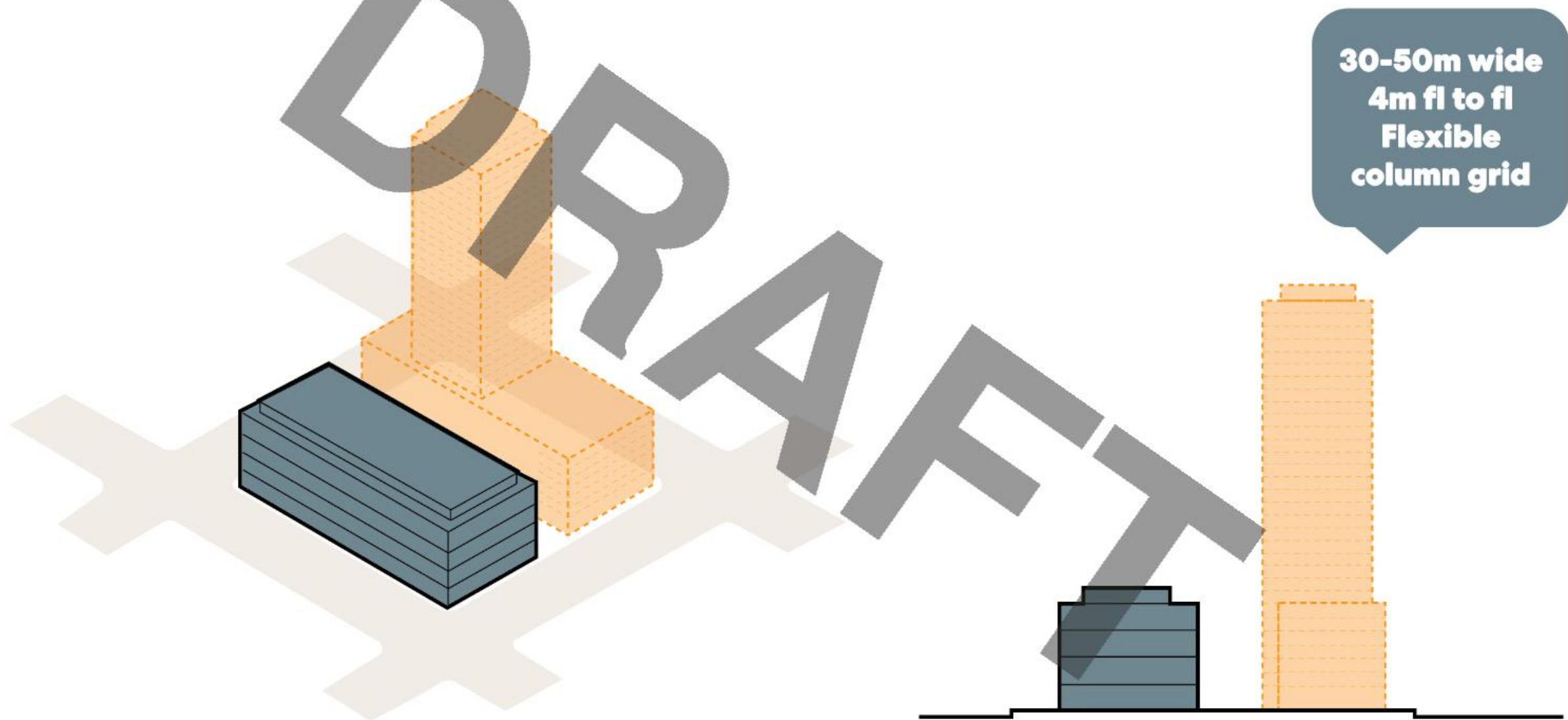
What does PIC use look like as a Podium?



**20-30m wide
4m fl to fl
Residential
cores from
above**

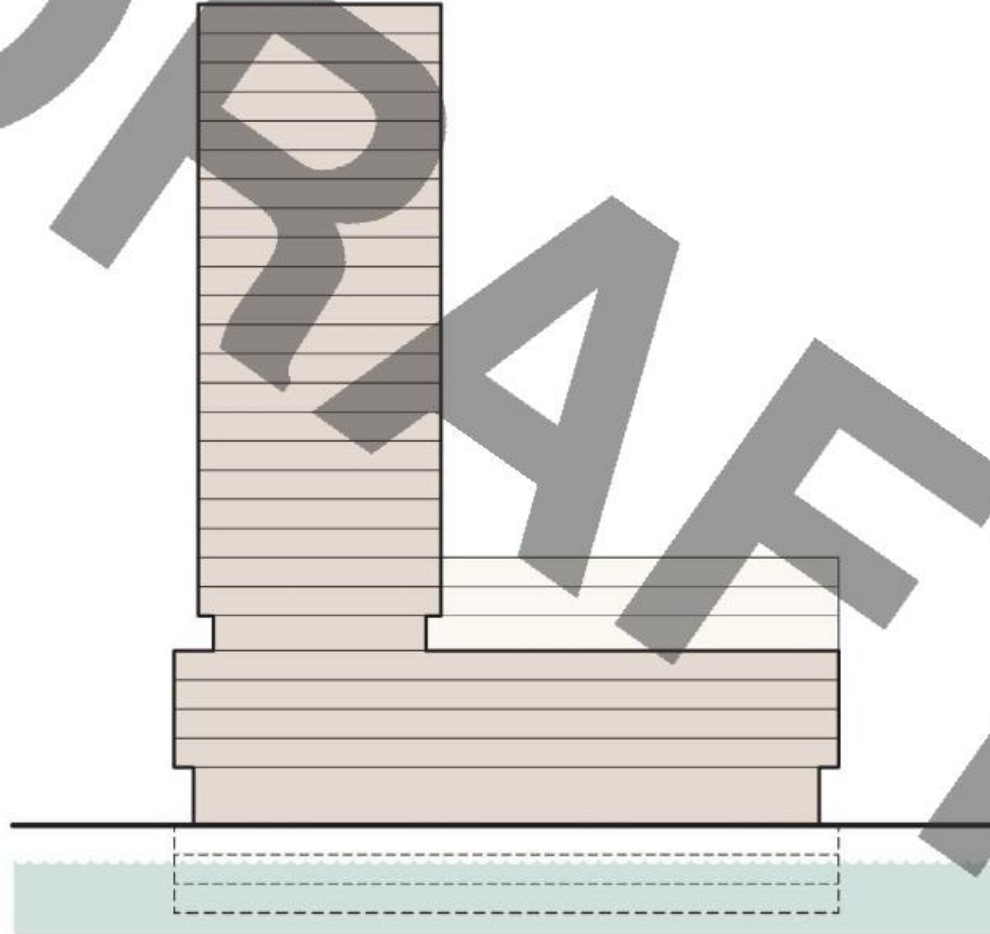


What does PIC use look like as a Warehouse?

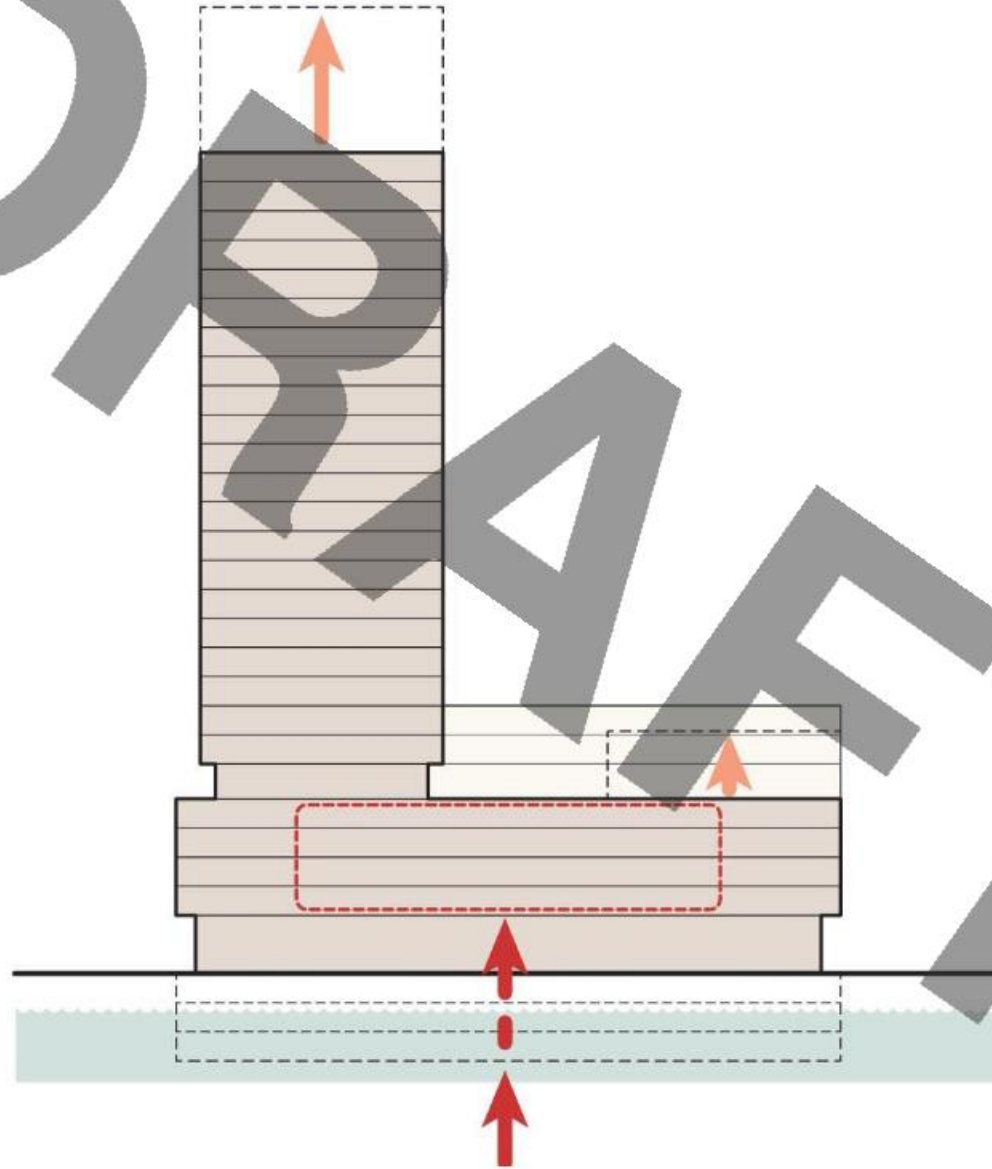


Exploration 2: Parking Considerations

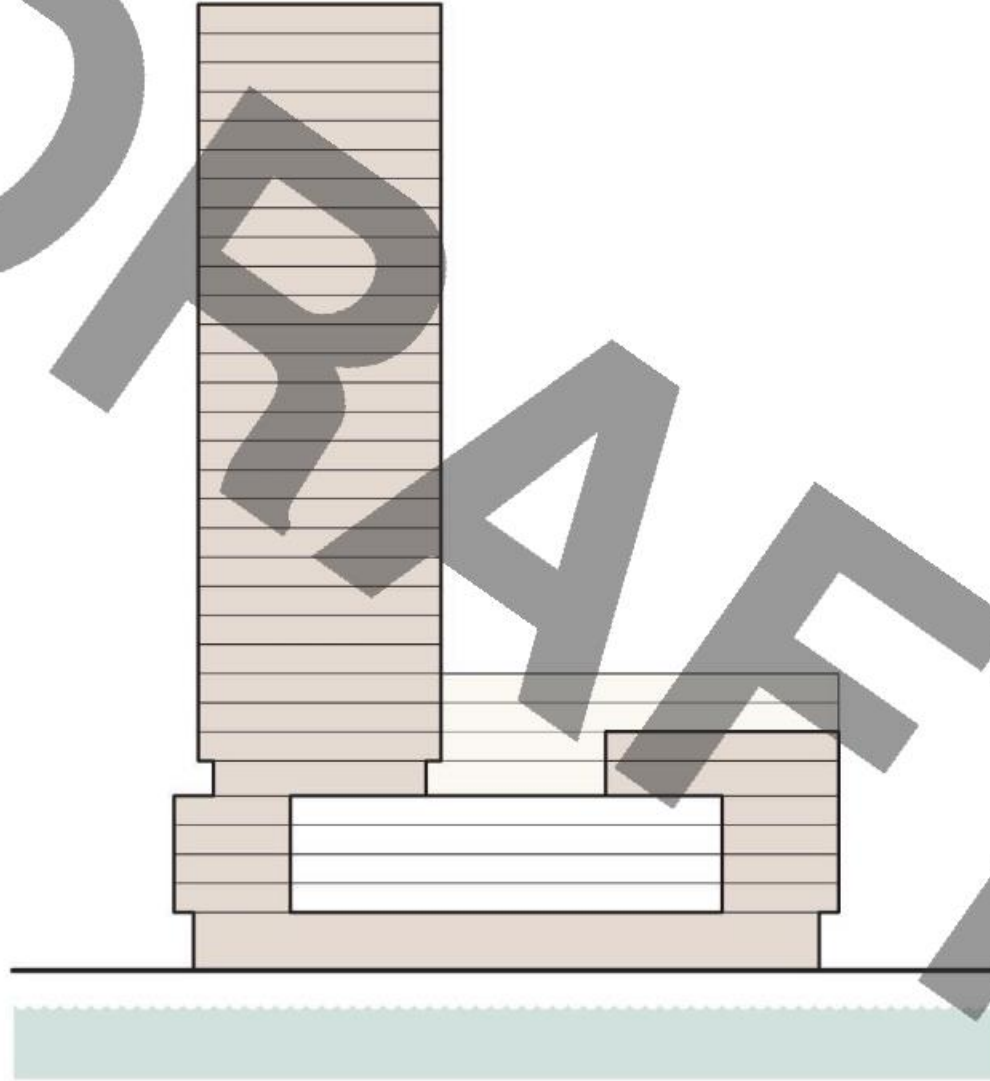
**How can
parking be
achieved at
McCleary
District?**



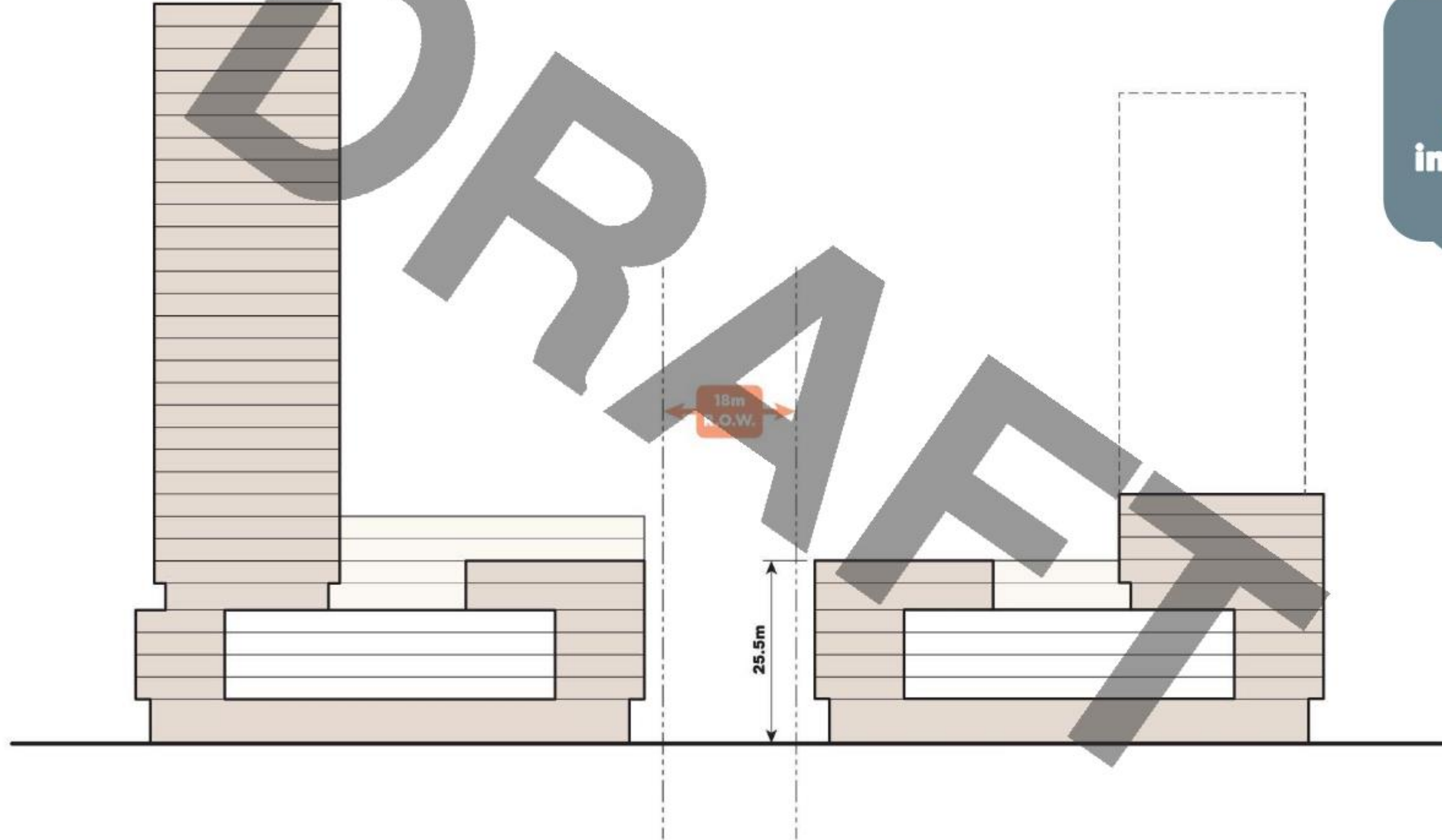
Exploration 2: Parking Considerations



Exploration 2: Parking Considerations

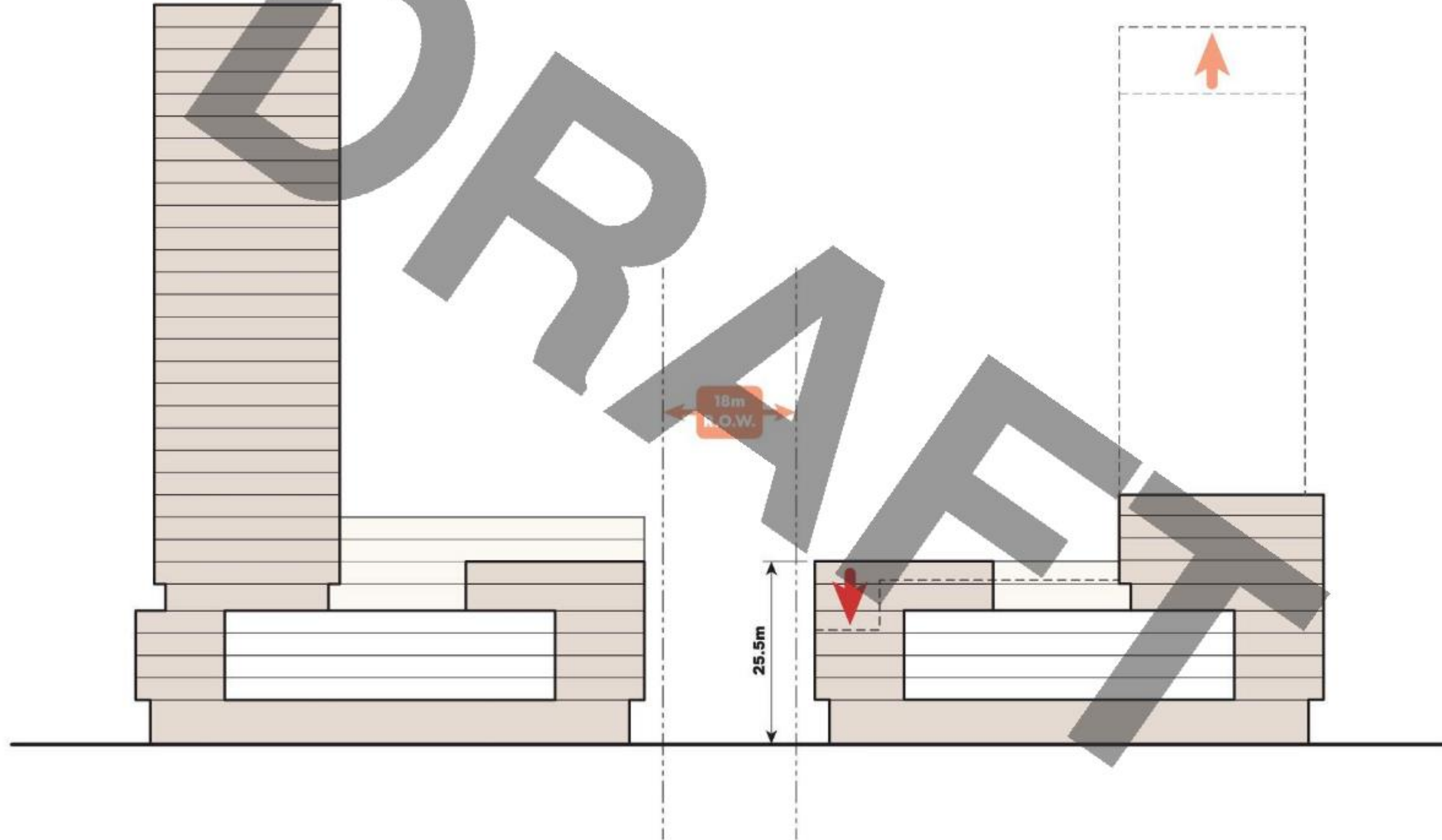


Exploration 3: Podium Heights

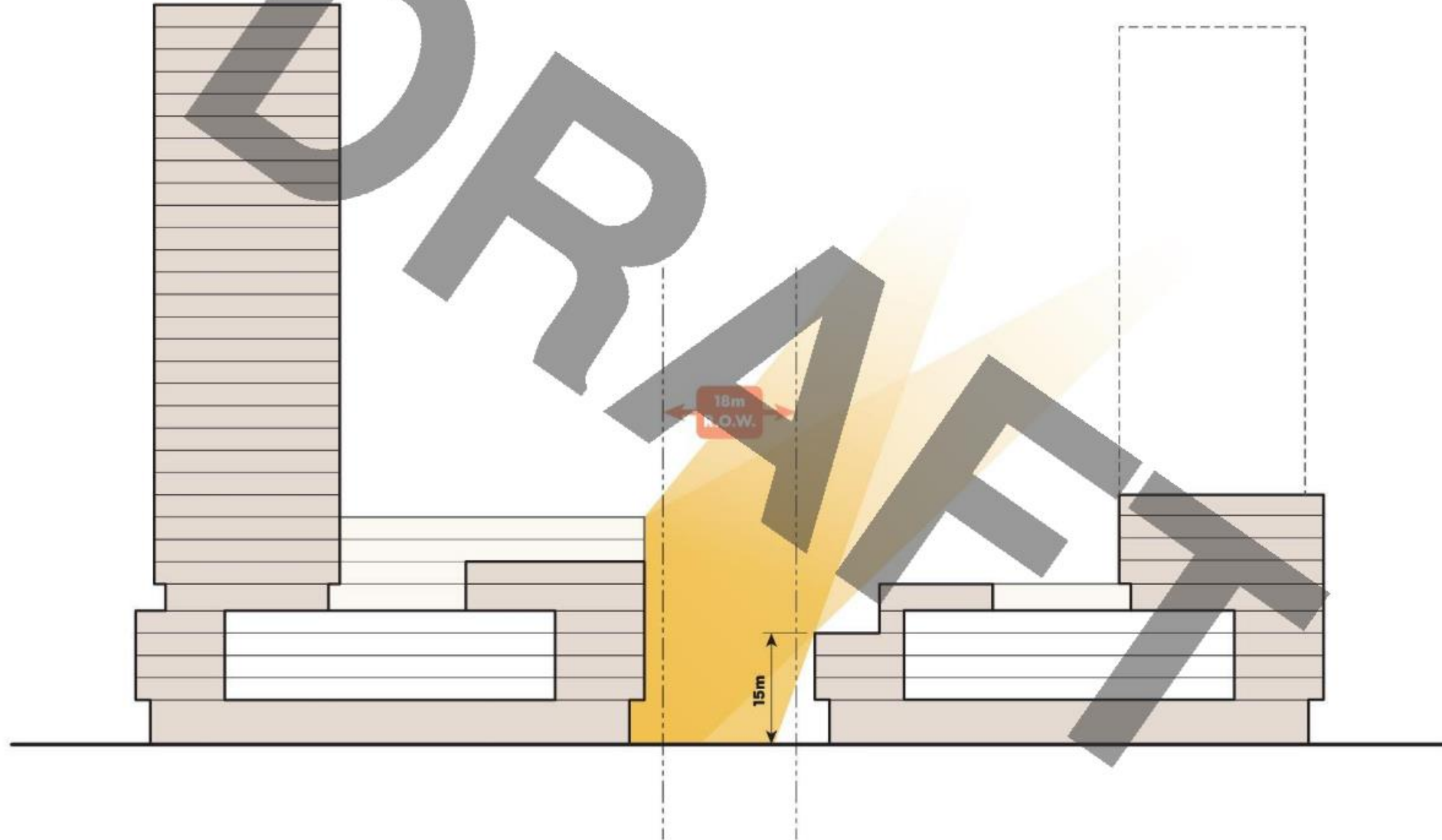


How can density positively impact public realm?

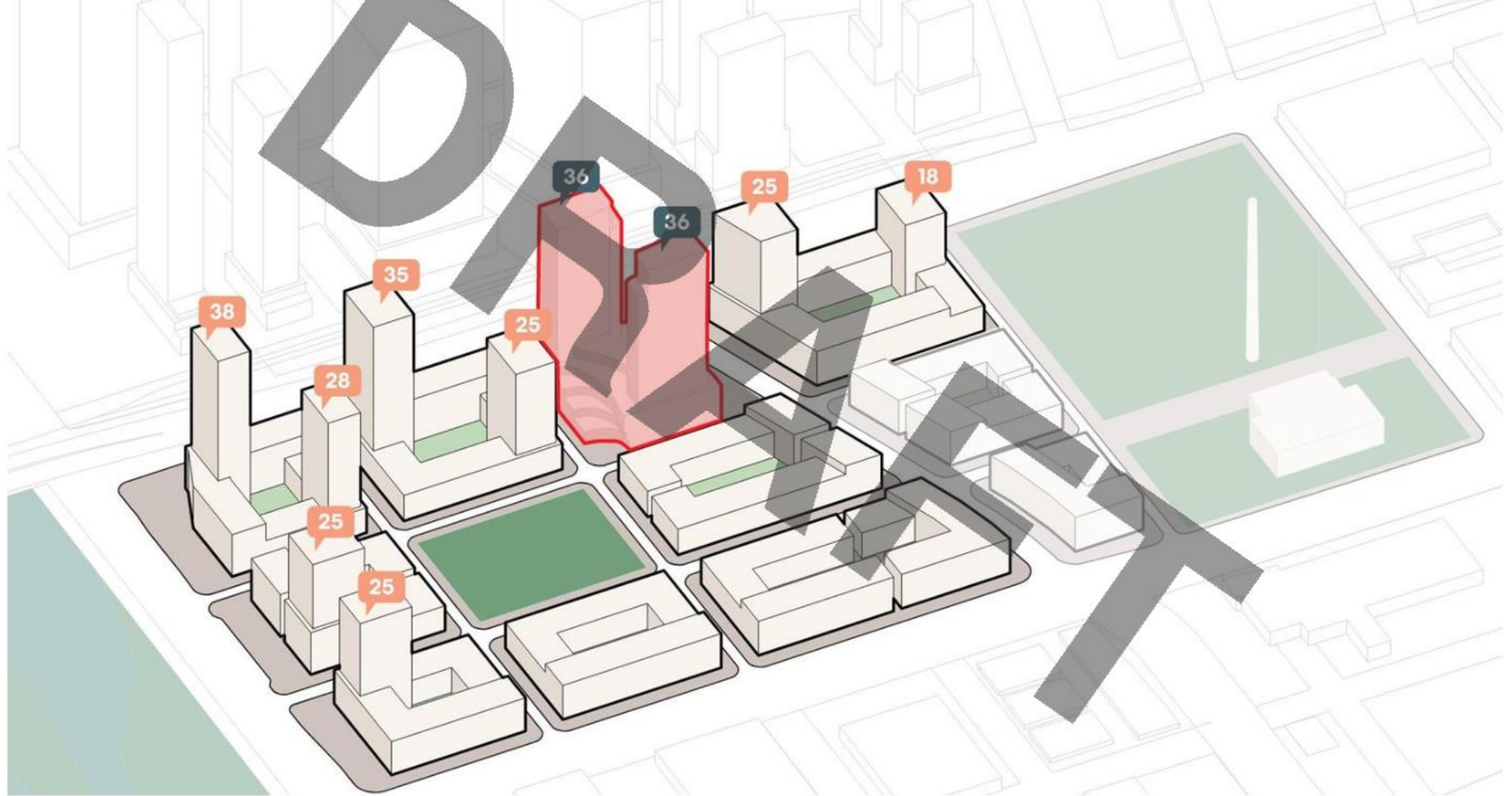
Exploration 3: Podium Heights



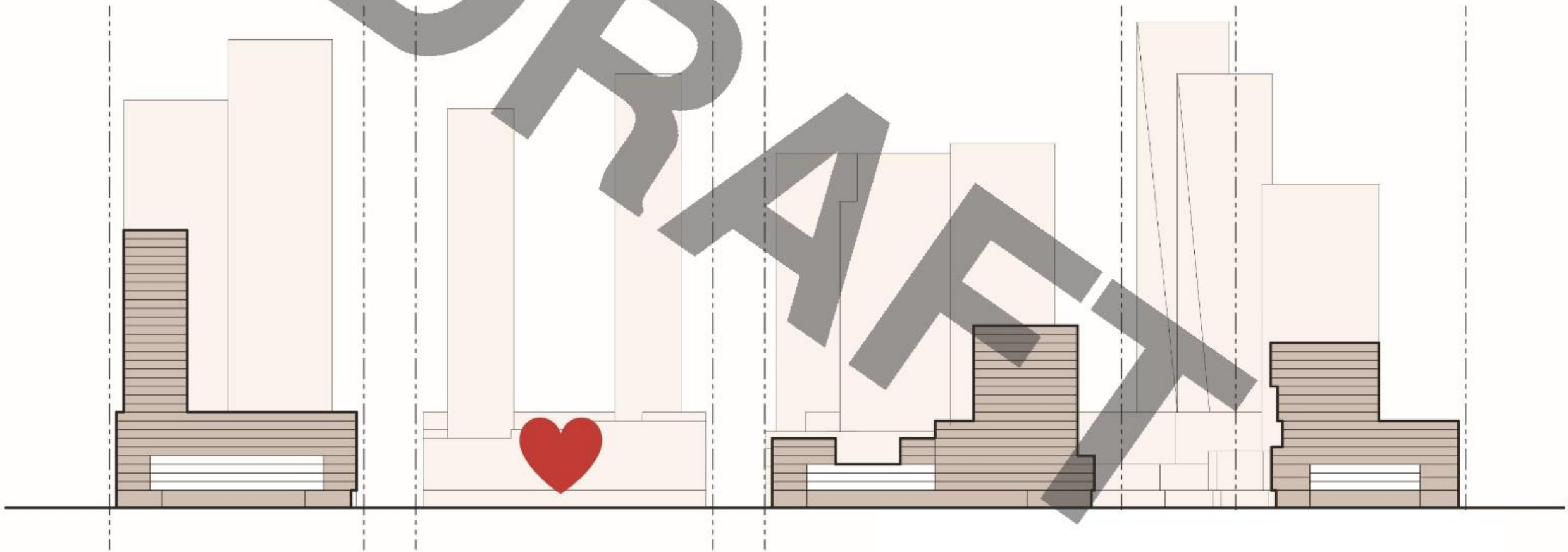
Exploration 3: Podium Heights



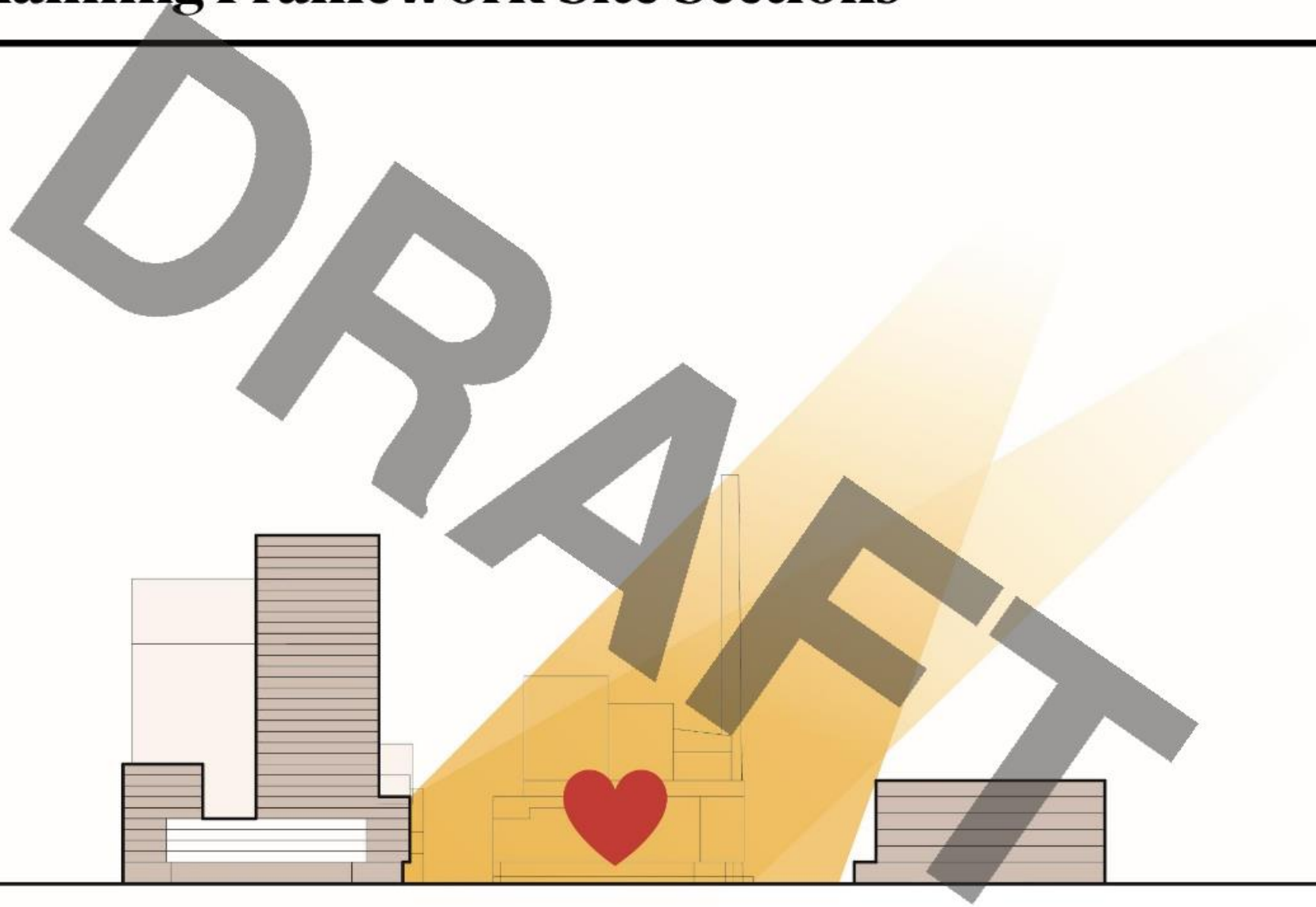
Port Lands Planning Framework – Current Application



Port Lands Planning Framework Site Sections



Port Lands Planning Framework Site Sections



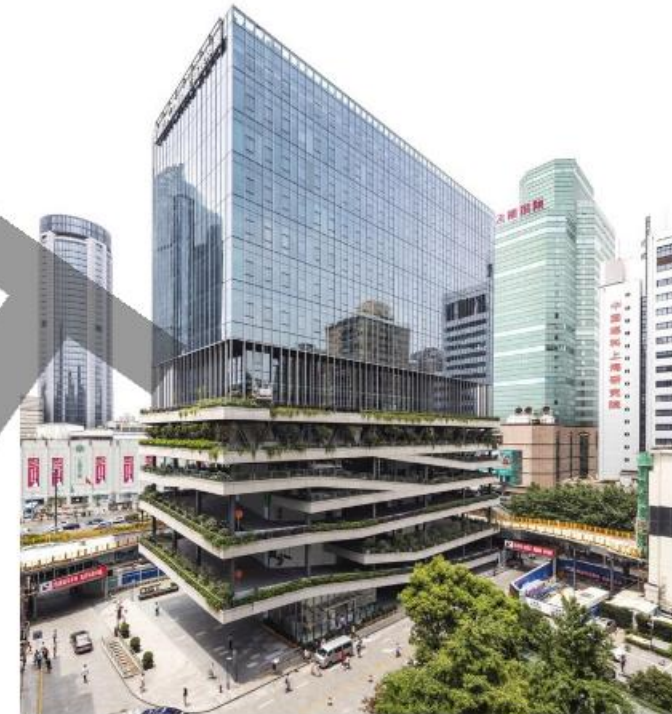
Port Lands Planning Framework Precedent Imagery



Port Lands Planning Framework Precedent Imagery

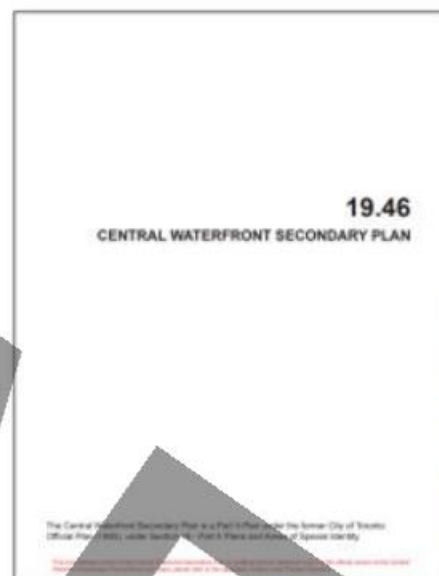


Port Lands Planning Framework Precedent Imagery

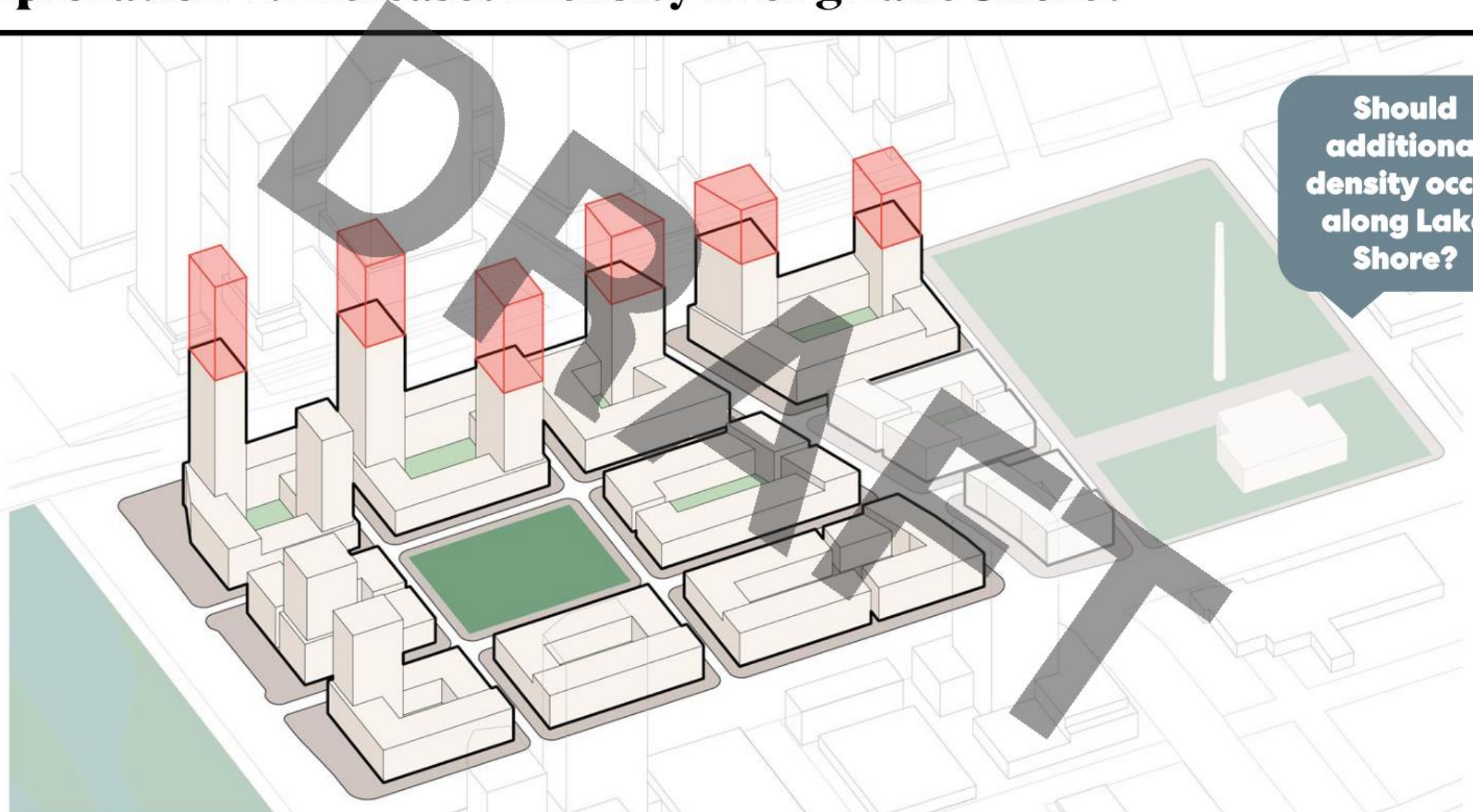


Exploration Priority Considerations

- Public realm comfort (PLPF)
- Sunlight on parks (CWSP)
- Views to McCleary Stack (PLPF)
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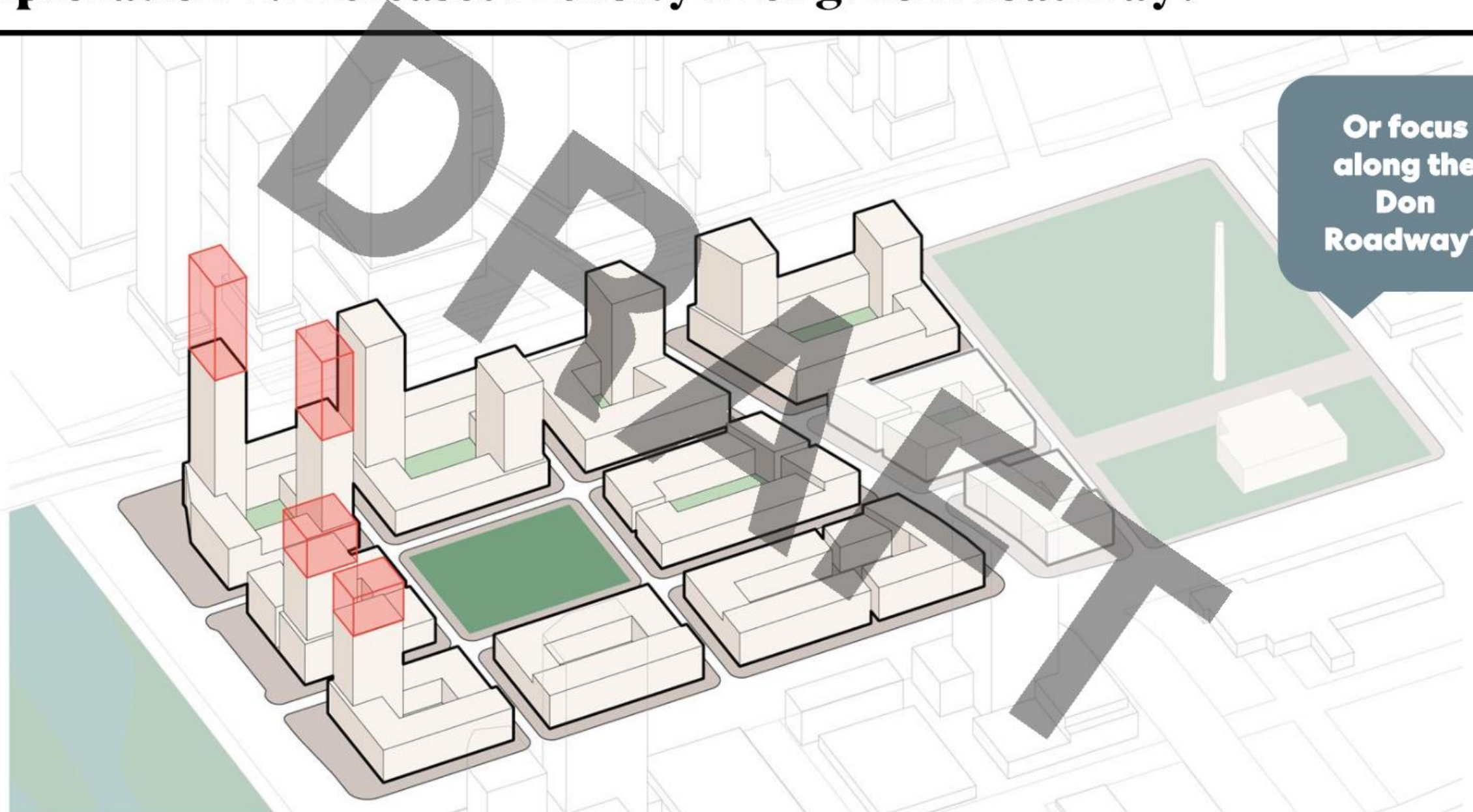


Exploration 4: Increased Density Along Lake Shore?



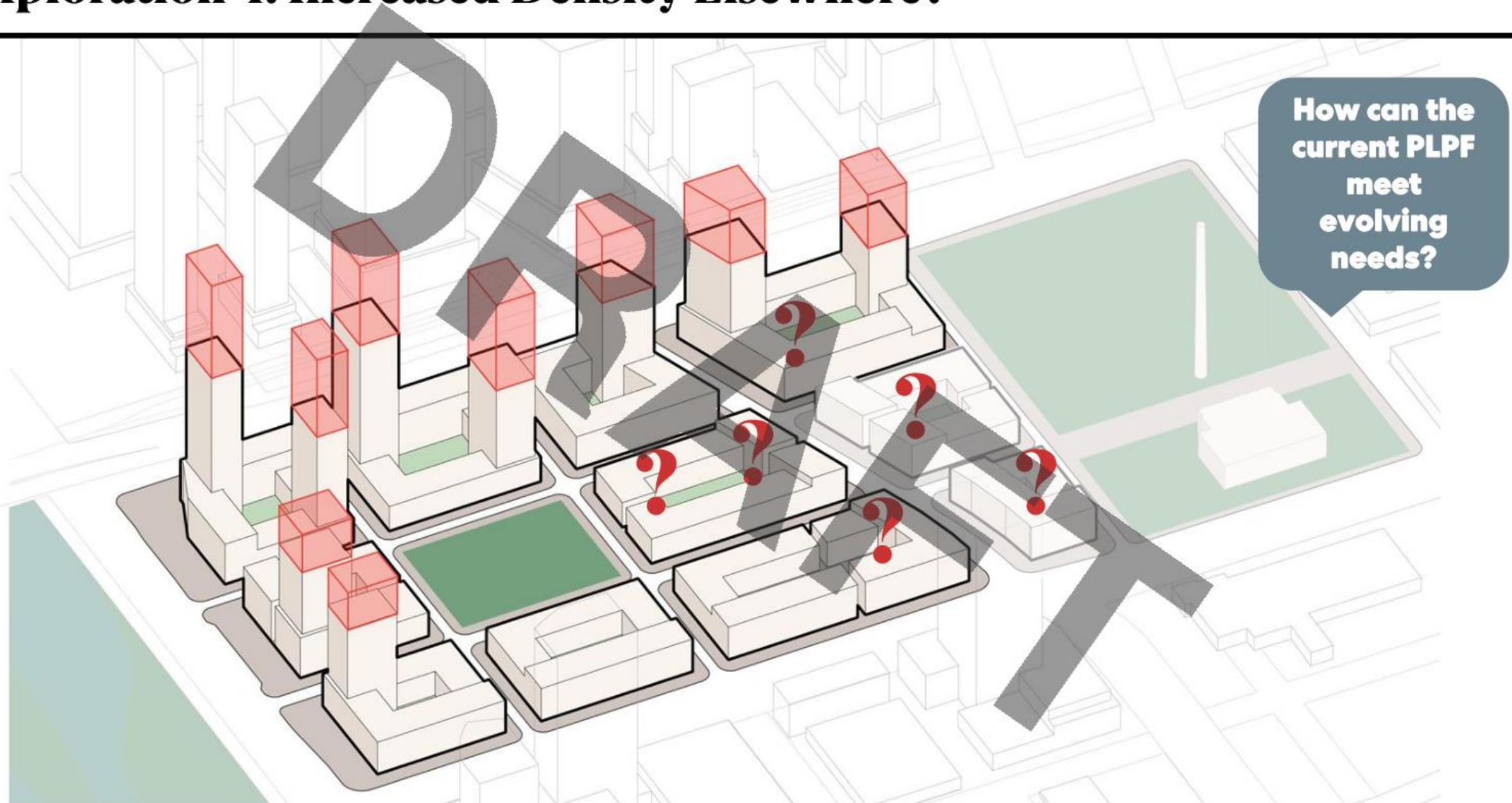
Should additional density occur along Lake Shore?

Exploration 4: Increased Density Along Don Roadway?



Or focus along the Don Roadway?

Exploration 4: Increased Density Elsewhere?



Port Lands Planning Framework Precedent Imagery

