

# LOWER DON LANDS



Presentation to the  
Board of Directors

Wednesday, May 5<sup>th</sup>, 2010



**WATERFRONT**Toronto

## The Purpose of the Lower Don Lands Presentation

1. Outline Lower Don Lands schedule and documents from vision to Council documents
2. Outline the positive contributions of the Lower Don Lands
3. Outline the motion re. the Lower Don Lands before the Board of Directors today



# Outline Plan from Vision to Council Documents

May 2008 Waterfront Toronto's commission of the MVVA Award winning Innovative Urban Estuary Vision for Lower Don Lands



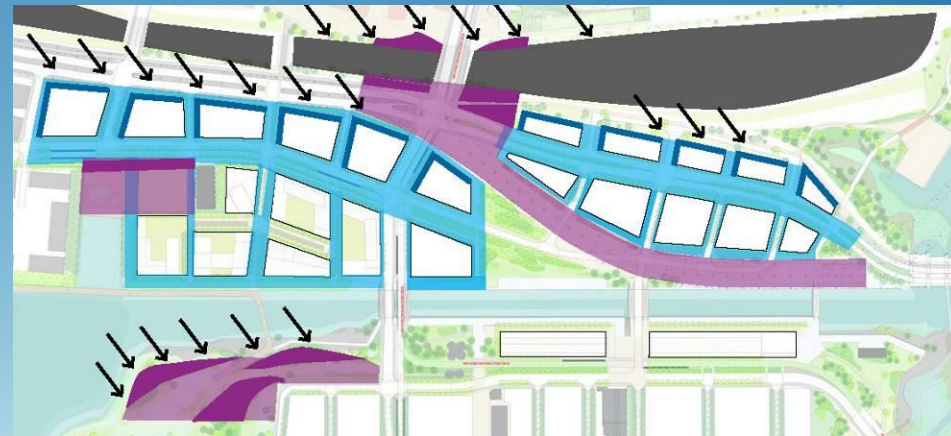
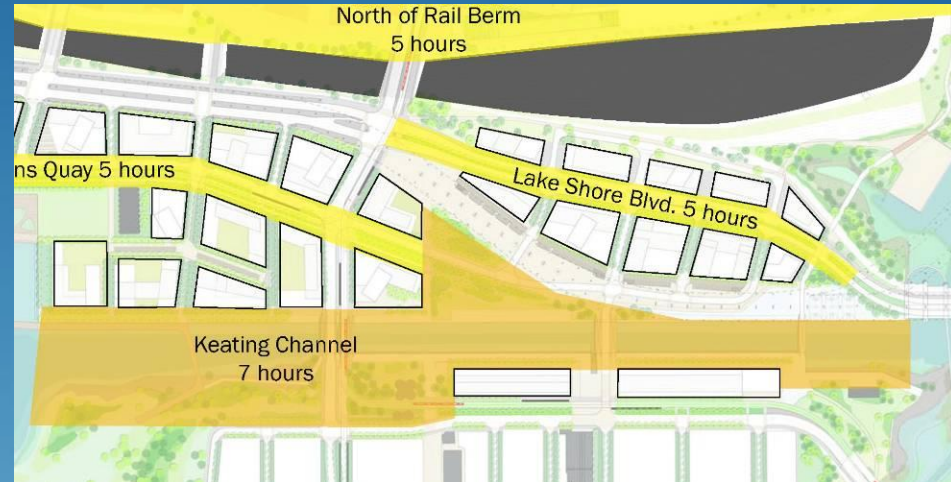
# Outline Plan from Vision to Council Documents

May 2009 Clinton Foundation invites Lower Don Lands to be one of 16 founding members of Clinton Climate Positive

## Roof Water



## Daylight in the Public Realm



## Stormwater Harvesting

## Wind Mitigation and Massing

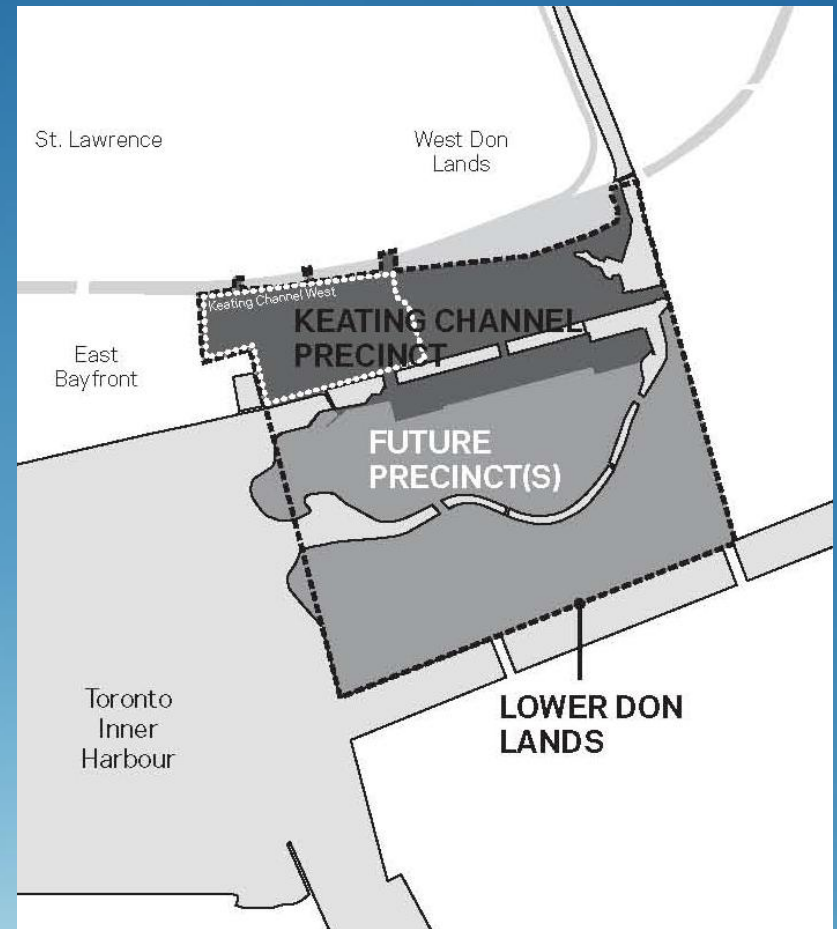
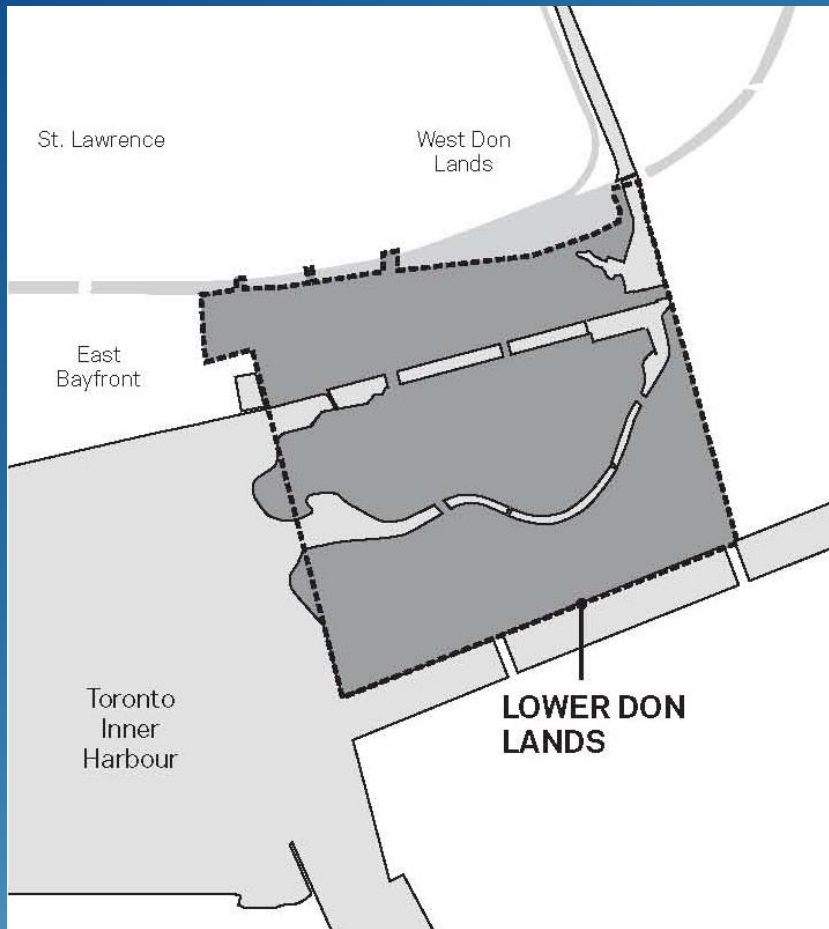


# Outline Plan from Vision to Council Documents

May 2010 Present the Lower Don Lands Planning Documents to the Waterfront Toronto Board



# Lower Don Lands Council Documents for Approval



## Lower Don Lands Documents

- Framework Plan
- Official Plan Amendment (OPA)
- Municipal Class EA Master Plan (Phase 1 + 2)

## Keating Channel Precinct Documents

- Keating Channel Precinct Plan
- Keating Channel Urban Design Guidelines
- Municipal Class EA Master Plan (Phase 3 + 4)
- Zoning By-law Amendment (for Keating Channel West area)

# Projects Coordinating with the Lower Don Lands



**Don Mouth EA**

**Keating Channel Precinct Plan and Municipal Class EA (phases 1 through 4)**

**Municipal Class EA (phases 1 and 2)**

Cherry Street Implementation

West Don Lands Implementation

Gardiner EA

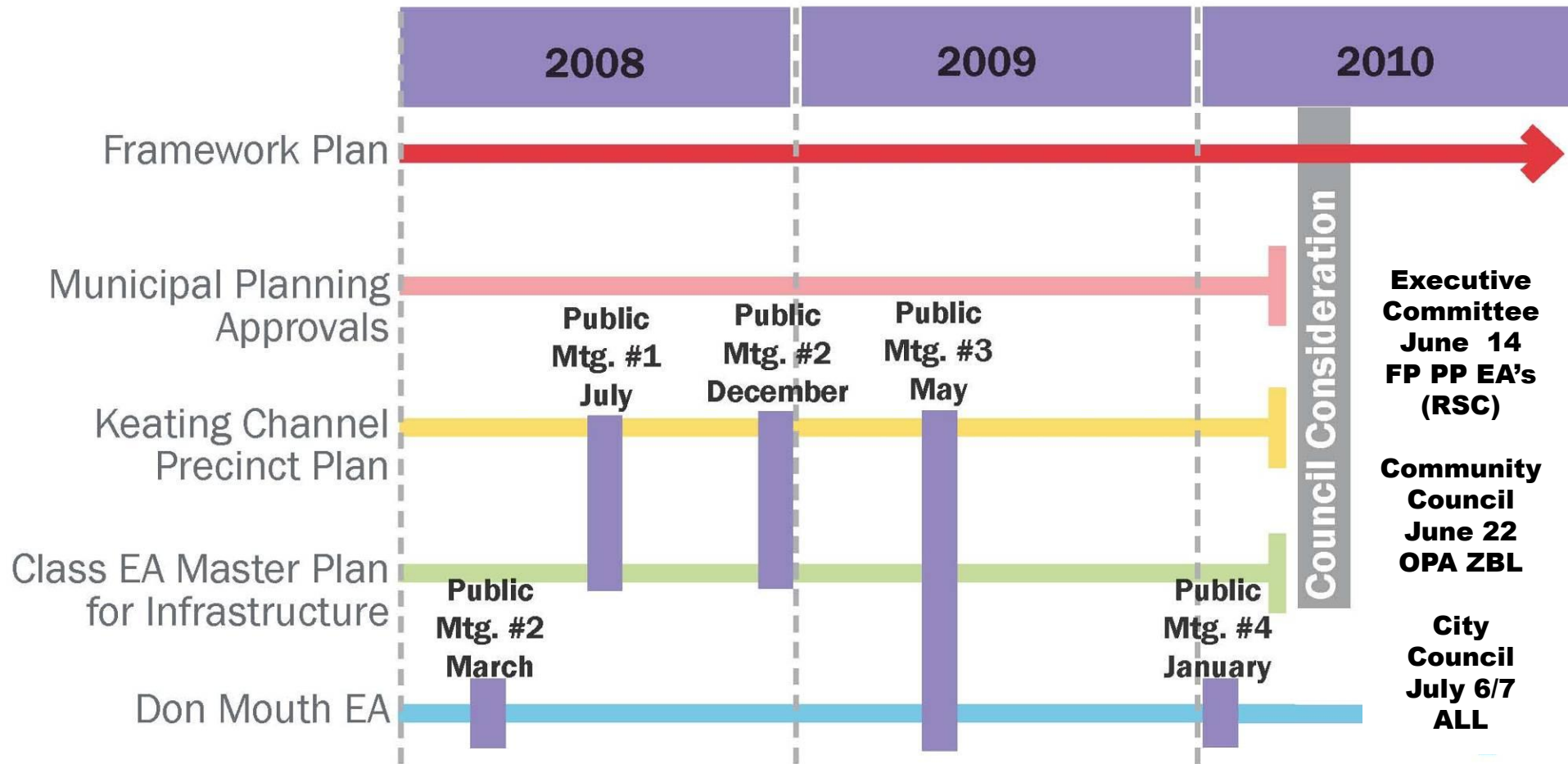
Queens Quay Blvd Transit EA

East Bayfront Implementation

CSO Class EA

Port Lands Business & Implementation Plan

# Lower Don Lands Schedule and Council Dates





# Outline the Positive Contributions of the Lower Don Lands

1. Remove flood risk
2. Build a naturalized river park setting for development
3. Provide development opportunity for an innovative urban economy



# 1. Remove flood risk

Current risk:

600 homes at risk of flood today (with assessed property value of \$1.6 billion)

\$300-500 million in avoided damages in event of Regulatory Flood



## 2. Build a naturalized river park setting for development

**\$480 million** in incremental increase in land value in Lower Don Lands

**\$55 million** in new annual tax revenue in Lower Don Lands

**\$300 million** in increased land value in surrounding neighbourhoods



Investment in  
Infrastructure for the  
River:

**\$200 million** for all  
new bridges and  
widening existing  
roads

**\$60 million** for  
creation of sediment  
and debris  
management area  
and flood protection  
features

**\$40 million** for  
creation of  
Promontory Park  
landform

**\$325 million** for  
construction of the  
River

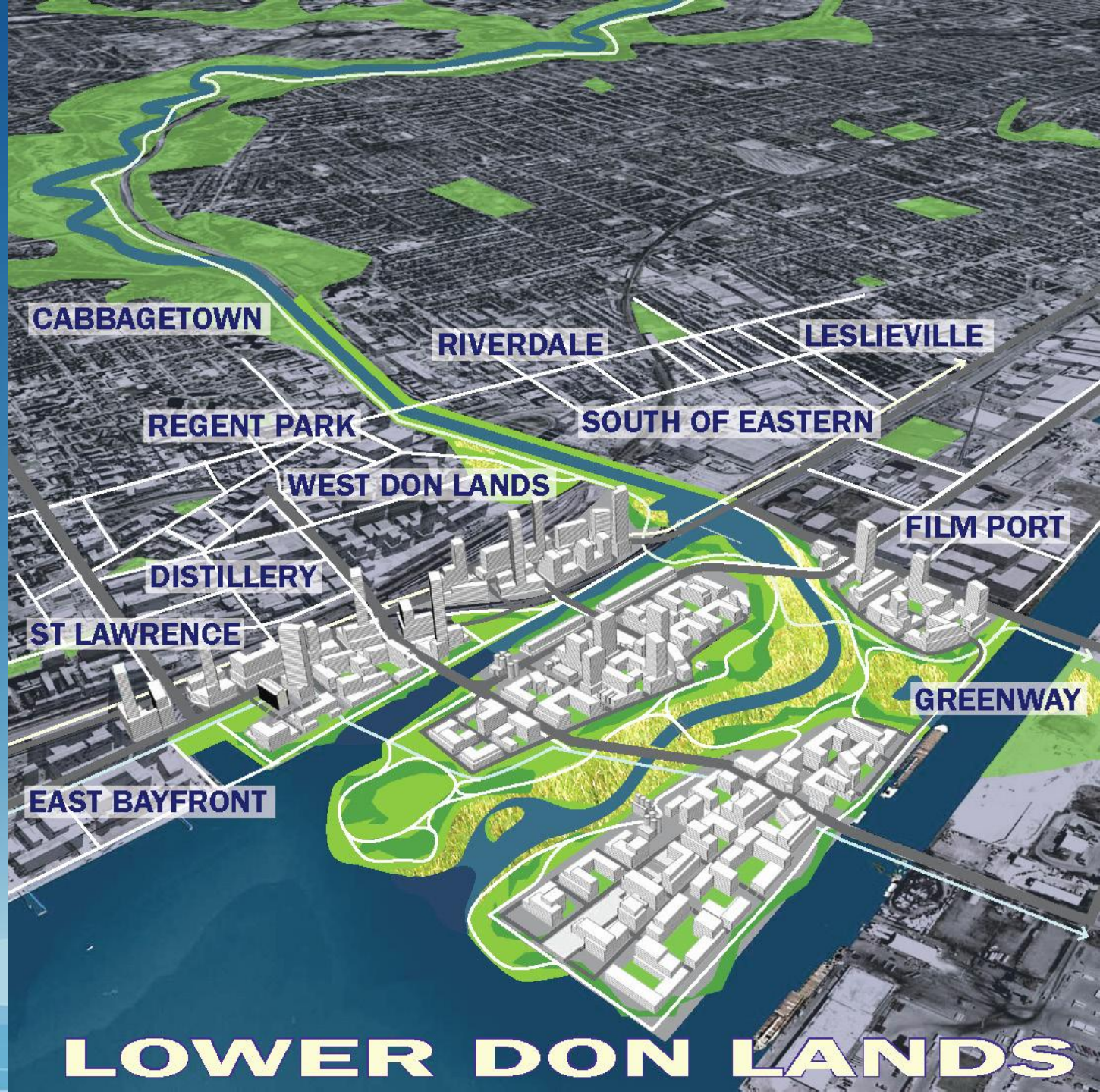


3. Provide development opportunity for an innovative economy

Grow Locally

Reduce Sprawl

Preserve Greenfields



**LOWER DON LANDS**

# Grow Locally

20,000 new residents and 14,000 new workers in the fully built out Lower Don Lands



## Reduce Sprawl

Commuting in Toronto results in **\$3.3 billion** annually in lost productivity and reduces economic activity by approximately **\$2.7 billion**



## Preserve Greenfields

Recent studies valuing ecosystem benefits suggest an annual value of maintaining greenfields at **\$3,487** per hectare, suggesting an annual sprawl cost mitigation of more than **\$5.5 million** resulting from the Lower Don Lands





# Summary of Economic Effects



Reduced  
Environmental  
Hazard  
Reduction

**EXISTING  
PROPERTY**  
(2010 \$)

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HECTARES

200

ASSESSED  
PROPERTY VALUE

\$1.6B

**AVOIDED DAMAGES IN  
EVENT OF REG. FLOOD**

\$305M

Sources: LDL Precinct based on presumed gross land value of approximately 12,000 residential units and 3 million square feet of commercial development; Port Lands based on presumed gross land value of approximately 3,200 units allowable south of Lake Shore Blvd and north of the Ship Channel under Central Waterfront Secondary Plan; Broader Impact Area based on study of property value improvement from 1-2% gain in response to creation of signature waterfront amenities in Lower Don Lands, including public value of property taxes capitalized at 6.25%



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# Major Public Works Project with Strong Multiplier Effects

	<b>ECONOMIC ACTIVITY</b> (2010 \$M)	<b>EMPLOYMENT</b> (JOB YEARS)
DIRECT SPENDING EFFECTS	\$625	3,900
MULTIPLIER EFFECTS	<u>\$597</u>	<u>4,900</u>
<b>TOTAL</b>	<b>\$1,222</b>	<b>8,800</b>

Sources: Direct spending based on Lower Don Lands Conceptual Estimate for Construction, Hanscomb, December 2009. Multiplier Effects include indirect and induced impacts of construction spending derived from an economic impact model based on the Canadian National Input-Output Accounts in April 2010.



# Catalytic Land and Infrastructure Development

## ALLOWABLE DEVELOPMENT

## POPULATION

HOUSING PROGRAM

**15,200**  
units

**24,000**  
residents

COMMERCIAL PROGRAM

**3 M +**  
square feet

**14,000+**  
workers

Note: Combines anticipated 12,000 unit development program for Lower Don Lands with pro rata share of 8,000 units allowable east of the Don Roadway under the Central Waterfront Secondary Plan. Does not assume any incremental intensification of commercial lands east of the Roadway resulting from DMNP.



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# Catalytic Land and Infrastructure Development

**INCREMENTAL VALUE  
WT + Private Lands  
(2010 \$M)**

**INCREMENTAL VALUE  
WT ONLY  
(2010 \$M)**

LOWER DON LANDS  
(Gross Land Value)

**\$480**

**\$250**

REMAINDER OF THE  
PORT LANDS  
(Gross Land Value)

**\$95**

**\$65**

**BROADER IMPACT  
AREA**  
(Property Assessment)

**\$340-680**

**\$75-150**

Sources: LDL Precinct based on presumed gross land value of approximately 12,000 residential units and 3 million square feet of commercial development; Port Lands based on presumed gross land value of approximately 3,200 units allowable south of Lake Shore Blvd and north of the Ship Channel under Central Waterfront Secondary Plan; Broader Impact Area based on study of property value improvement from 1-2% gain in response to creation of signature waterfront amenities in Lower-Don Lands, including public value of property taxes capitalized at 6.25%



# Estimated Direct Private Investment (Keating Channel Precinct)

NUMBER OF SQUARE  
FEET

7M

COST PER SQUARE  
FOOT

\$300

DIRECT PRIVATE  
INVESTMENT

2.1B



## Conclusion

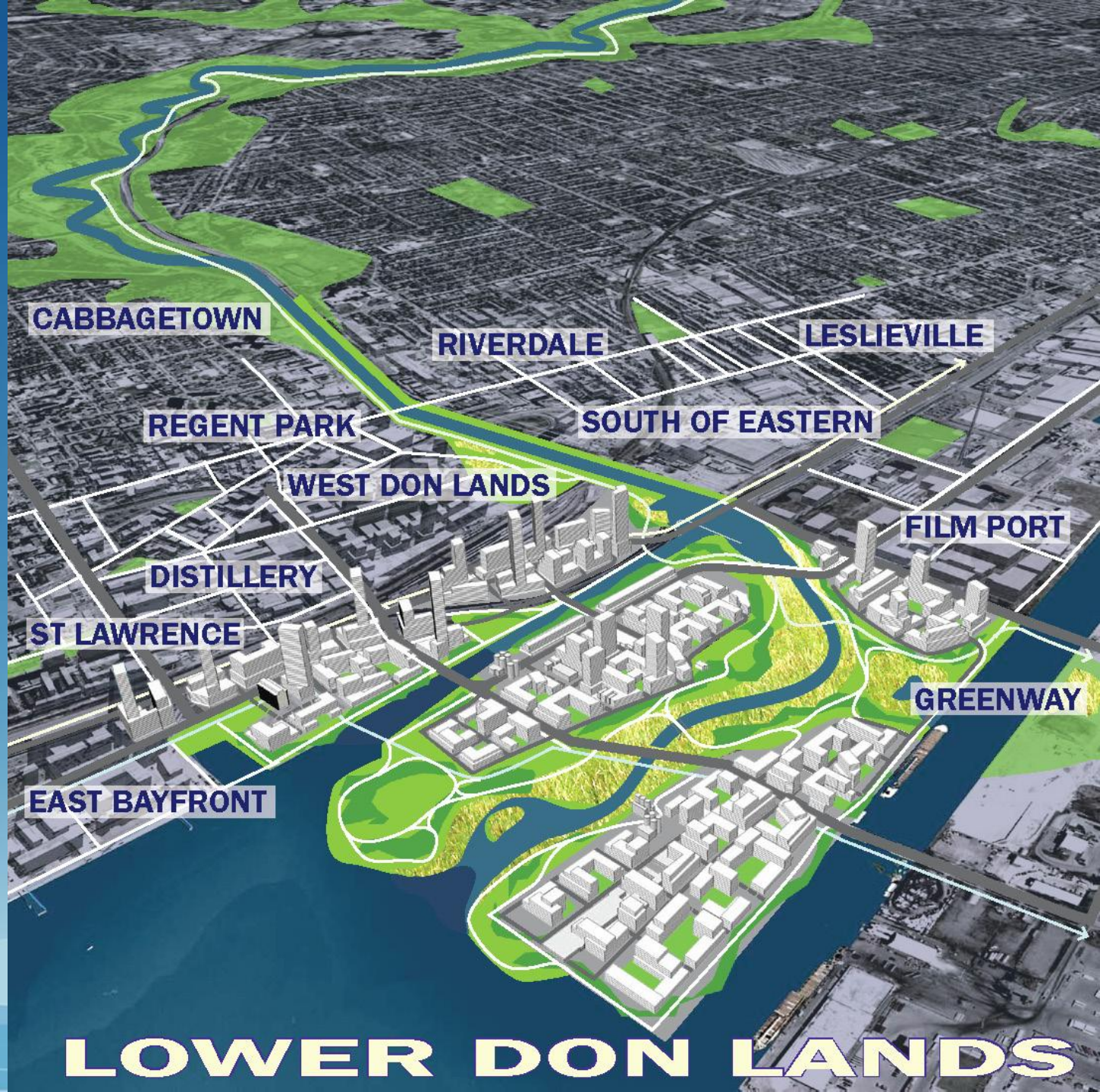
The Lower Don Lands is a catalytic project for Toronto and the Region:

Strong economic multiplier effects

Opportunity for new development in the City Core

Reduced sprawl

Future growth catalyst



# LOWER DON LANDS

# Council Dates

Executive  
Committee  
June 14

Community Council  
June 22

City Council  
July 6/7

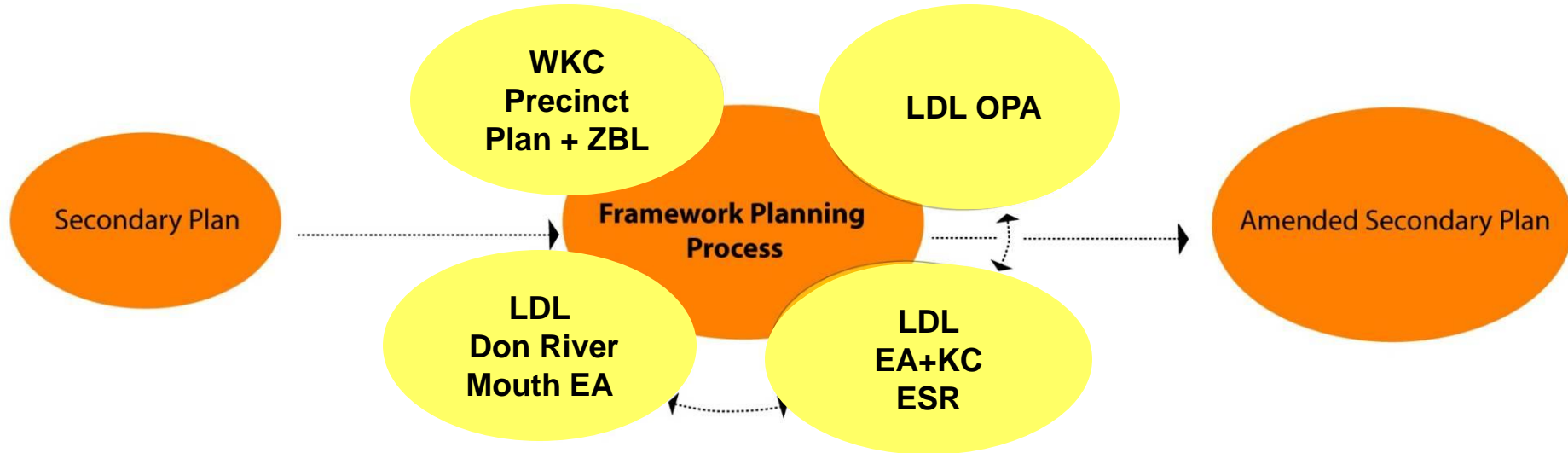


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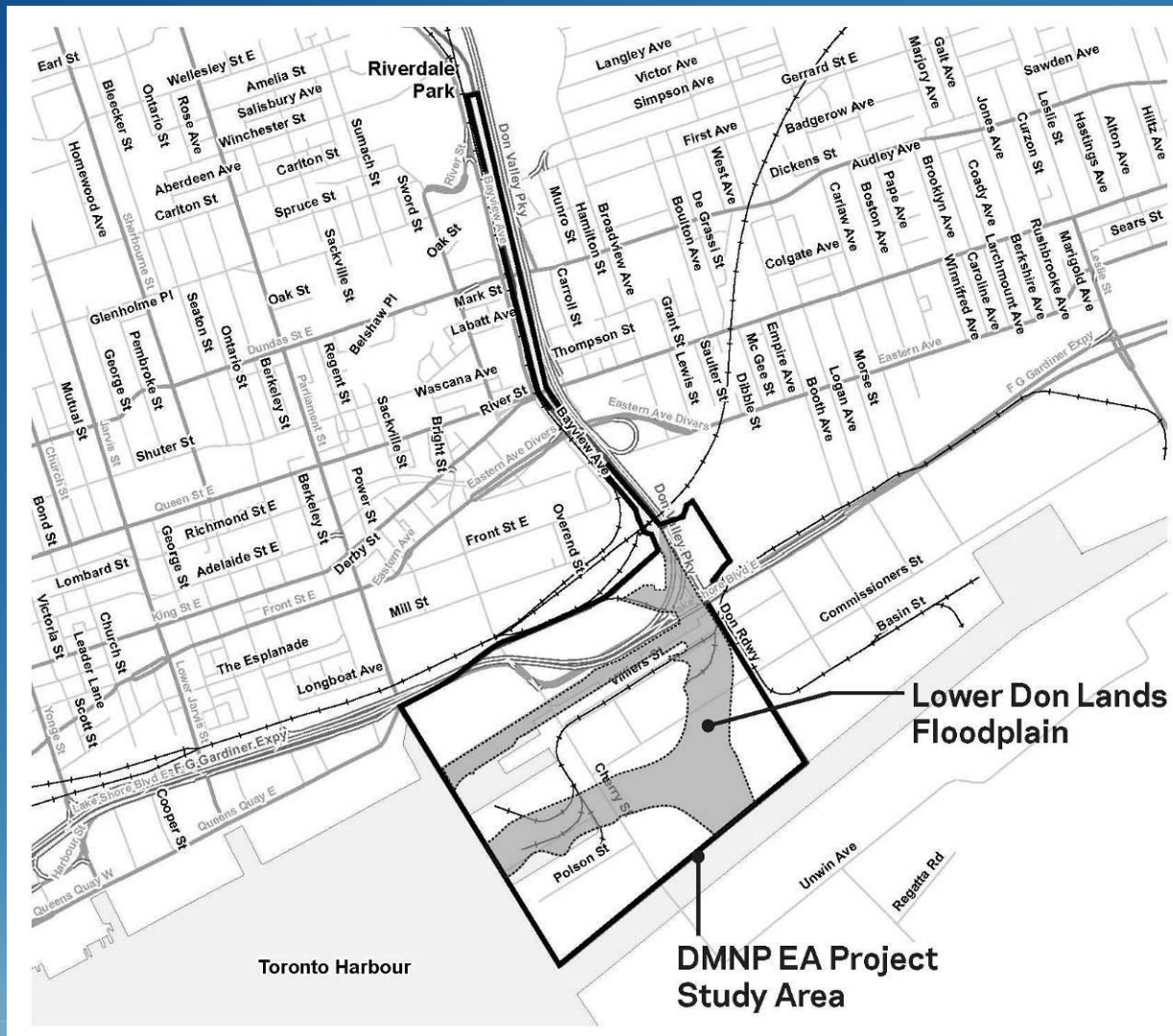


# Approval of the Lower Don Lands Planning

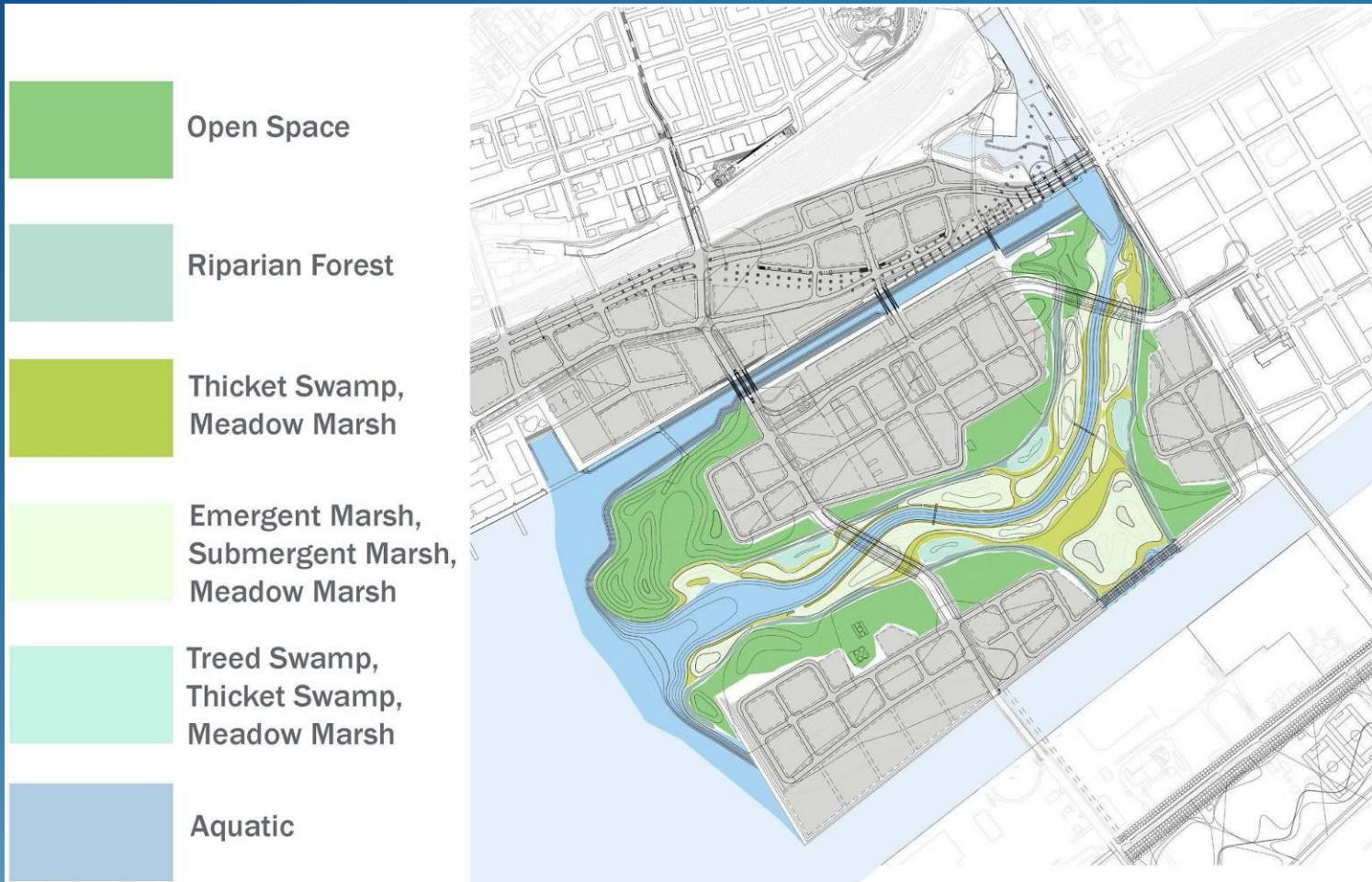
1. Endorse the Don Mouth Naturalization and Port Land Flood Protection Project (DMNP EA)
2. Endorse the LDL Municipal Class EA Master Plan and Keating Channel Precinct ESR
3. Endorse the LDL Framework Plan and Official Plan Amendment (OPA)
4. Endorse the Keating Channel West Zoning By-law and Precinct Plan



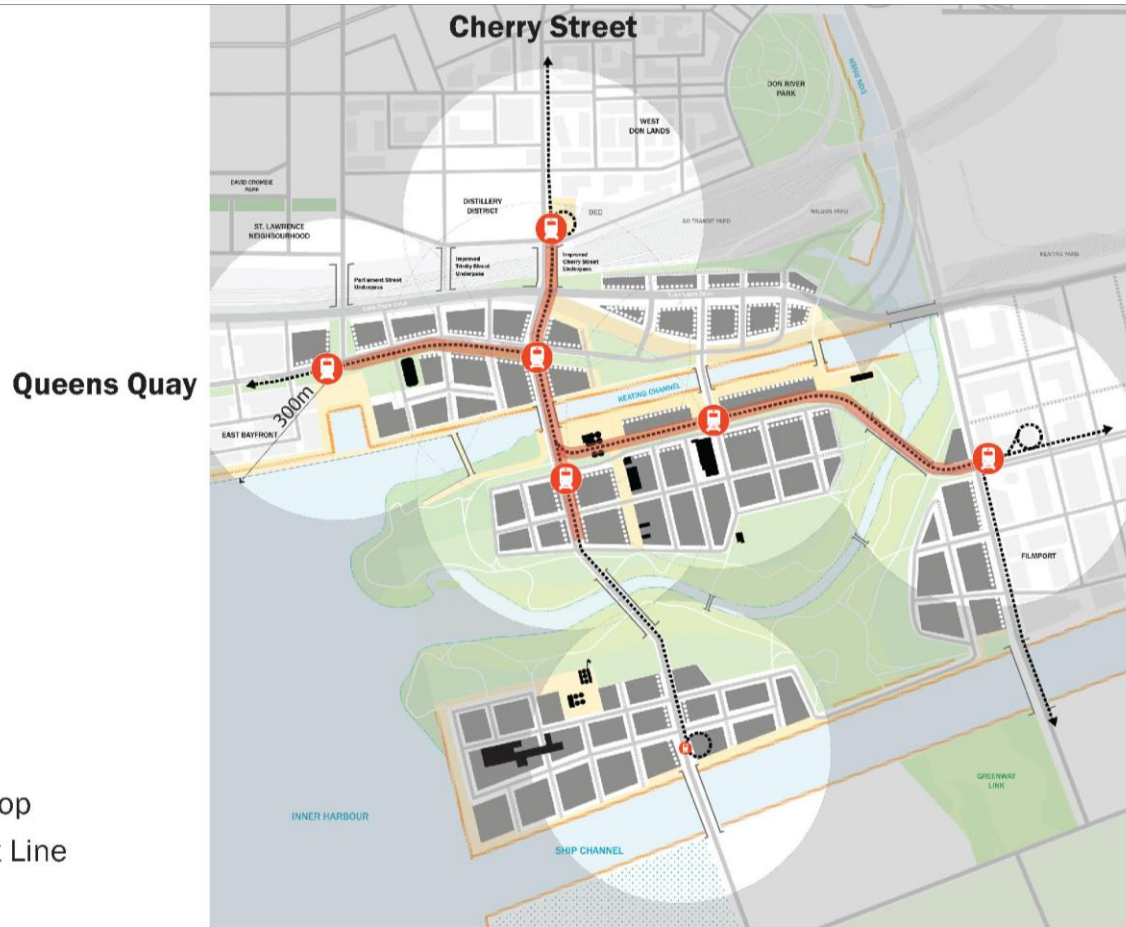
# 1. The Don Mouth Naturalization and Port Lands Flood Protection Project



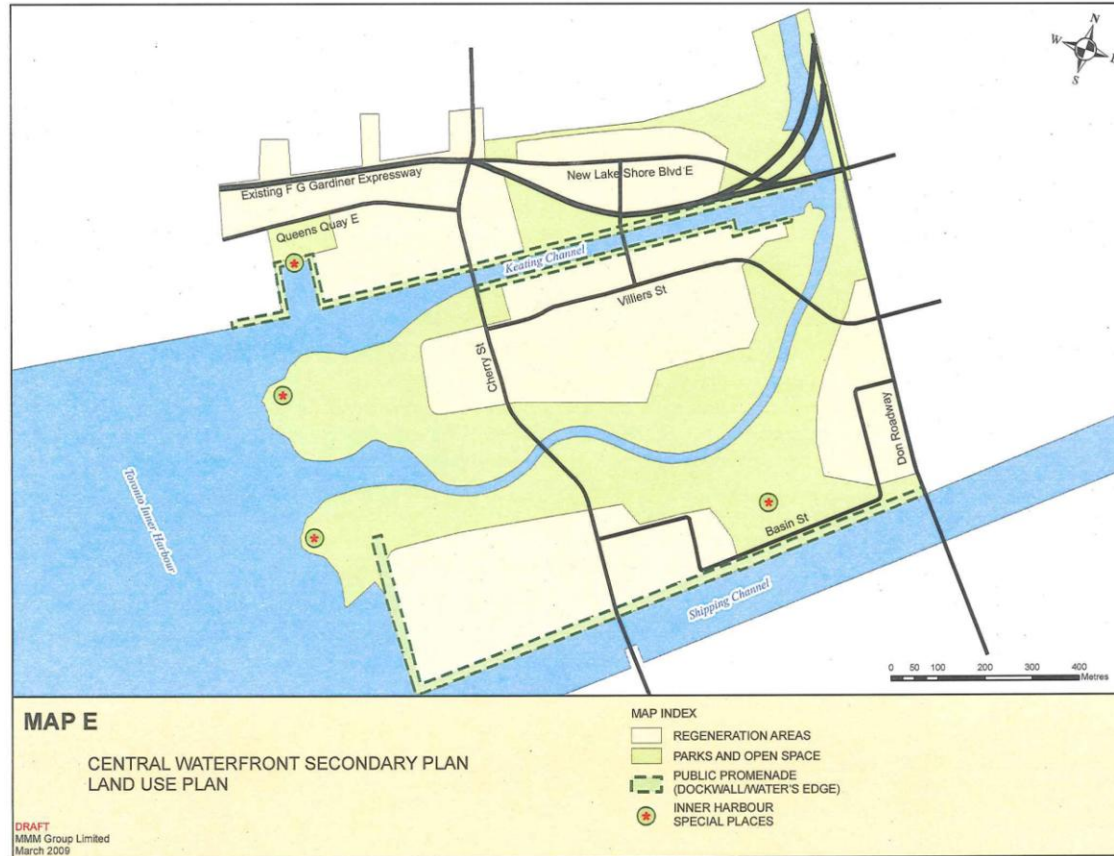
# 1. The Don Mouth Naturalization and Port Lands Flood Protection Project



## 2. The LDL Municipal Class EA Master Plan and Keating Channel Precinct ESR



### 3. The LDL Framework Plan and Official Plan Amendment (OPA)

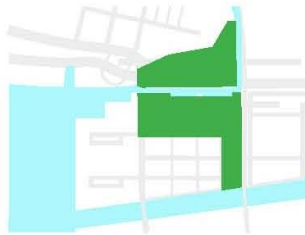


### 3. The LDL Framework Plan and Official Plan Amendment (OPA)

#### Central Waterfront Secondary Plan

#### Lower Don Lands

Park and  
Open Space  
Area



**100** Acres  
(40.5 Hectares)



**130** Acres  
(52.6 Hectares)

Water Area

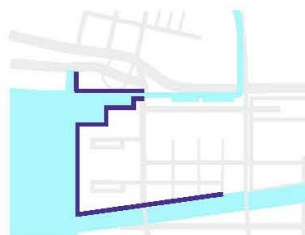


**25** Acres  
(10.1 Hectares)



**35** Acres  
(14.2 Hectares)

Waterfront  
Development



**3050**  
Linear Metres

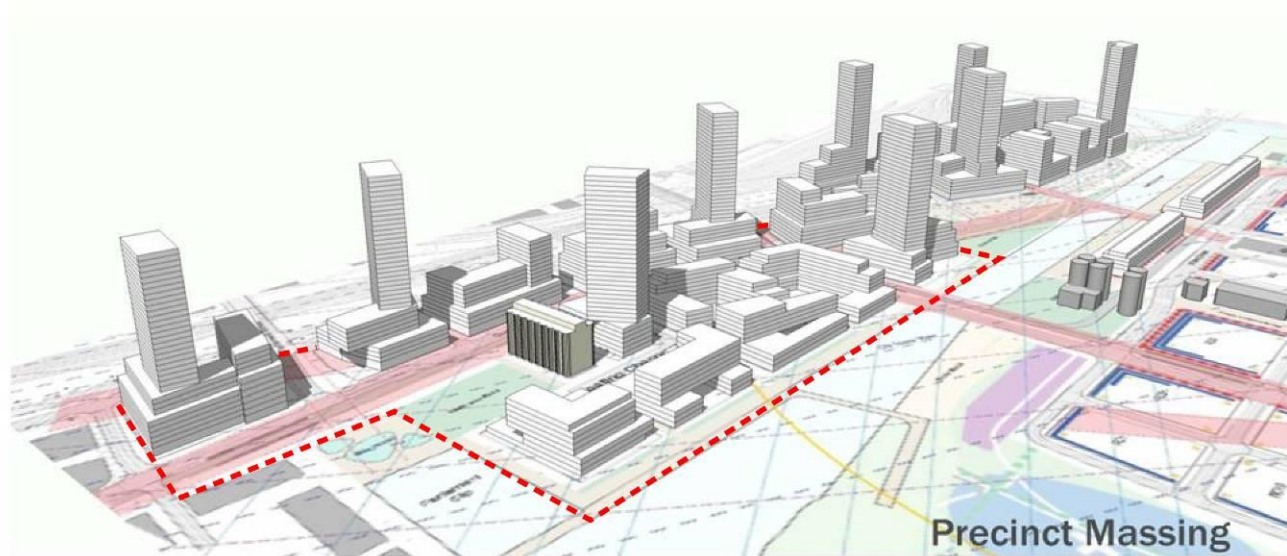


**5200**  
Linear Metres



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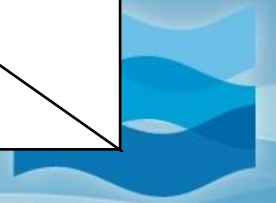
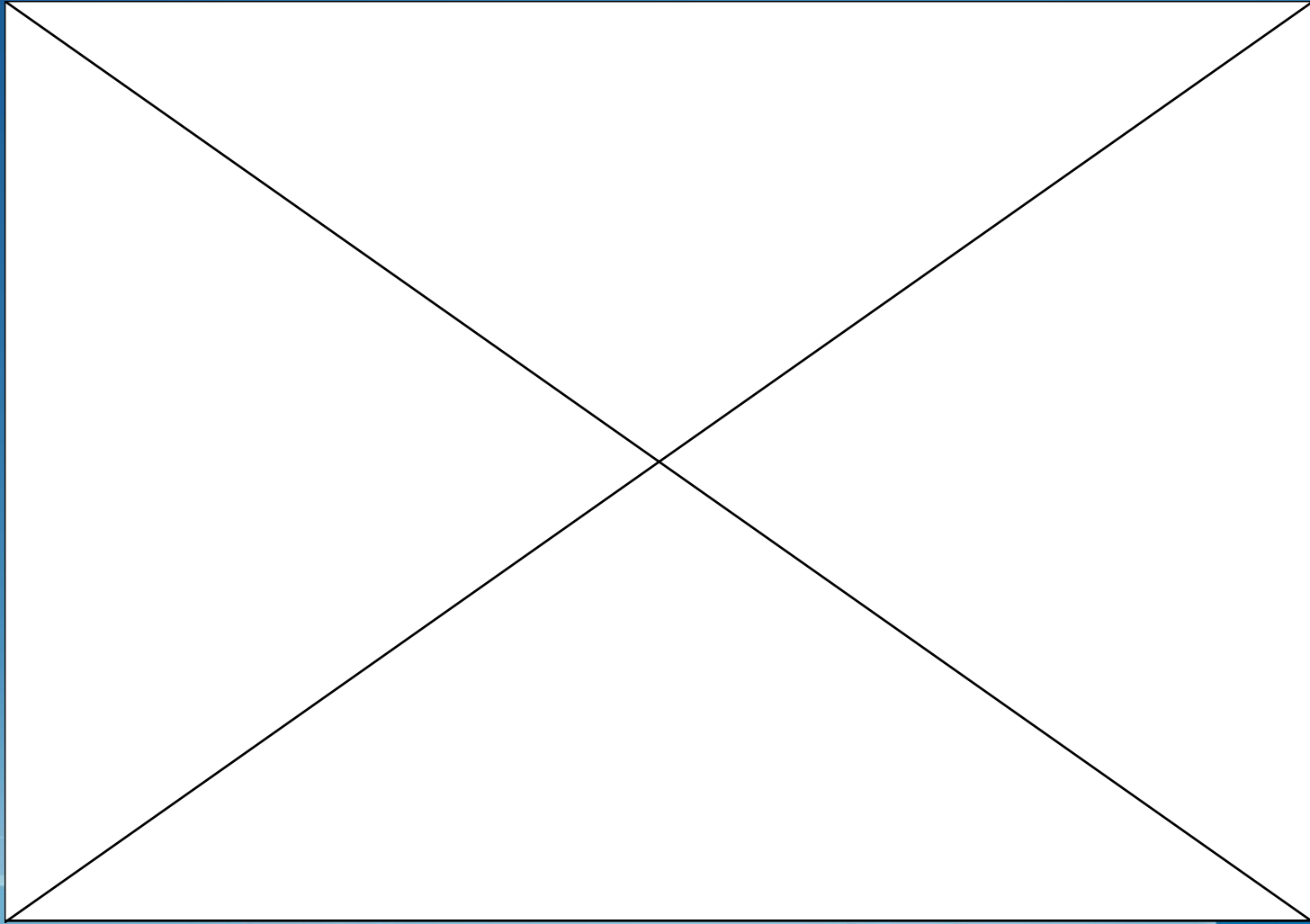
## 4. The Keating Channel West Zoning By-law and Precinct Plan



### Zoning Bylaw

- Block by block limit to GFA
- Tower locations are carefully set and restricted to maximum floor area
- Minimum and maximum heights for bases are set by district
- Angled plane at Keating Channel (north and south) and south side of Lakeshore







## The Board of Directors Approves the Motion to Bring the Following Documents to the City of Toronto for Endorsement:

1. the Don Mouth Naturalization and Port Land Flood Protection Project (DMNP EA)
2. the LDL Municipal Class EA Master Plan and Keating Channel Precinct ESR
3. the LDL Framework Plan and Official Plan Amendment (OPA)
4. the Keating Channel West Zoning By-law and Precinct Plan





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