

# Planning and the Development of Sustainability on the Central Waterfront

**Toronto's Changing Waterfront  
Seminar Series  
Session 2**

**Dr. Susannah Bunce  
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York University  
March 3, 2008**

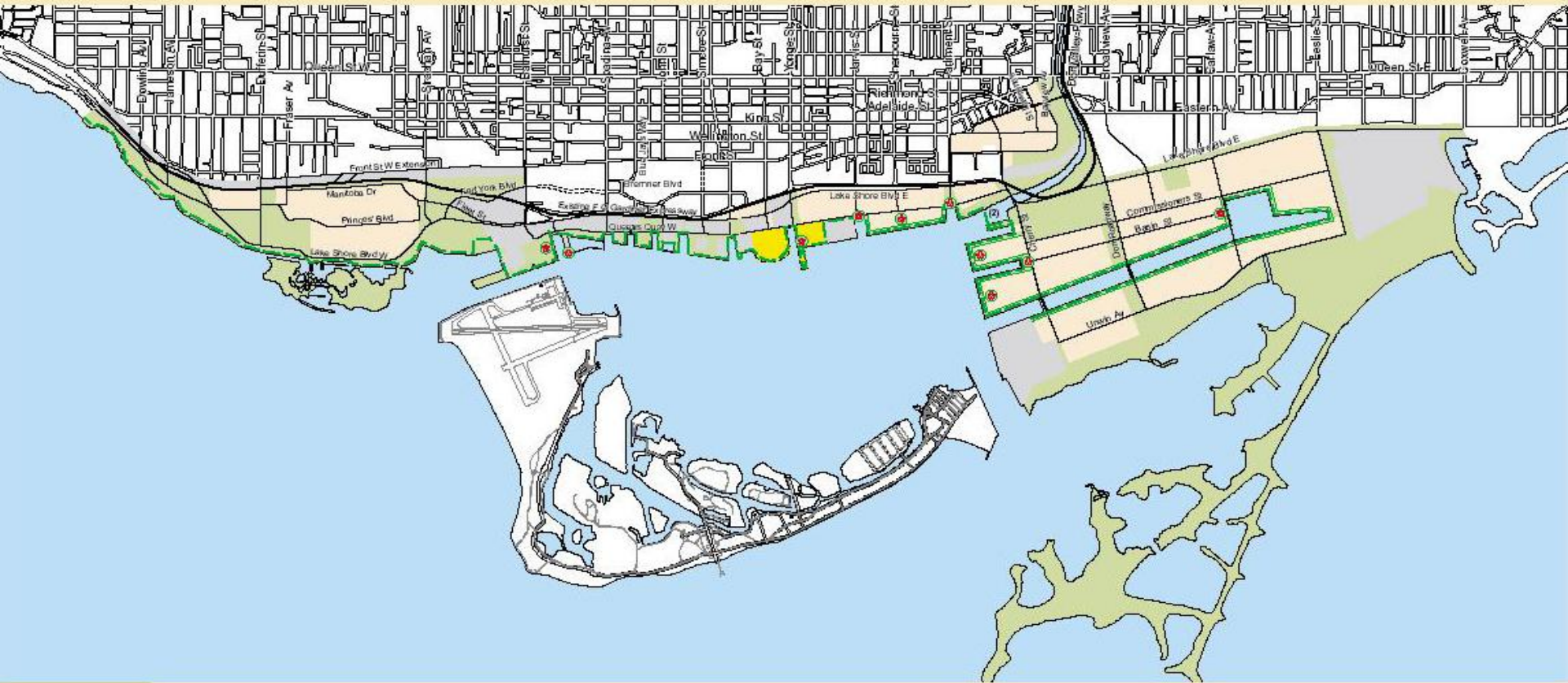
# Overview

- 1) Waterfront Toronto and Central Waterfront Redevelopment**
- 2) Role of Planning in Waterfront Redevelopment**
- 3) Building Sustainable Communities**
- 4) Research Findings:**
  - West Don Lands**
  - East Bayfront**

# Central Waterfront Redevelopment

- **Waterfront Toronto (Toronto Waterfront Revitalization Corporation) was formed in 2002 as the publicly funded institution for the coordination of planning and redevelopment.**
- **Oversees the planning of new residential and commercial development, park spaces, recreational spaces, and institutional buildings, and coordinates the sale of public lands for development (land sales to begin in 2008).**
- **Revenue from public land sales to private sector developers reimburses government funding.**

# Central Waterfront: West Don Lands and East Bayfront





## MAP E

### CENTRAL WATERFRONT SECONDARY PLAN LAND USE PLAN

NOTE: (1) SEE MAP C FOR FURTHER DETAIL  
(2) NEW MOUTH OF DON RIVER SHOWN CONCEPTUALLY  
(3) SEE DEFINITIONS SECTION FIVE: MAKING IT HAPPEN, 1) A SIMPLIFIED APPROACH TO LAND USE REGULATION

#### MAP INDEX

- |  |  |
|--|--|
|  PARKS AND OPEN SPACE AREAS (1) (3) |  FOOT OF YONGE SPECIAL STUDY AREA           |
|  REGENERATION AREAS (3)             |  PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE) |
|  EXISTING USE AREAS (3)             |  INNER HARBOUR SPECIAL PLACES               |

# Waterfront Toronto's Role in Planning and Development

- **Precinct Plan concept: block design plans for the West Don Lands and East Bayfront 'precincts' or areas that dictate land use, building height, building design, street design, institutional services. Outlines specific guidelines for development.**
- **Through the precinct plan, Waterfront Toronto creates new level of planning in the municipal process.**
- **Prior to land purchase, developers submit plans adhering to the precinct plan guidelines and are selected based on planning adherence with Waterfront Toronto's specifications.**
- **Public lands are sold to selected developers and precinct plan specifications are condition of land transfer.**
- **Waterfront Toronto works with developers following land sale to ensure compliance with transfer agreements and provide educational resources for application of precinct plan guidelines - "integrated design process".**

# Building Sustainable Communities: Planning and Developing Sustainability

- **Application of sustainability policy in planning and redevelopment practices adds new dimension to Toronto's waterfront development history.**
- **Waterfront Toronto has focused on concept of sustainability as a guiding policy for institutional organization and waterfront redevelopment since 2004.**
- ***Sustainability Framework* (Toronto Waterfront Revitalization Corporation, 2005)**
- **Sustainability policy influenced by scales of public sector policy for sustainable development and urban growth management.**

# Intensification and Design

- **Intensification: High density (building and population), pedestrian and bicycle oriented, public space oriented precincts.**
- **Design and Engineering: Leadership in Energy and Environmental Design (LEED) specifications.**
  - **LEED Gold requirement for public lands to be sold.**
  - **LEED Silver requirement for private lands that are redeveloped.**
  - **LEED Silver specification a requirement of East Bayfront by-law.**



# Planning and Developing Sustainability: Research Findings

- **Difference between implementation of sustainability guidelines in the West Don Lands and East Bayfront.**
- **Difference based upon land ownership.**
- **Carefully managed planning, design, and development process in West Don Lands through sale of public land to private developers - developer adherence to LEED Gold requirements and additional sustainability planning and design specifications through contractual obligations.**
- **Tensions over sustainability concept and specifications in East Bayfront - incompatible land uses and private land owners more reticent to pay for sustainable design costs.**



# West Don Lands: Sustainability through Planning and Redevelopment

- **Public lands owned by the Ontario Realty Corporation and managed for sale by Waterfront Toronto.**
- **LEED Gold rating requirements and additional sustainability guidelines created by Waterfront Toronto.**
  - **Bicycle and pedestrian infrastructure**
  - **Storm water management**
  - **Green roofs; reduction of impervious surfaces**
  - **20% use of on-site renewable energy (district energy)**
  - **Regionally sourced construction materials**
- **Private sector provision of market oriented residential and commercial buildings.**

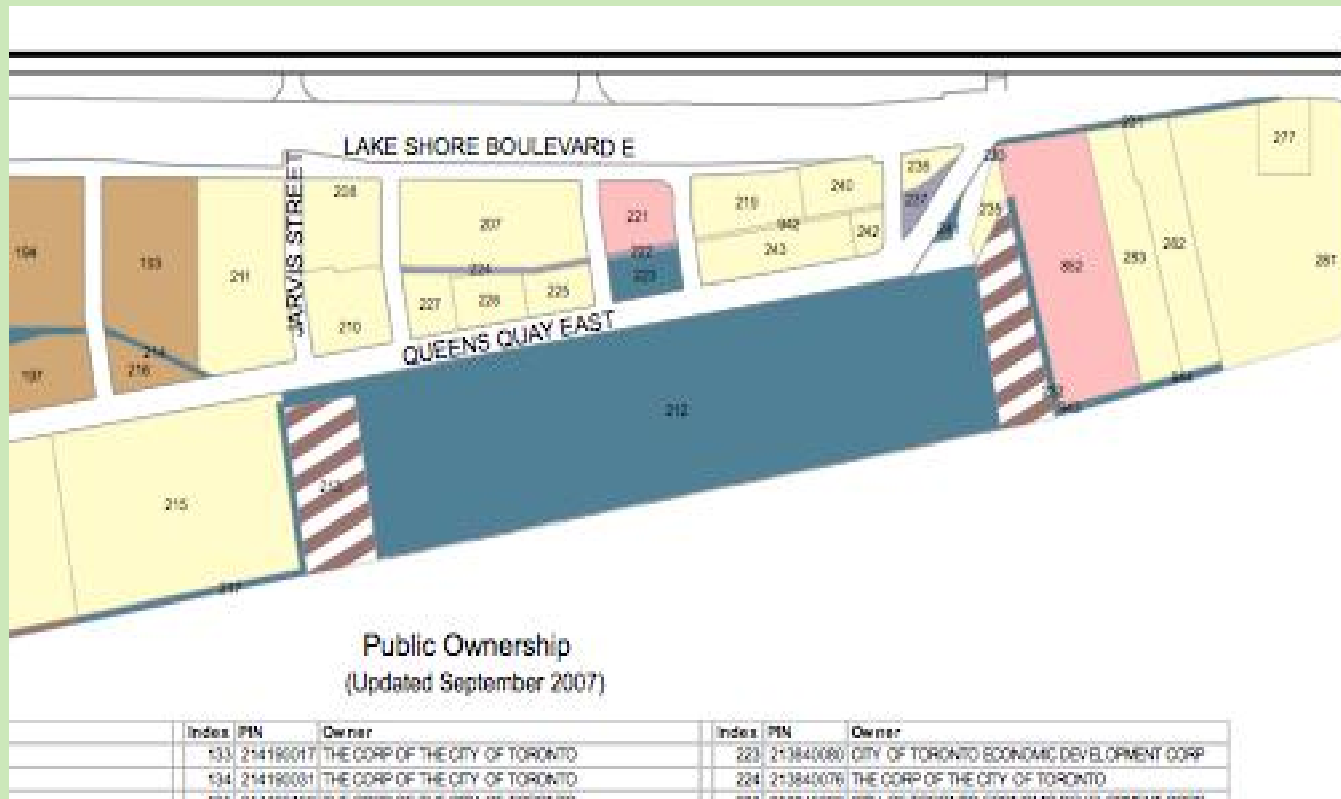
# West Don Lands (Rendering – Urban Design Associates)



# East Bayfront

- **Redevelopment with LEED Gold rating on public lands (50% of East Bayfront lands).**
- **Public lands were formerly managed by Toronto Economic Development Corporation (TEDCO) for City of Toronto.**
- **Since 2007 now managed by Waterfront Toronto for the City of Toronto, except for CORUS development (First Waterfront Place).**
- **LEED Silver specifications for private lands to be redeveloped for residential/commercial use.**

# East Bayfront: Land Ownership





# East Bayfront Precinct Blocks



# East Bayfront: Competing Interpretations of Waterfront Sustainability



# East Bayfront: Competing Land Interests

- **Industries: Redpath Sugar - working refinery and container dock adjacent to and on Jarvis Street Slip.**
- **Private investment companies: land investment companies who currently lease to existing commercial uses (may not redevelop).**
- **Public lands (City of Toronto): new zoning for residential and commercial based on Waterfront Toronto's precinct plan. Termination of existing land leases.**

# Development Timelines

## **West Don Lands:**

- 2007: Waterfront Toronto shortlists developers with LEED accredited architecture firms.
- 2008: Construction expected in River Square area.

## **East Bayfront:**

- 2007/8: Appeals to OMB regarding the zoning by-law are in process of settlement or hearing.
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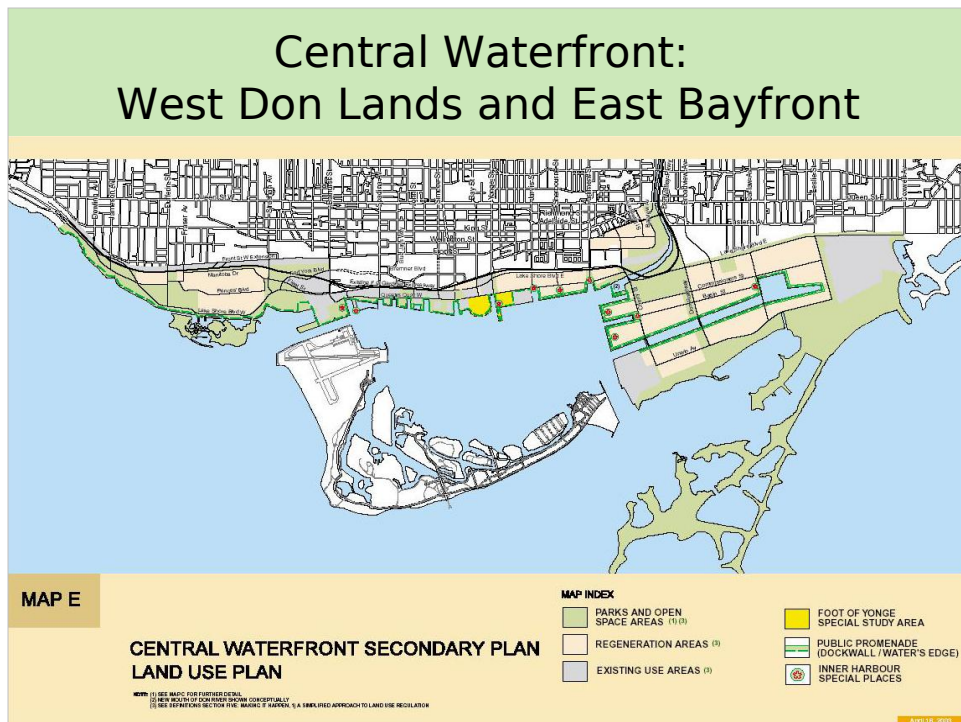
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-funding based on project time lines \$500 million from each level of government

-14% return on investment ; \$3 for every \$1 invested. Sale of public lands to private developers - the TWRC master plans and then sells to development companies. Must submit development plans directly to TWRC who works in conjunction



Source: City of Toronto (2002) *Making Waves: Central Waterfront Part II Plan* City of Toronto, Toronto.

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## West Don Lands (Rendering - Urban Design Associates)



Source: Toronto Waterfront Revitalization Corporation (2005). *West Don Lands Precinct Plan* Toronto, TWRC.

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Source: Waterfront Toronto (2008) *Central Waterfront Land Ownership Map* Toronto, Waterfront Toronto.

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Source: Toronto Waterfront Revitalization Corporation (2006). *East Bayfront Precinct Plan* Toronto, Toronto Waterfront Revitalization Corporation.

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