

## 5.0 Residential/Office

### *background*

- > Zoning designation is "G" - parks and recreation space - no other limitations - governance and use is determined by mandate of Board of Governors of Exhibition Place, which can be altered or added to by Council;
- > New Official Plan relies upon Secondary Plan (Central Waterfront Secondary Plan "Making Waves" OPA 257 (Adopted by Bylaw 346-2003 on April 16, 2003), which encourages Exhibition Place to be "a place for work, celebration, and living" - with housing encouraged at "select peripheral locations";
- > Exhibition Place is designated as a Regeneration Area for the purposes of Secondary Plan, allowing mixed-use development governed by a precinct plan and urban design guidelines;
- > Fung Report suggested 3 distinct precincts of differing primary use - western "Exhibition Gardens" precinct, central "Trade Centre" precinct, and southern "Marina Island" precinct - suggested "normalizing this area as a part of the City", with a strong emphasis on revenue generation - other plans included a residential strip along the new Lakeshore Boulevard, and approximately 1,100 units per year in the area including Exhibition Place, Garrison Common, Bathurst-Strachan - estimated that approximately 4,400 units will be built on the amalgamated Exhibition Place/Ontario Place lands;
- > Board has taken a position against allowing residential uses in Exhibition Place;
- > Board has granted short term leases for office space, although leases connected to entertainment businesses (ie Immersion Studios);
- > Approximately 4,000 residential units are to be allowed in the Bathurst Strachan area (including 1,500 units in Water Park City Phase I on the Molson lands now beginning construction), 2,000 units directly north of Exhibition Place in Liberty Village (former Inqlis lands), and at least 3,400 units in the western portion of City Place (Railway Lands West area).

### *site requirements*

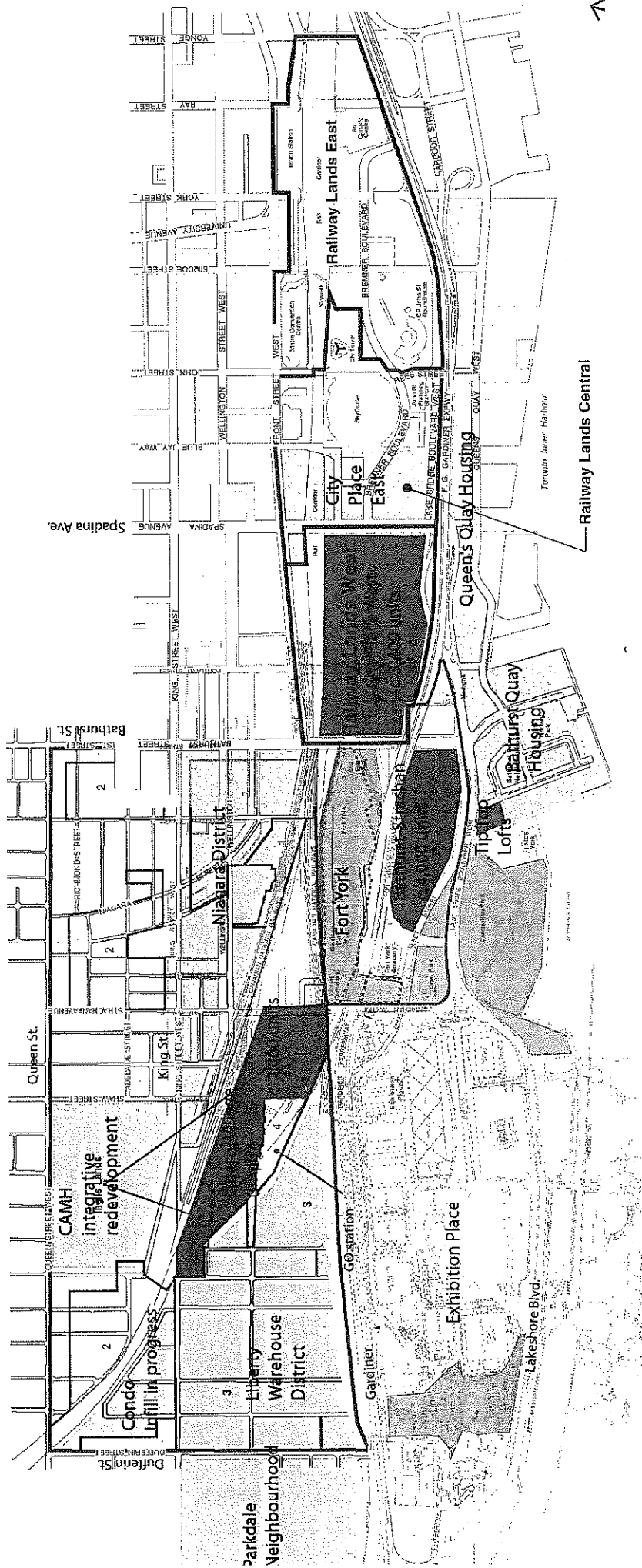
- > variable

### *opportunities*

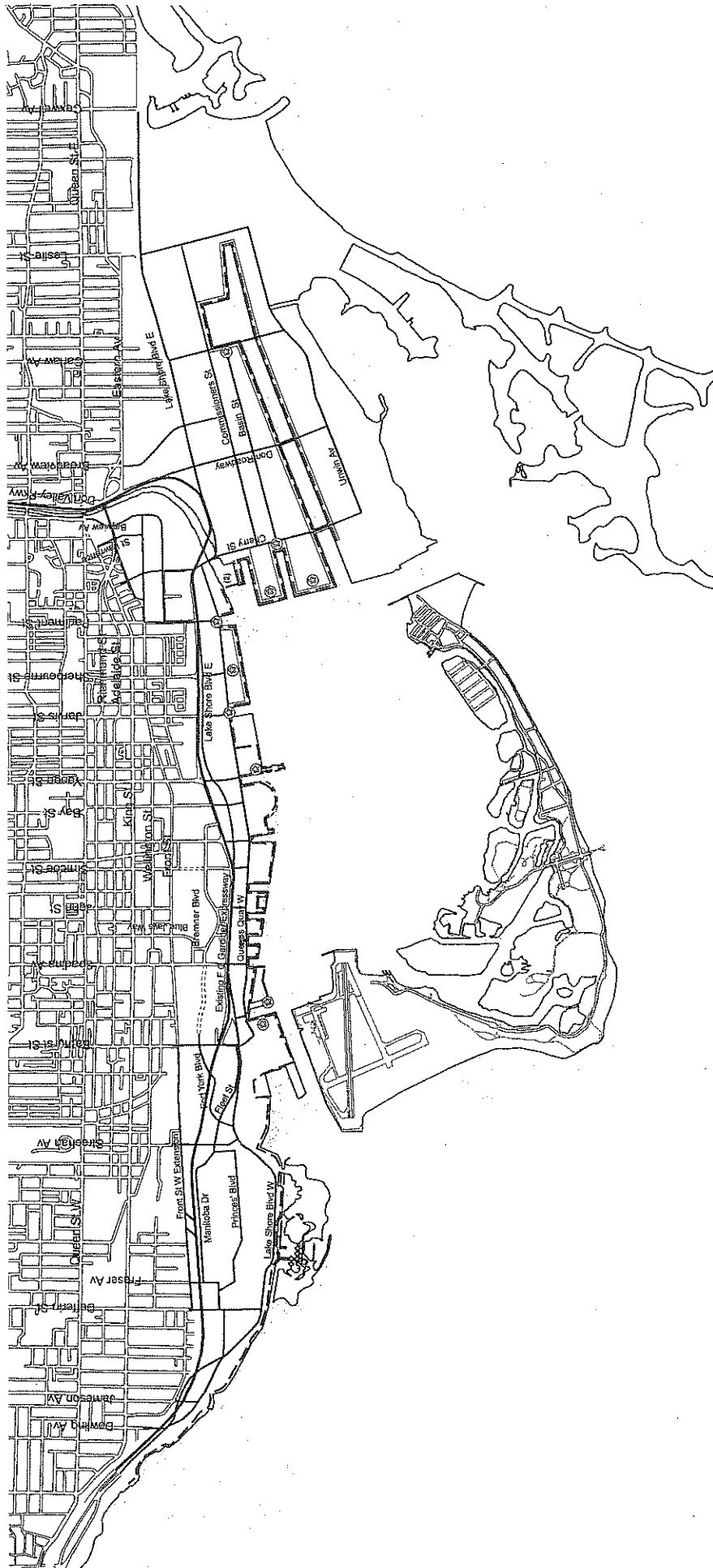
- > Income generation selling lands for condominiums;
- > Bring "neighbourhood" to Exhibition Place.

### *challenges*

- > Compatibility of residential and office uses with events such as the CNE or the Molson Indy, Caribana, CHIN, Snow Jam, World Youth Day, future Olympics;
- > Siphons off residential and office development that could be location on Main Streets, supporting the business community and transit;
- > Exhibition Place is relatively isolated and self contained and does not provide a particularly appealing mixed use neighbourhood for living or working.









Residential context and proposals around Exhibition Place



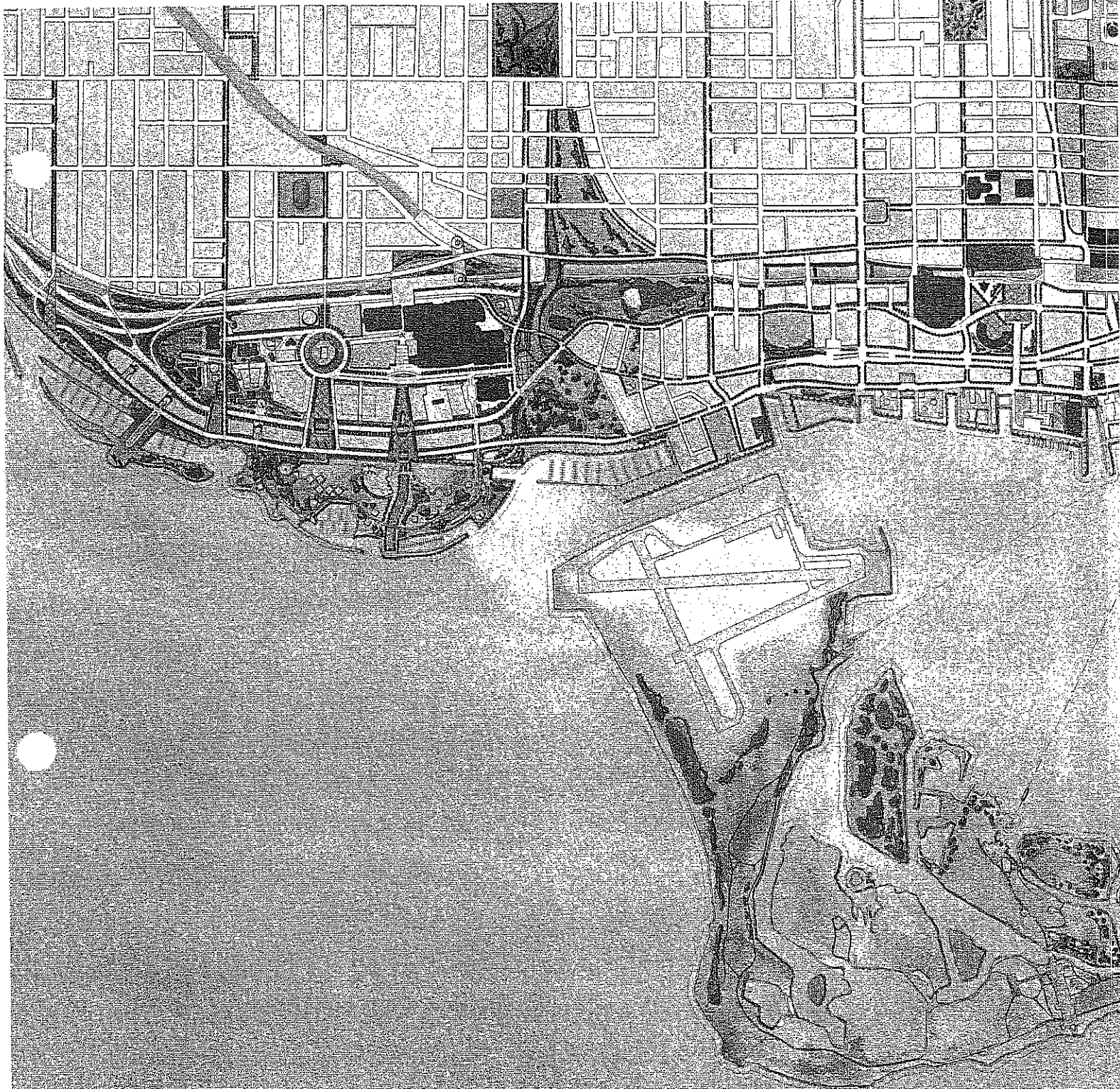
MAP E

# CENTRAL WATERFRONT SECONDARY PLAN LAND USE PLAN

MAP INDEX

- |   |                                       |   |   |
|---|---------------------------------------|---|---|
|  | PARKS AND OPEN<br>SPACE AREAS (1) (2) |  | FOOT OF YONGE<br>SPECIAL STUDY AREA           |
|  | REGENERATION AREAS (3)                |  | PUBLIC PROMENADE<br>(DOCKWALL / WATER'S EDGE) |
|  | EXISTING USE AREAS (3)                |  | INNER HARBOUR<br>SPECIAL PLACES               |

NOTE: (1) SEE MAP C FOR FURTHER DETAIL.  
(2) NEW MOUTH OF DON RIVER SHOWN CONCEPTUALLY.  
(3) SEE DEFINITIONS SECTION FIVE: MARCH 2011. A SIMPLIFIED APPROACH TO LAND USE REGULATION.



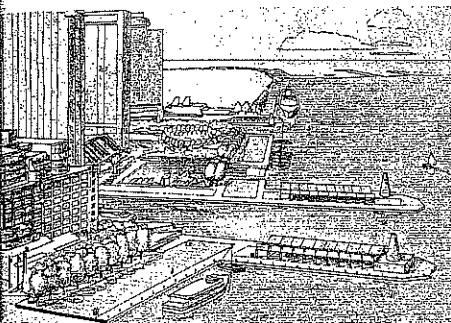
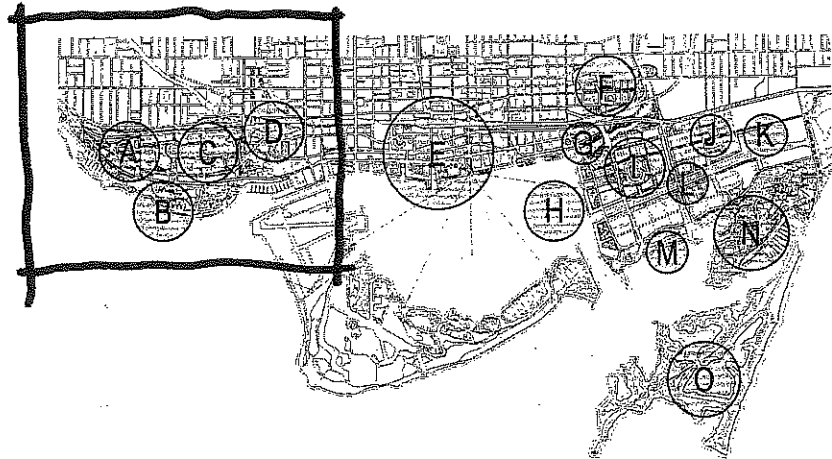
## The Central Waterfront Development Concept

This drawing shows the waterfront in the context of the entire development concept.  
See pages 32/33 for schematic drawings of potential new port locations in the harbour area.

*Fung Report*

Key to districts

- A Exhibition Gardens
- B Marina Island
- C Trade Centre
- D Garrison Common
- E Central Harbour
- F West Donlands
- G Mouth of the Don
- H East Harbour
- I Olympic District
- J Convergence District
- K Turning Basin District
- L Grand Channel
- M Cherry Beach
- N Lake Ontario Park
- O Leslie Spit



Waterfront promenade and pier enhancements

landscaped streets and the water's edge at Spadina Avenue, and Portland, John, York, Bay, Yonge, Jarvis, Sherbourne and Parliament Streets. A wide new boardwalk promenade, about 70 feet wide, is suggested for the Harbour edge as a major new public space. This will allow the public to experience the water's edge in a close-up and intimate way from Bathurst Street to Parliament Street. Strategically placed piers would allow greater public contact with the water. Lighthouse lantern structures around the Inner Harbour would define the space at night.

### *The East Bayfront*

The East Bayfront from Parliament Street to Yonge Street links the Downtown to the Portlands. The Marine Terminals to the south of Queen's Quay are publicly owned and used for film production, storage and recreational uses. Land to the north is mainly privately owned and used for a range of service industries, car dealerships, a new Loblaws, the LCBO warehouse and the Toronto Star building. The Redpath Sugar Refinery is located on the south side of Queen's Quay. Further west, a large residential project has planning approval but the site remains vacant. Throughout the length of the East Bayfront, the elevated Gardiner Expressway is a formidable overshadowing presence.

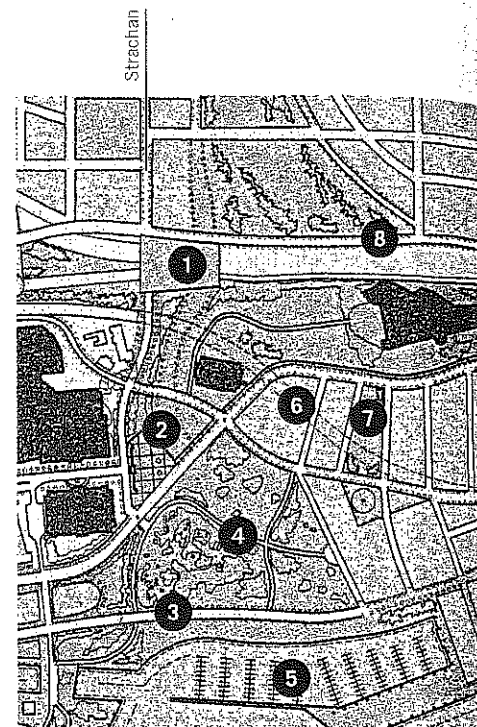
The area has tremendous potential for mixed development, given its proximity to the downtown and to the waterfront and its views across the Harbour. The Redpath Sugar Refinery, which relies on delivery by ship, can remain and coexist with adjacent redevelopment with appropriate interface measures. The water's edge can house facilities for cruise ships that are coming to Toronto in increasing numbers and other tourist facilities.

early program element, the area is proposed to include an Olympic Media Village, consisting of 2,000 residential units. The urban design character of the area is related to the successful development in the neighbouring St. Lawrence district, namely medium rise and townhouse forms aligned along a central open space. Extensive planning, including a recent community design review, indicates that some 5,000 residential units could be accommodated. Commercial development, primarily local retail and office space would be built along the easterly extension of the Esplanade Park.

New local roads will be added by extending the pattern of roads in surrounding areas and connecting to the Bayview Extension. Eastern Avenue will be extended across the Don River as part of the new road infrastructure to increase access to the downtown.

#### v Garrison Common

Garrison Common is the area between Bathurst Street and Strachan Avenue that includes Coronation Park, Old Fort York and the Molson's/Wittington lands. The district will change dramatically when the Gardiner Expressway is buried under Fleet Street. The new Garrison Creek open space will provide a strong north-south connection from the Lake to north of the rail corridor. Old Fort York will be linked to this open space system and, for the first time since the Expressway was built, will also be linked to the City. The new waterfront boulevard extension would cross from Stadium Road along a southern extension of Coronation Park to Ontario Place. This waterfront drive with its new associated park will increase the park size by almost 10 acres. The Park's regimental memorial trees, located at the west end, currently one of the most beautiful and solemn places on the waterfront, will be enhanced by giving it a wider park context and connection to the surrounding city. With the major realigned open space, this area will become attractive for the development of housing along its edges.



Garrison Common: concept

- 1 Garrison Land Bridge
- 2 Princes Plaza/Bremner Promenade
- 3 New waterfront boulevard
- 4 Enlarged Coronation Park
- 5 Marina
- 6 Gardiner below grade
- 7 York Park vista
- 8 Front Street extension

#### vi Exhibition District

Ontario Place and Exhibition Place, with their combined prime waterfront location of 270 acres, are desperately in need of new direction. With the exceptions of the new investments in the National Trade Centre and the Molson's Amphitheatre both Ontario Place and Exhibition Place are losing market share and public attractiveness and must have a new vision.

Many recent attempts have been made to re-energize these lands, with limited success. The new vision for this area builds on its extraordinary

Exhibition District: concept

- 1 Jameson Land Bridge
- 2 Dufferin Plaza
- 3 Tennis over parking
- 4 Exhibition Gardens Precinct
- 5 New Waterfront Boulevard
- 6 Exhibition Court
- 7 Trade Centre Precinct
- 8 Trade Centre enlarged
- 9 Marina Island Precinct
- 10 GO Station
- 11 Front Street extension

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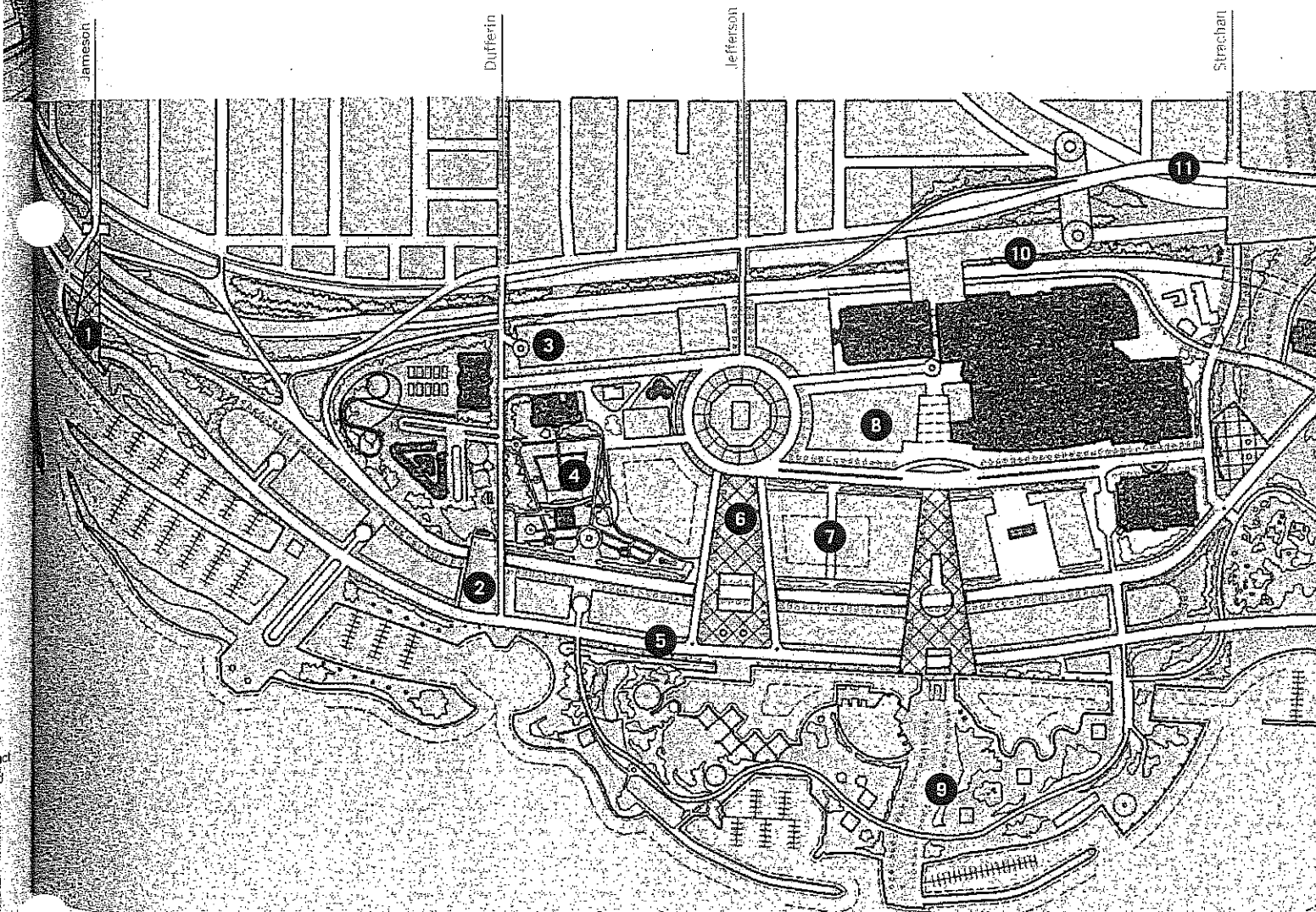
Fung Report



New waterfront boulevard

location on the Lake, its proximity to a city core whose development is spreading inexorably in this direction. The Development Concept suggests normalizing this area as a part of the City, while still maintaining and enhancing the several healthy activities to be found within its precincts. These areas would accommodate the western "ring" of Olympic Games facilities.

The "green border" is extended through these lands, connecting to Dufferin Street and Jameson Avenue. Jefferson Street could be extended south over the railroad and road corridor. This, and the removal of the street/train grade conflict on Strachan Avenue could reverse the isolation of this area.



A series of north/south plazas could link the city with the Lake. Princes Boulevard could be a series of linked plazas providing some 44 acres in total for public festivities, such as the CNE and Caribana.

The area between Lake Shore Boulevard and the new waterfront boulevard offers the greatest potential for introducing permanent population to ensure year round activity for this section of the City. A band of housing development, with retail and entertainment uses at the street level, could create a lively new waterfront district.

In addition, the Exhibition and Ontario Place sites offer substantial opportunities for locating some of the major destination tourism infrastructure that Toronto is sorely lacking: a major entertainment complex, urban resort hotels and for new ventures for family waterfront entertainment, such as winter gardens, butterfly houses, museums, aquaria and the like. The district is comprised of three parts: the Trade Centre Precinct, the Exhibition Gardens Precinct and the Marina Island Precinct.

#### *Trade Centre Precinct*

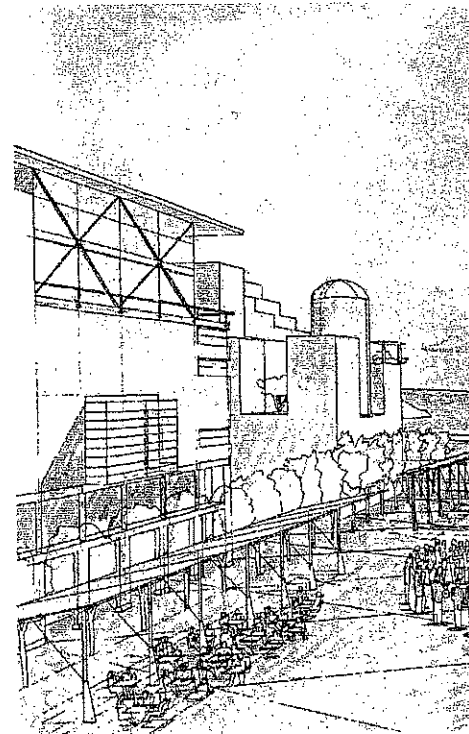
The National Trade Centre is the anchor for this District. Since opening, the National Trade Centre has exceeded expectations in terms of the number of event days, suggesting the medium to long-term expansion of this facility is possible up to one million square feet. The Olympics could provide a catalyst for this. South of Princes Boulevard trade marts could be developed as well as hotels and housing, with underground parking.

#### *Marina Island Precinct*

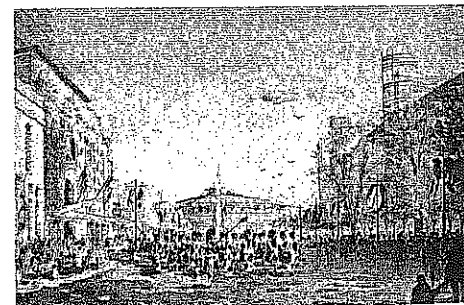
The land currently occupied by Ontario Place is proposed in the Development Concept as a marine-oriented all-year open public park. The number of mooring spaces are greatly increased, onshore services are provided, including boat supply and servicing, restaurants and related accommodations. Access is provided by a new local road and land bridges, and possibly water-taxi service.

#### *Exhibition Gardens Precinct*

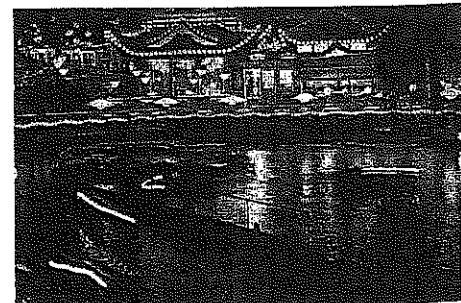
At the western end of Exhibition Place, an urban park is proposed. It includes the existing green area with its Victorian and historic buildings. Fashioned after Copenhagen's Tivoli Gardens, museums, restaurants, clubs and other entertainment uses will provide for year-round use. Permanent rides could be a feature. New housing can be provided here, with linkages to the neighbourhoods to the north.



Exhibition Court looking south



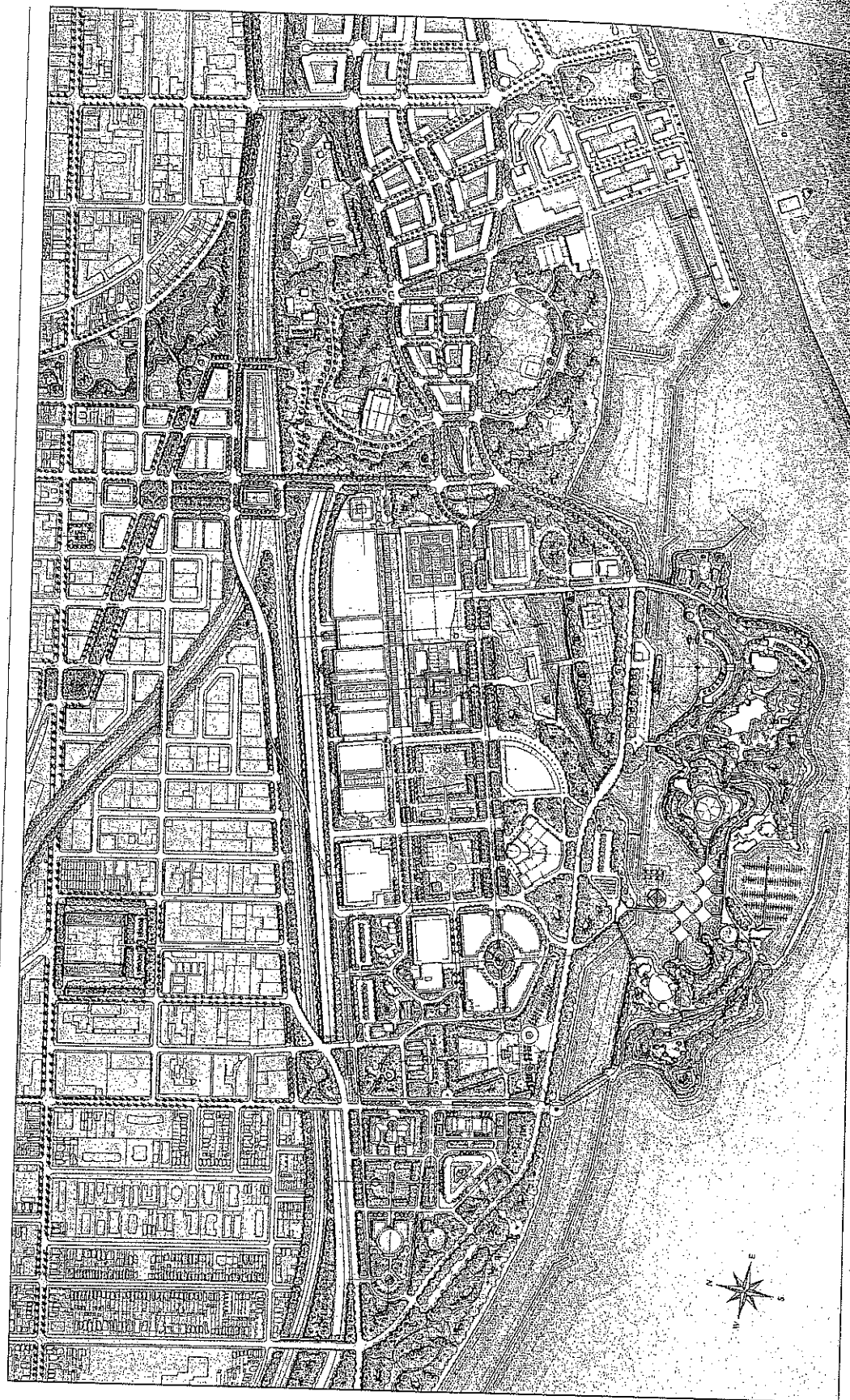
Princes Boulevard festival looking west



Tivoli Gardens, Copenhagen

From "Regeneration" - Combie, '92

Figure 10.1 Preliminary Master Plan



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## SAN FRANCISCO – Panama Pacific International Exposition

The Panama Pacific International Exposition was the 1915 world's fair held in San Francisco, California. Taking over three years to construct, the fair had great economic implications for the city that had been almost destroyed by the great earthquake and fire of 1906. The exposition was a tremendous success, and did much to boost the morale of the entire Bay Area and to help get San Francisco back up on its feet.

The exposition was a celebration of the completion of the Panama Canal, and also commemorated the 400th anniversary of the discovering of the Pacific Ocean by the explorer, Balboa. San Francisco was only one of many cities hoping to host the PPIE. New Orleans was its primary rival, but in 1911 after a long competition of advertising and campaigning, President Taft proclaimed San Francisco to be the official host city.

There was some initial uncertainty about where exactly to hold the fair (Golden Gate Park had been the main contender), but it was later decided to fill in the mud flats at the northern end of the city, and to build in the location currently known as the Marina. The 635 acre fair was located between Van Ness and the Presidio – its southern border was Chestnut Street and its northern edge bordered the Bay.

The tallest most well-recognized building of the PPIE was the Tower of Jewels. Standing 43 stories tall, the building was covered by more than a hundred thousand colored glass "jewels" that dangled individually to shimmer and reflect light as the Pacific breezes moved them. There were many other palaces, courts, state and foreign buildings to see at the fair – however most of them were made of a temporary plaster-like material, designed to only last for the duration of the fair. Luckily, one of the primary exposition buildings, the Palace of Fine Arts, was not torn down with the rest of the buildings, and was completely reconstructed in the 1960's.

The fair ran from February 20th until December 4th, 1915 -- and was generally considered to be a great success.

<http://www.sanfranciscomemories.com/ppie/panamapacific.html>

76 city blocks had been cleared or filled to set the stage for the exposition, and its final size was 635 acres, which allowed for the hundreds of buildings that were built. Many of the buildings were constructed with a wood base (In total, one hundred million feet of lumber were used for the fair), and then covered in a temporary material called "staff" -- a combination of plaster and a burlap-type fiber, which had an easily molded and sculpted texture. They were primarily designed with the goal of lasting only a year, however the detail that most of the buildings took on was pretty amazing.



The story of San Francisco's Marina District is the story of land and water repeatedly and dramatically altered by nature and by human development. Eight thousand years ago, American Indians lived on the dunes and near the tidal marshlands that today are the sites of apartment buildings, luxurious homes and some of the city's trendiest shops and restaurants. When the Spanish arrived here in 1776 and established the Presidio -- on the Marina's western border -- the marshlands looked pretty much the same as they would over a century later, in 1906, when the city of San Francisco was shaken and then burned by its first devastating earthquake and the resulting fire.

It wasn't until the aftermath of the big quake that major development began in the Marina. Tons and tons of brick and rock rubble from destroyed downtown buildings were brought over and dumped into the Marina's marshlands, forming an initial (and unstable) foundation for development. A few years later, when the site was chosen as the location of the 1915 Panama-Pacific International Exposition, San Francisco had the impetus it needed to turn what began as a haphazard dumping ground into a breathtaking exhibit of architectural beauty.

The Panama-Pacific, and its iconic surviving building the Palace of Fine Arts, introduced the city to the commercial and residential development possibilities of the recently formed prime waterfront real estate. In the decades following the exposition, apartment buildings, homes and businesses sprouted up rapidly and in great numbers until the Marina had become one of San Francisco's most desirable places to live, work and visit. Until 1989, that is, when another earthquake rocked the city and sparked 27 fires citywide, including the devastating Marina blaze, and many of the area's poorly supported buildings collapsed atop the unstable ground. The Loma Prieta earthquake was a wake-up call for Marina developers; the reconstruction effort brought with it new standards of earthquake-sturdy construction, and within a decade the Marina had been rebuilt and revamped with a shiny new face and a stronger bone structure.

Today the apartment buildings, shops and restaurants seem to be bursting at their seams with beautiful, young and fit 20- and 30-somethings. The singles scene is hopping on Friday and Saturday nights, with lots of fresh-faced postgrads with cocktails in one hand and cell phones in the other. Union is arguably the best street in the city to window-shop the hours away on a sunny Saturday afternoon, and, a few blocks down, Chestnut has an incredible variety of high-quality restaurants catering to every palate.

If you're looking for diversity or an edgy or progressive feel, the Marina probably isn't your neighborhood -- unless you count Fort Mason, which hosts a bounty of cultural museums and nonprofits. Overall, this is the land of SUVs, chic fashion and killer spa

treatments. Love it, or leave it to the pretty young things who call it home or home-away-from-home.

<http://www.sfgate.com/traveler/guide/sf/neighborhoods/marina.shtml>



# San Francisco Panama-Pacific Intl. Exposition 1915 Now Marina area of S.F.

