



Port Lands LUAC & SAC

April 16, 2026

CREATE TO

Toronto

WATERFRONT
Toronto

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



McCleary District:
Update on Planning Work



Ookwemin Minising



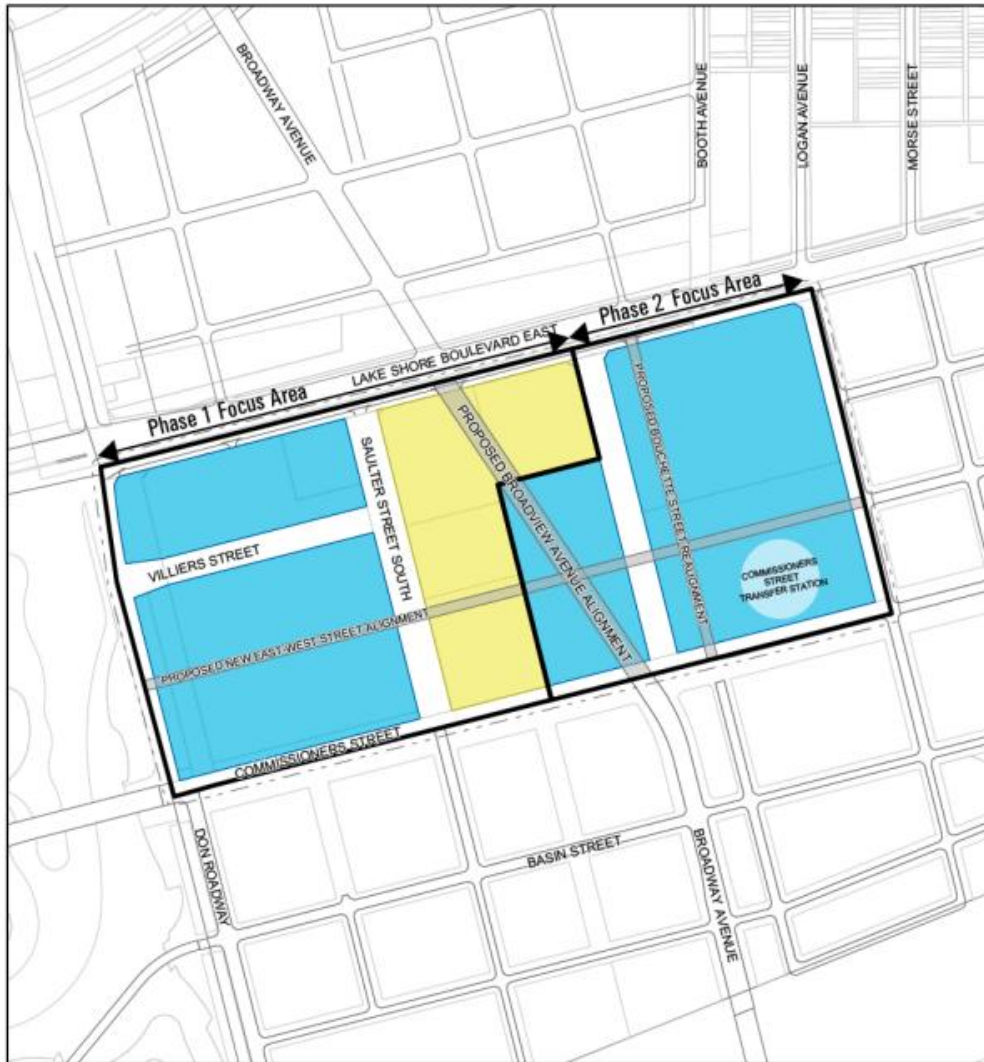
Discussion



Meanwhile Uses & Update on McCleary District Planning Work

Ownership Breakdown

- 32.1 ac / 13.0 ha publicly owned
- 8.6 ac / 3.5 ha owned by four private landowners



McCleary District Current Land Ownership

McCleary District

File # 24 211659 STE 14 02



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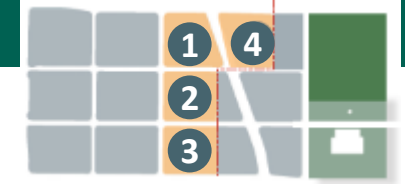


Overview of Current Planning Work

- CreateTO is leading the current phase of planning work in collaboration with the City and Waterfront Toronto.
- An update on McCleary planning work will be brought to Council in April to provide a status update and look ahead to next steps for the District.
- The current phase of planning updates guidance on:
 - Local streets and block patterns;
 - Locally oriented parks and public realm direction;
 - Indigenous placemaking, placekeeping, and economic development;
 - Production, Interactive, and Creative (“PIC”) space;
 - Community infrastructure;
 - Building heights and design; and,
 - Sustainability
- A zoning amendment and an official plan amendment to enable temporary “meanwhile uses” will also be brought to Council in April.



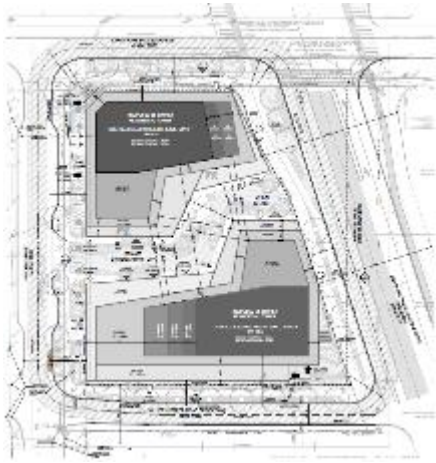
Status of Private Development Applications



Review of applications and OLT proceedings continuing concurrently with the framework plan.

1

685 Lake Shore Boulevard East



- 58 & 54 storeys
- 1,581 units
- 6,681 m² non-residential
- Appealed to OLT in 2023
- Settlement reached in November 2024

2

115 Saulters Street South



- 40 & 45 storeys
- 1,030 units
- 6,123 m² non-residential
- Approved by City Council in March 2026

3

280 Commissioners Street



- 40 & 45 storeys
- Fronting on Commissioners Street
- 937 units
- 16,337m² non-residential
- Appealed to the OLT in November 2025

4

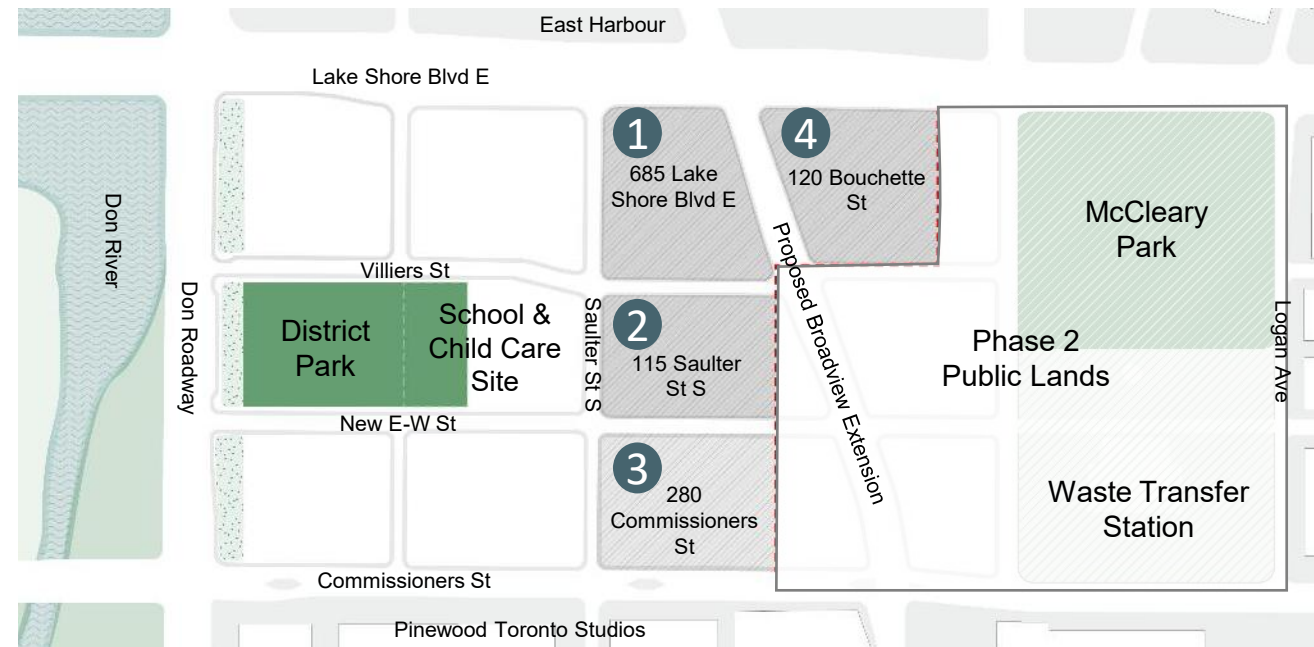
120 Bouchette Street



- 56 & 53 storeys
- 1,626 units
- 1,990m² non-residential
- Appealed to OLT in January 2025
- Settlement reached in October 2025

Emerging Framework Plan for Phase 1 Lands

- Approximately 9,000 – 10,000 new homes in a predominantly high-rise, mixed-use neighbourhood
- 940,000 square feet of Production, Interactive and Creative uses, potentially clustered along Commissioners
- Indigenous placemaking and placekeeping central to future public realm design
- A new District Park, elementary school, and child care facility
- Greatest density and building heights along Lakeshore, scaling down towards Commissioners
- A built form that supports PIC use
- A sustainable, resilient and climate adaptive neighbourhood



Indigenous Engagement



Photo: City of Toronto



Photo: Art Institute of Canada



Photo: Serge Lemaitre



Photo: SpruceLab

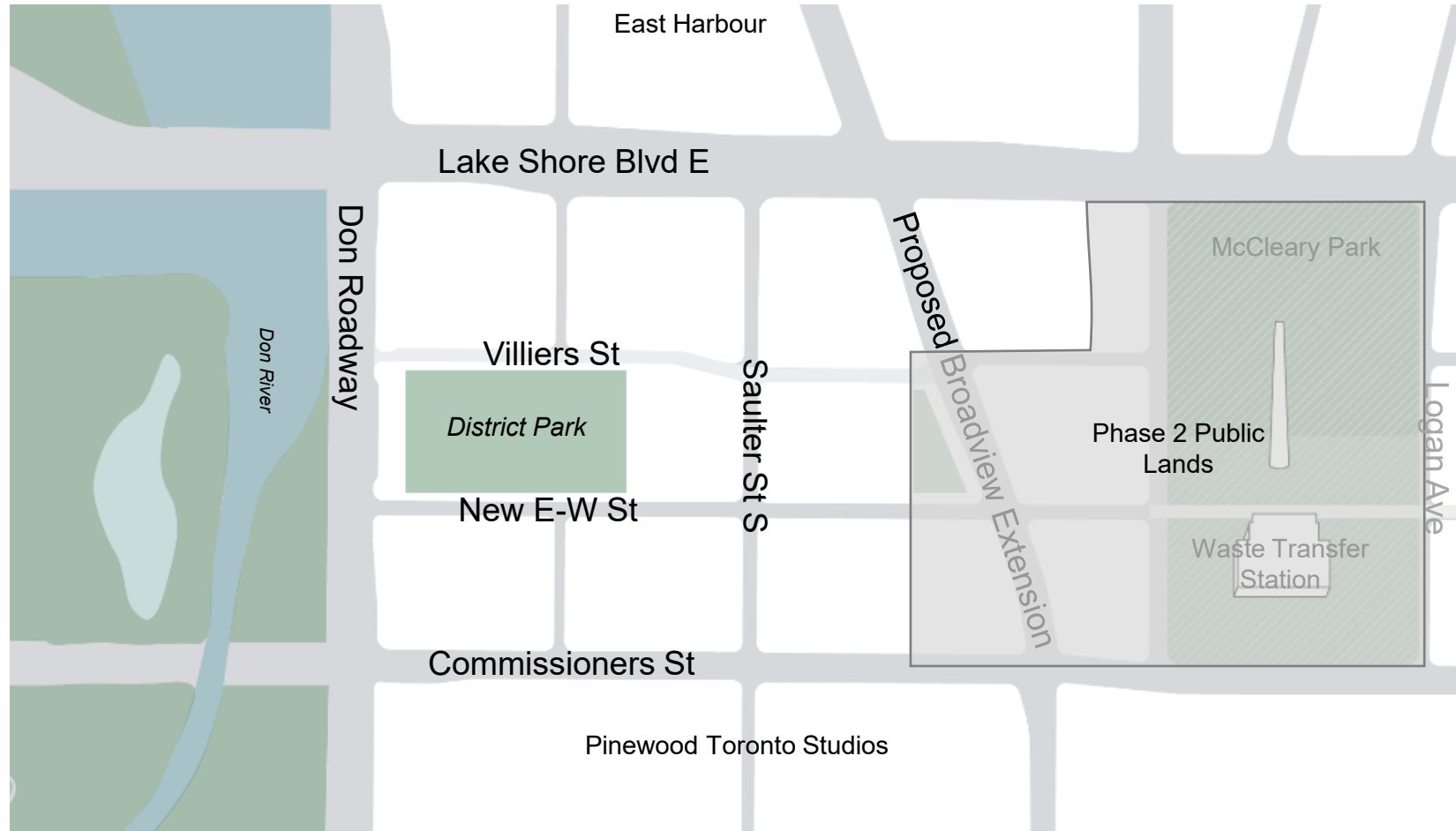


Photo: Alexandra Dickens

The project team engaged with the treaty holders, MCFN, and other First Nations, Inuit, Metis, and urban Indigenous communities. Some of the key themes and recommendations coming from that engagement include:

- Water, connection to nature, and natural heritage are central to the story of the area
- Use landmarks as beacons to attract people to the area and tell Indigenous narratives
- Shared interactive gathering spaces and cultural spaces should support and showcase Indigenous contributions to creative industries
- Preference for natural, curvilinear forms in street network and the design of buildings and public spaces
- Interested in incorporation of spirit symbols, such as the thunderbird and great lynx as inspiration for future design work
- Housing, economic development opportunities and stewardship seen as the most important elements of reconciliation

Streets – Preliminary Design Direction



Villiers Street



Villiers Street



- “Park” street
- Lush planting
- Slow traffic
- Potential for partial pedestrianization

New East-West Street*

Blue-Green Street / Conceptual Rendering
City of Toronto | CreateTO | Waterfront Toronto



- Major street
- “Blue-Green” corridor
- Lush planting
- Separated bike lanes

*Subject to a future environmental assessment

Commissioners Street



Commissioners Street*



- Major street & LRT route
- PIC use focus and character
- Open channel for stormwater management
- Heritage landscape with hydro pylons
- Separated bike lanes

Saulter Street South



Saulter Street South



- “Neighbourhood” street
- Film friendly focus
- Parking laybys and block access

Meanwhile Uses in the Port Lands

- An important part of revitalization is planning for temporary “meanwhile uses” to help people experience the Port Lands now as it builds out. Meanwhile uses test ideas, draw visitors, and begin to shape the area’s identity and character.
- A zoning and official plan amendment to align meanwhile use permissions in McCleary with those adopted for Ookwemin Minising in 2024 is being brought to Council in April.
- Planning permissions for South River will also be advanced to start bringing back events that were hosted in the Port Lands prior to the flood protection project.



Meanwhile Uses in the Port Lands

- Meanwhile uses include arts, culture, and destination uses, as well as film and development supporting activities like construction staging, parking, and backlots.



Future Phases of Work

- Planning for McCleary District will continue over the coming years and include:
 - A massing and PIC typology study
 - A public realm plan
 - A public art strategy
 - Infrastructure coordination:
 - Confirmation of the road network
 - Additional flood protection work
 - Sanitary servicing improvements
 - Hydro infrastructure servicing studies
 - A comprehensive Precinct Plan

Next Steps

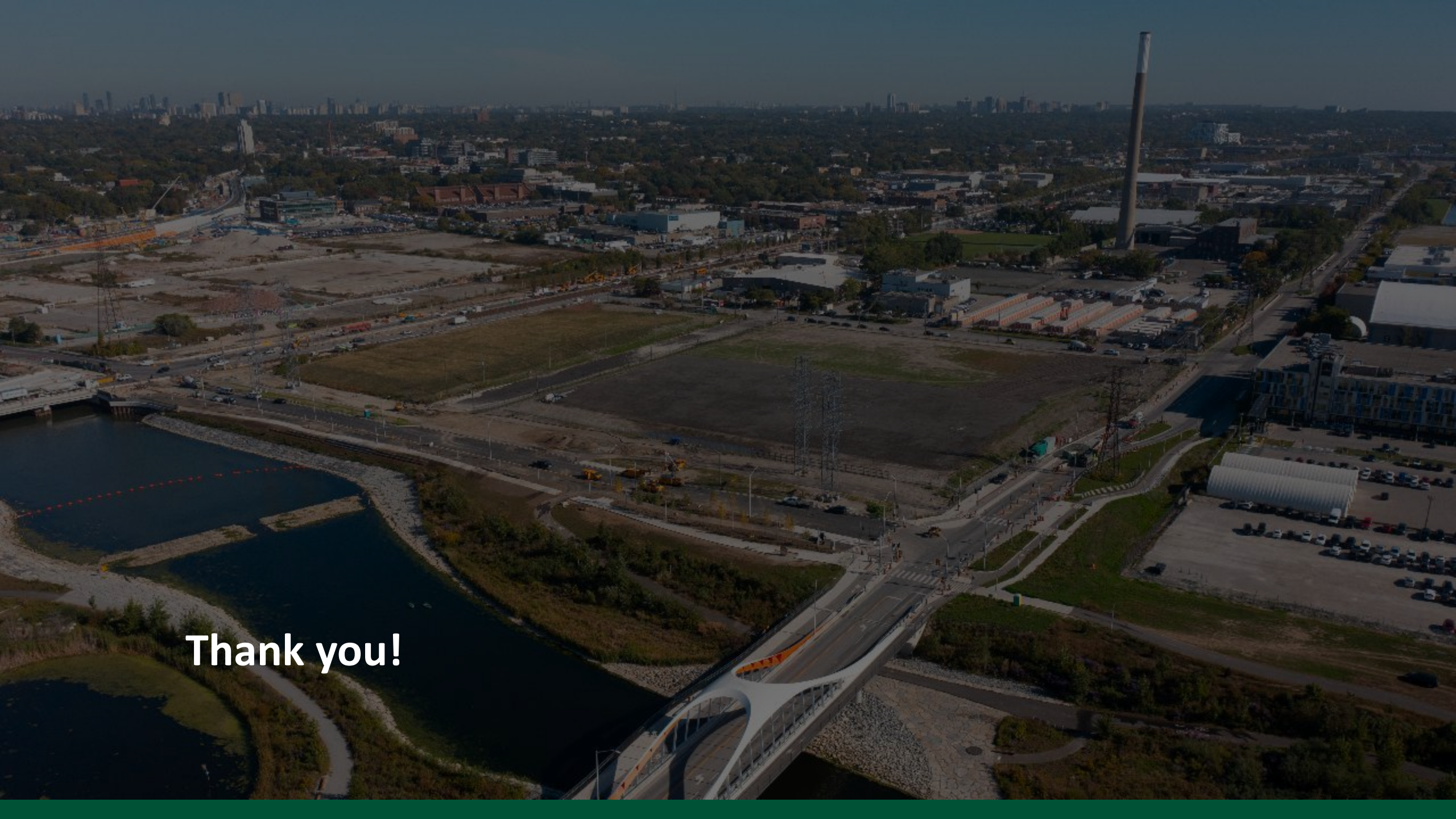


April 2026

- Completion of Noise, Odour & Air Quality Study
- **Report to Council: McCleary District Update on Early Activation & Planning Work**
 - Focus on private sites, key themes and directions from the Framework Plan, enabling meanwhile uses, and outlining future phases of work

Summer 2026

- Summary of planning work to date, Indigenous engagement and design recommendations to be posted online

An aerial photograph of an industrial and urban landscape. In the foreground, a modern bridge with a white, curved design crosses a dark river. To the left of the bridge, there's a large body of water with orange buoys. The middle ground shows a large, flat, brownish field, possibly a construction site or a dry riverbed, with some construction equipment visible. To the right, there are several industrial buildings, including a large one with a white roof and a tall, thin smokestack. In the background, a dense urban area with many buildings is visible under a clear sky.

Thank you!