

VIBRANT AND FUN



PEDESTRIAN-ORIENTED

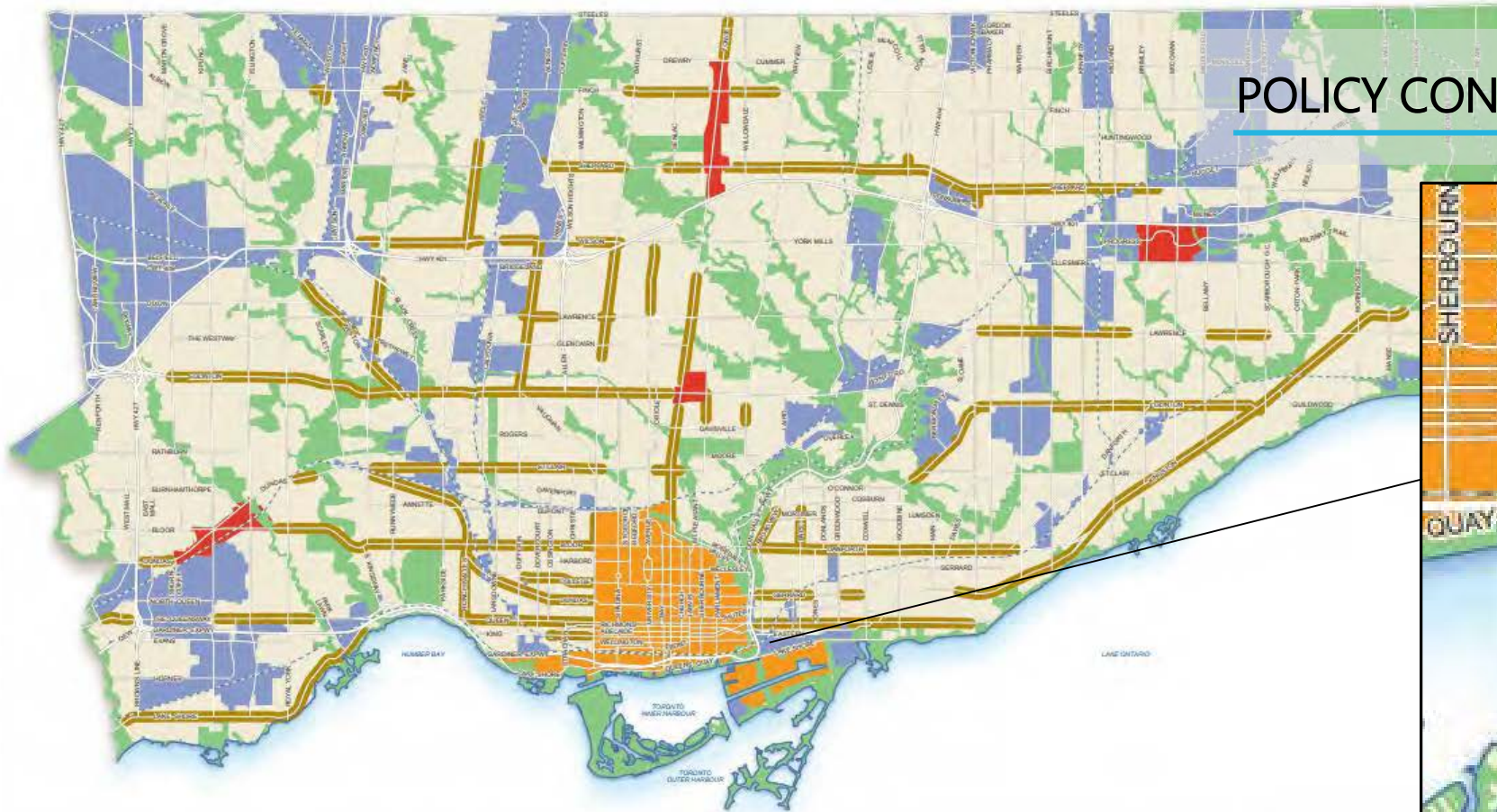


PRODUCTIVE AND SMART



CONNECTED AND HEALTHY

POLICY CONTEXT



— Approximate boundary of East Harbour/Unilever Precinct



- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System



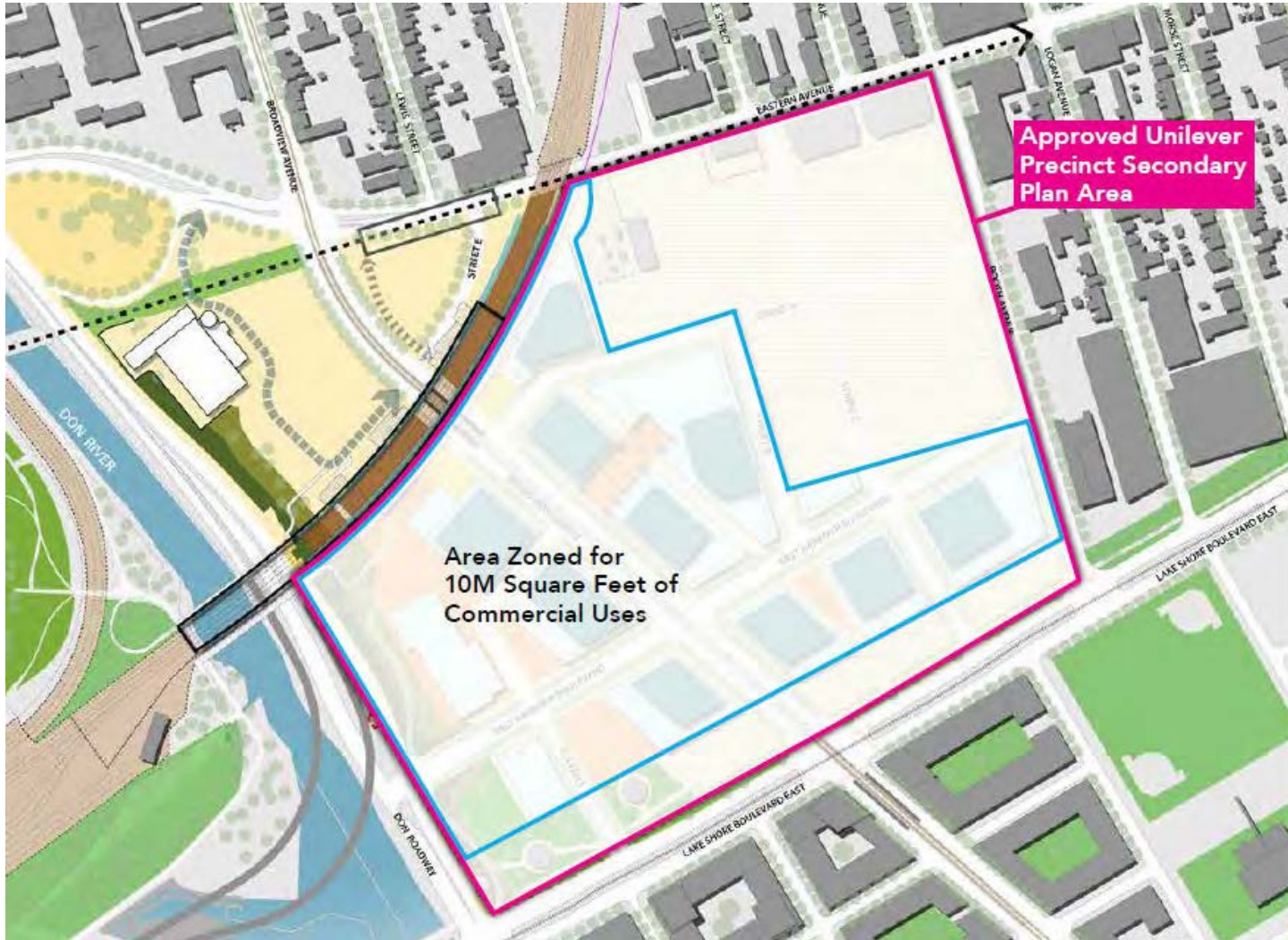
TORONTO OFFICIAL PLAN Urban Structure

Map 2

July, 2015

Urban Structure Map obtained from City of Toronto's website April 1, 2019

PLANNING APPROVALS FRAMEWORK



Master Plan + Precinct Plan

Set an overall vision and establish a development framework for new infrastructure, development and public realm

Unilever Precinct Secondary Plan

Confirms the vision for 62 acres and formalizes the development framework in policy

Rezoning

Establishes flexible built form parameters and permits 10 million SF of mixed commercial uses on 38 acres within the broader planning district

A ROBUST YET FLEXIBLE FRAMEWORK



New streets and major infrastructure identified

Height zones and building envelopes

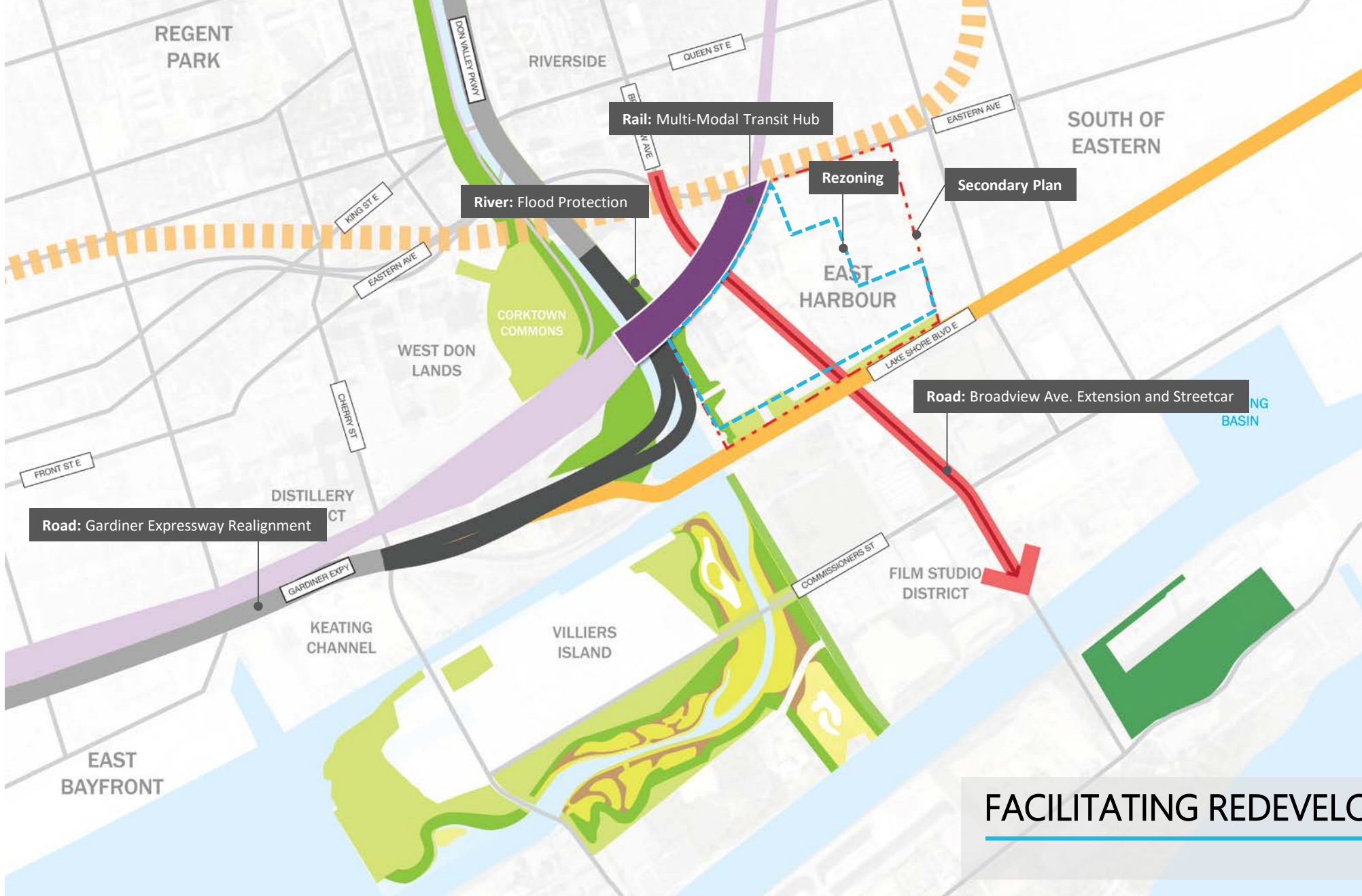
GFA limits by quadrant

Maximum 20% retail, entertainment, food, arts, culture, and related amenities

Public realm priorities and minimum open space requirements

Area-wide Section 37 (community benefits) priorities and amounts identified

Phasing requirements



FACILITATING REDEVELOPMENT



Conceptual artist's rendering

Thank you.