



HOPA

P O R T S

Port of Oshawa Land Use Plan Public Meeting Update

29 April, 2021
(5:00 - 6:30 pm)

HOPA Ports recognizes, with gratitude, our presence on the traditional territories of the Haudenosaunee and Anishinaabe nations.

We acknowledge that HOPA's port lands are, in Hamilton and Niagara, situated on the treaty territory of the Mississaugas of the Credit First Nation; and in Oshawa, on the territory of the Mississaugas of Scugog Island First Nation, which is covered under the Williams Treaties.

We stand with our Indigenous neighbours in celebrating and protecting the lands and waters of the Great Lakes, and all they provide: life, resources, transportation and trade.

PURPOSE OF TODAY'S MEETING

- **Update on the land use planning process**
- **The Draft Land Use Plan can be found here:**
<https://www.hopaports.ca/locations/port-of-oshawa/land-use-plan-oshawa/>
- **Update on the latest news at the Port of Oshawa**

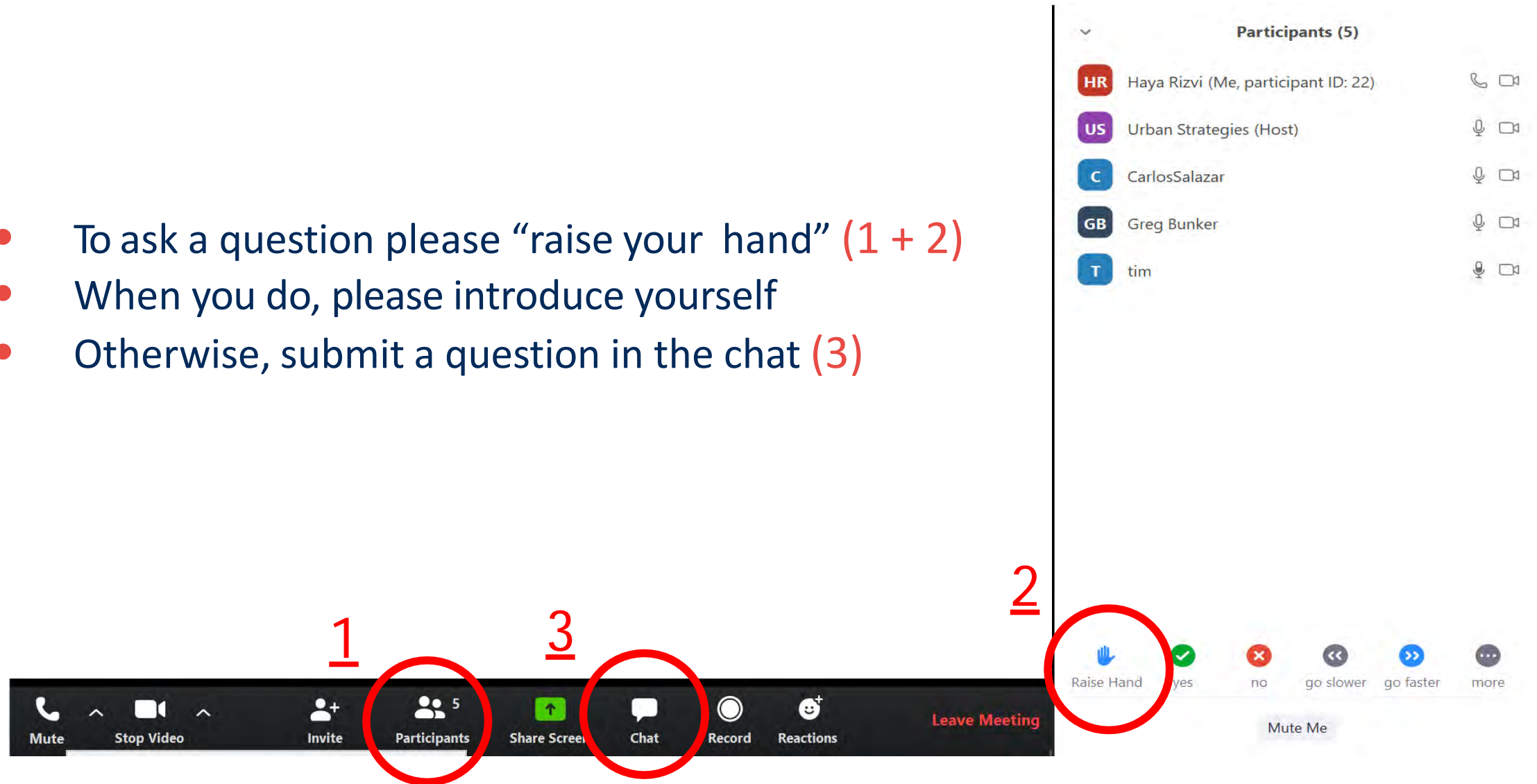


MEETING AGENDA

- | | |
|-------------|---------------------------|
| 5:00 | Team + Process |
| 5:05 | The Port of Oshawa |
| 5:15 | What We Heard |
| 5:30 | The Land Use Plan |
| 5:50 | Discussion |
| 6:25 | Port Updates |

HOW TO ENGAGE IN THE DISCUSSION

- To ask a question please “raise your hand” (1 + 2)
- When you do, please introduce yourself
- Otherwise, submit a question in the chat (3)



An aerial photograph of an industrial facility, likely a port or refinery, situated along a body of water. The facility features several large, cylindrical storage tanks, some with blue and white stripes, and a large blue-roofed warehouse. A ship is docked at a pier on the left. The background shows a dense urban area with many buildings and trees. The text "TEAM + PROCESS" is overlaid in the center of the image.

TEAM + PROCESS

Representatives in Attendance Tonight

- The Hamilton-Oshawa Port Authority (HOPA) is a government-business enterprise overseeing the Great Lakes ports of Hamilton and Oshawa.
- Operations are support by port activities, not by tax dollars
- HOPA's mandate includes facilitating trade for Canadian industry:
 - Getting raw materials to domestic manufacturers;
 - Exporting Canadian products; and,
 - Working efficiently to support Canadian competitiveness.



Ian Hamilton
President & CEO



Bill Fitzgerald
VP Operations



Larissa Fenn
Director, Public Affairs



Claudio Faria
Oshawa Site Manager



Janet Knight
Executive VP & CFO



Jeremy Dunn
VP Commercial

URBAN STRATEGIES INC .

- Urban Strategies is an international Urban Planning and Design firm based in Toronto, assisting HOPA with the revised Land Use Plan



Craig Lametti
Partner



Josh Neubauer
Principal



Michelle Rowland
Project Manager



Stephen Brophy
Urban Designer

THE LAND USE PLAN UPDATE

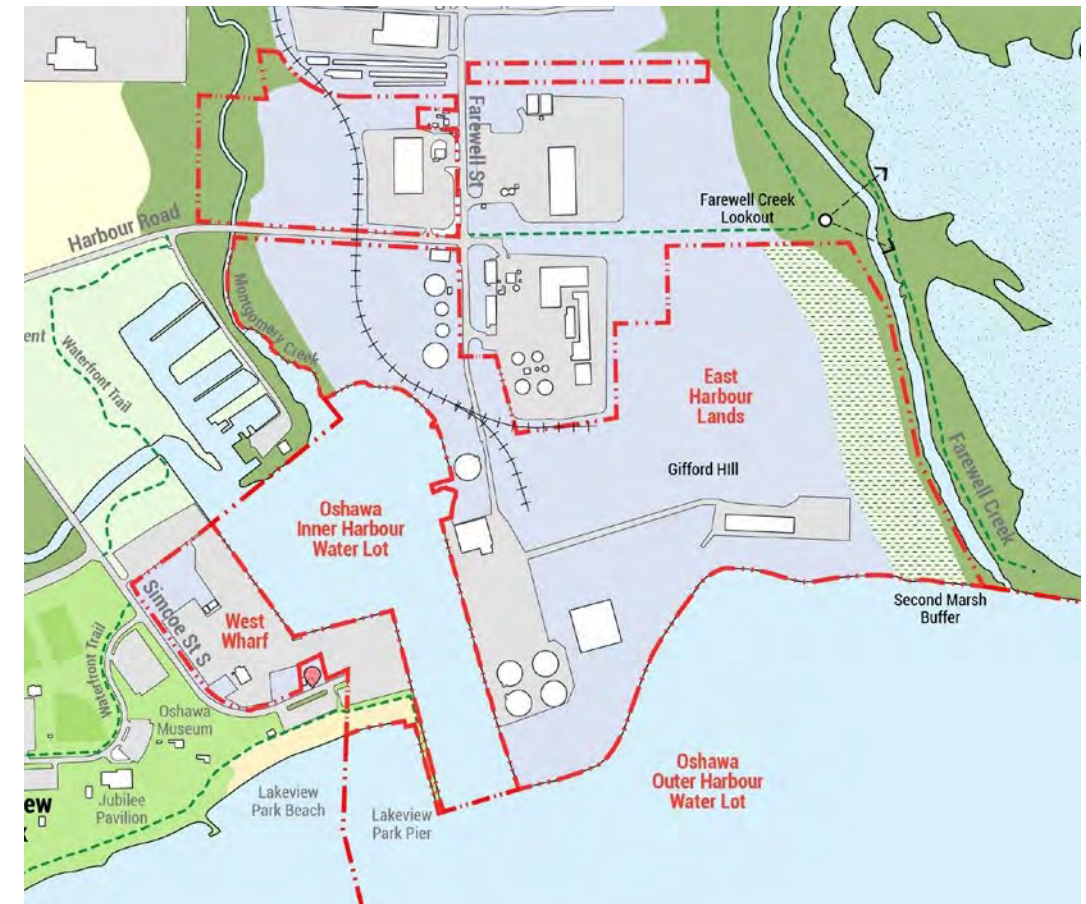
- The Land Use Plan is a non-statutory document to guide the nature and character of development within the Port lands over the next 10-15 years.
- The Canada Marine Act requires that there be a current Land Use Plan for the Port.
- The last Land Use Plan was completed in 2013.
- HOPA and Urban Strategies have been updating the Land Use Plan since July 2020.

An aerial photograph of the Port of Oshawa. The foreground shows a dense forest of trees with autumn foliage in shades of yellow, orange, and brown, bordering a body of water. In the middle ground, there is an industrial complex with several large white storage tanks, a tall silo, and various buildings. A large blue-roofed warehouse is visible on the left. The background shows a vast expanse of water and distant land under a clear blue sky with some light clouds. The text "THE PORT OF OSHAWA" is overlaid in the center in a large, white, sans-serif font.

THE PORT OF OSHAWA

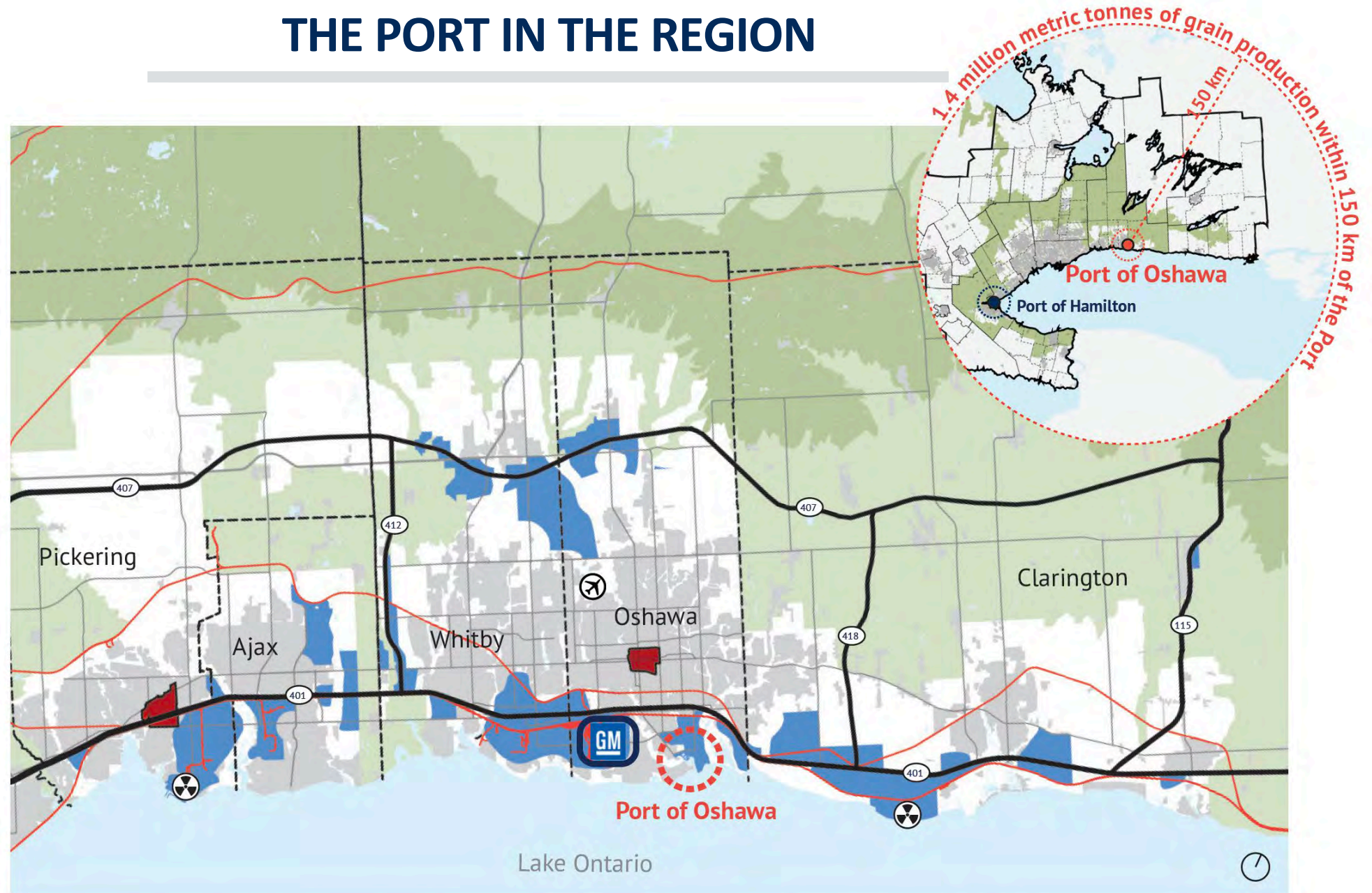
THE PORT OF OSHAWA

The Port of Oshawa contains 155 acres (63 hectares) of land lots, 509 acres (206 hectares) of water lots, 11 port users and partners, and includes a 120m buffer from the Second Marsh.



THE PORT IN THE REGION

The Port is strategically located near employment areas and is a key link between regional agricultural producers and markets.



Major drivers of economic development within Durham Region

- Built-Up Area
- Greenbelt and agricultural areas
- Oak Ridges Moraine

- Employment Lands
- Urban Growth Centres

- Highways
- Major Roads
- Railways
- Municipal Boundaries

- ☢ Nuclear Plants
- ✈ Airports
- GM General Motors Plant

THE PORT TODAY

The Port of Oshawa has a significant economic impact.

\$260
million/year



On average, \$260 million worth of cargo per year transits the Port, including grain, steel, salt, potash and asphalt.

672,100
MT of cargo



In 2020, the highest volume of cargo ever was handled through the Port of Oshawa.

70-80
vessels/year



On average, the Port of Oshawa handles around 70 vessels per year.

The Port in the Oshawa Waterfront

- Environmental Areas
- Parkland
- Other Green Spaces
- Residential Uses
- Employment Uses
- HOPA Lands
- Trails
- Schools
- Water Treatment Facilities
- Local Retail



Lakeview Park & Lakewoods Park to the Southwest

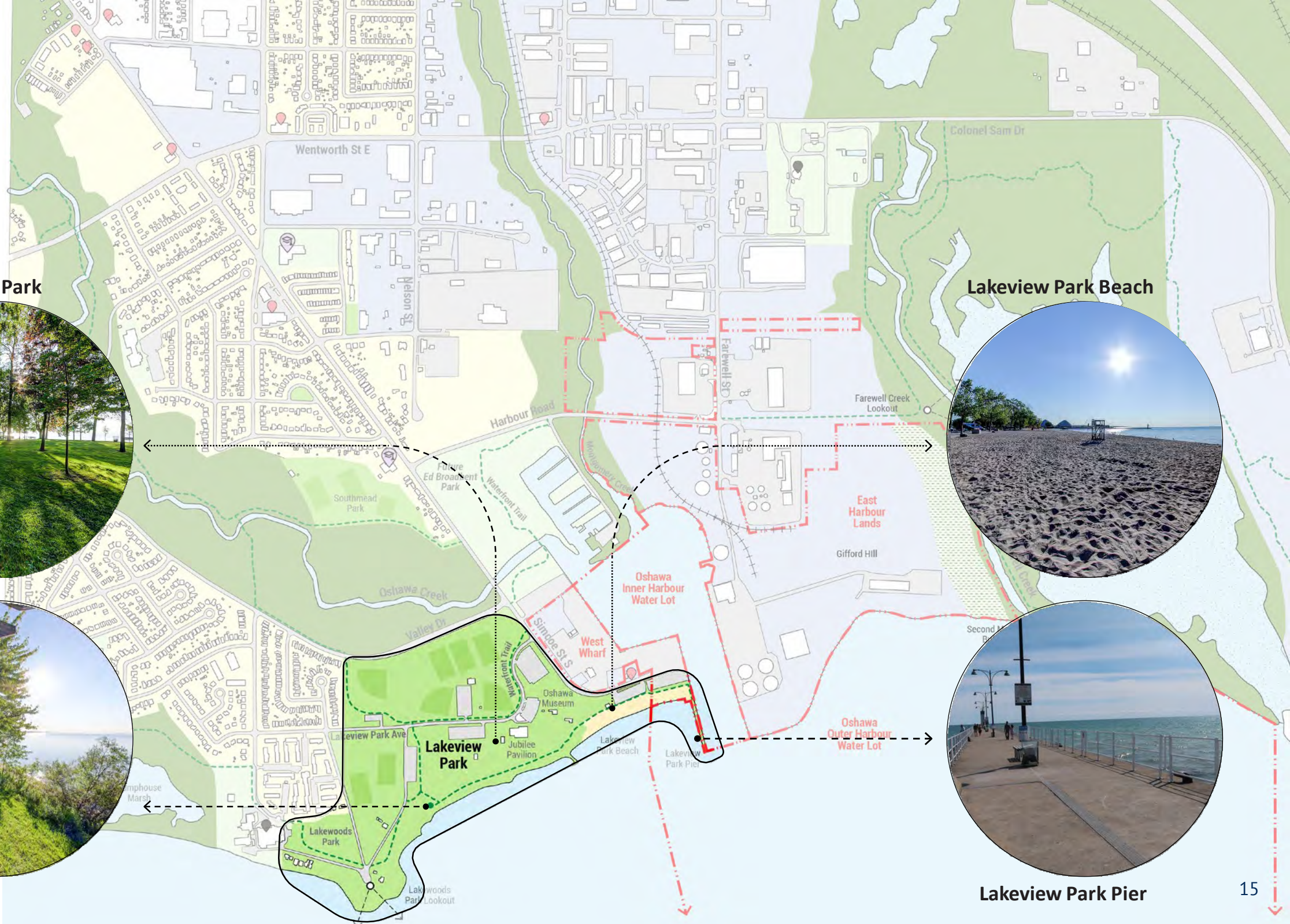
Lakeview Park



Lakeview Park Beach



Lakeview Park Pier



The Creeks & Former Marina Lands to the Northwest

Future Ed Broadbent Waterfront Park



Former Marina Lands



Oshawa Creek and Valleylands



Waterfront Trail



Complementary
Employment Uses
to the North

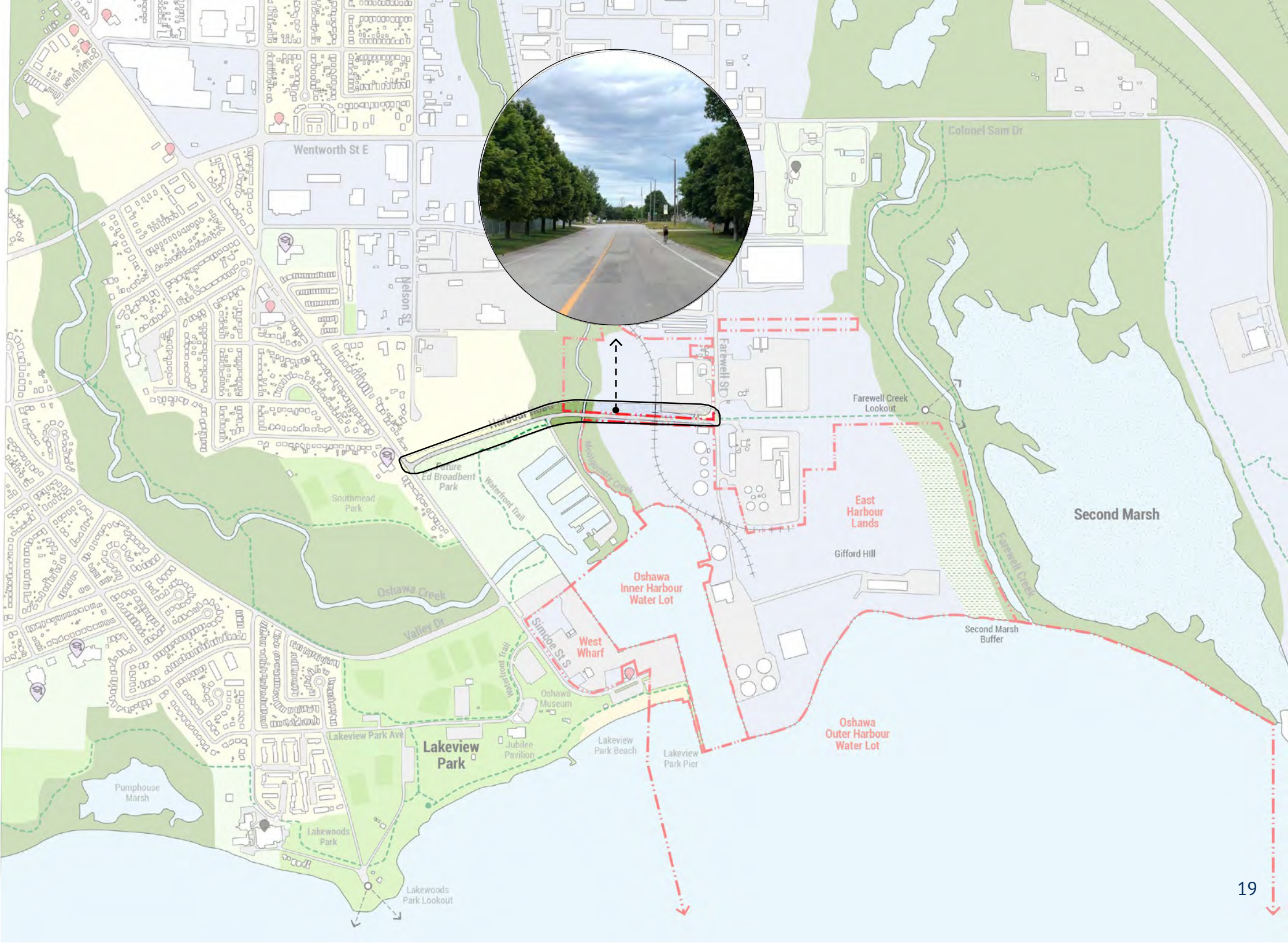


The map illustrates the Oshawa Harbour area, including the Second Marsh and various water lots. Key features include:

- Streets:** Wentworth St E, Harbour Road, Lakeview Park Ave, Valley Dr, and Colonel Sam Dr.
- Parks and Green Spaces:** Southmead Park, Lakeview Park, Lakewoods Park, and Pumphouse Marsh.
- Water Features:** Oshawa Creek, Farewell Creek, and the Second Marsh.
- Water Lots:** Oshawa Inner Harbour Water Lot, East Harbour Lands, and Oshawa Outer Harbour Water Lot.
- Other Landmarks:** Gifford Hill, West Wharf, Oshawa Museum, Jubilee Pavilion, and Lakeview Park Beach.
- Trails:** Waterfront Trail and Future Ed Broadbent Park.
- Lookouts:** Lakeview Park Lookout and Lakewoods Park Lookout.

A circular inset image shows a view of the Oshawa Second Marsh, with a sign that reads "Oshawa Second Marsh" and "Wentworth St E".

Harbour Road



An aerial photograph of an industrial facility, likely a refinery or chemical plant, situated along a river. The facility features several large, cylindrical storage tanks, a tall distillation column, and various smaller buildings and structures. The river is visible on the right side of the image, and the surrounding area includes some trees and open land. The text "What We Heard" is overlaid in the center of the image.

What We Heard

COMMUNITY ENGAGEMENT

July 2020

Community Survey released by HOPA

August-September 2020

5 Stakeholder interviews focused on regional and local themes:

- Agriculture
- Public Interface
- Municipal Priorities
- Economic Development
- Community/Environment

Included representatives from:

The City of Oshawa, Region of Durham, Grain Farmers of Ontario, Ontario Federation of Agriculture, Friends of Second Marsh, and the Greater Oshawa Chamber of Commerce.

September 2020

The online open house informed the public of the process of the land use plan update and discussed relevant issues:

- Harbour Road extension
- The West Wharf interface with Lakeview Park and surrounding public amenities
- Enhancing the HOPA-owned portions of the Beach and Promenade

October 2020

Conducted Indigenous engagement interviews with:

- Mississaugas of Scugog Island First Nation
- Chippewas of Rama First Nation

SIX KEY ENGAGEMENT THEMES

Continue to build relationships
and engage the local community
and environmental groups

Continue to strengthen
relationships with the
community

Inform the community
on the role of the Port in
the Canadian shipping
industry

Partnerships with the school
board or Oshawa Museum could
build knowledge of the Port
operations and function



**Port of Oshawa
Community Open House**

MONDAY SEPTEMBER 28TH, 2020
5:30-7PM

We are inviting you to attend to learn about the land use planning process, how the port functions today, and to share your vision for how the port can support priorities in the community and the broader region.

Zoom Webinar ID: 936 5247 4693
Passcode: Oshawa

SIX KEY ENGAGEMENT THEMES

There is an opportunity to improve the image of the waterfront as a whole with placemaking and public art

Establish a common vision for the Oshawa waterfront

Establish a common vision for the waterfront lands so the Port and public lands blend together

The West Wharf should have a high quality of design because it's near Lakeview Park



Find ways to mitigate visual and noise impacts

SIX KEY ENGAGEMENT THEMES

**Use signage to inform and create interest
in the role of the Port**



**Signage could incorporate
information on the
Indigenous history of the
area**

**Showcase the history and
role of the Port in the
surrounding public spaces**

**Create lookouts in and
around the harbour to create
interest in the activities at the
Port**

SIX KEY ENGAGEMENT THEMES

Maintain a focus on environmental stewardship

Protect environmentally sensitive areas, like the Second Marsh



Include native plantings in the road right-of-ways

SIX KEY ENGAGEMENT THEMES

**Maximize use of the railway
to reduce the amount of
trucks on the 401 Highway**

**Improve access to, and make
better use of, underutilized space**

**The east side of the Port should
balance environmental
protection, recreational access
and industrial uses**

**Improve access to the Port for
trucks, such as creating a ring
road through the East
Harbour lands**



SIX KEY ENGAGEMENT THEMES

The Port should expand grain storage capacity to support growing exports over the next 5-10 years

Grow the role of the Port through diversifying cargo and its Port users



The Port can help establish Oshawa and Durham as an investment attraction zone, bringing business and good jobs

An aerial photograph of an industrial facility, likely a refinery or chemical plant, situated along a river. The facility features several large, cylindrical storage tanks, a tall distillation column, and various smaller buildings and structures. The river is visible on the right side of the image, and the surrounding area includes some trees and open land. The text "THE LAND USE PLAN" is overlaid in the center of the image.

THE LAND USE PLAN

HOW THE PLAN IS ORGANIZED

The Plan is organized in 8 sections:

- Introduction
- Plan Update Process
- Port Context
- Port's Role
- Mission & Land Use Principles
- Development Considerations
- Area-Specific Plans
- Moving Forward



LAND USE PRINCIPLES

7 land use principles guide HOPA's planning processes:

Economic Development

- Ensure the economic vitality of the Port over the long-term

Balance

- Balance the function and needs of the Port and the public parks and natural areas

Environment

- Work with stakeholders to protect and manage sensitive natural areas

Sustainability

- Promote social and economic sustainability in decision-making processes

Image

- Improve the physical image and interface of the Port with its surroundings

Partnerships

- Align with the region, municipality, agencies and community in ongoing economic development and planning initiatives

Engagement

- Strengthen relationships with the public, First Nations communities and other stakeholders

DEVELOPMENT CONSIDERATIONS

Development considerations for all Port areas:

- Multimodal Connectivity
- Urban Design
- Public Uses & Protected Natural Areas
- Security Requirements
- Sustainability & Climate Change
- Project Review Process



THE LAND USE PLAN

The Plan includes two area-specific plans, each with directions relating to:

- Land use
- Transportation
- Environment
- Public realm



Legend



HOPA Property Boundary



Multimodal Industrial/Logistics



Corridor Industrial/Logistics



Passive Industrial/Logistics



General Industrial/Logistics



Environmental Areas



Publicly Accessible Open Space



Landscaped Edge



Potential Future Multimodal Industrial/Logistics/Confined Disposal



Local Access Point



Controlled Access Point



Potential Signature Feature



Administrative Office



Special Consideration Area



Regional Truck Route



Potential Future Road



Railway

THE WEST WHARF

Key Directions

The West Wharf will continue to be an important place for marine-related employment and community uses.

HOPA aims to make better use of Port facilities and improve the interface with the public realm.

Because this portion of the Port is adjacent Lakeview Park, Lakeview Beach and the Pier, special consideration will be given to how it is used and designed.



Legend

-  HOPA Property Boundary
-  Multimodal Industrial/ Logistics
-  Corridor Industrial/ Logistics
-  Passive Industrial/ Logistics
-  General Industrial/ Logistics
-  Environmental Areas
-  Publicly Accessible Open Space
-  Landscaped Edge
-  Potential Future Multimodal Industrial/ Logistics/ Confined Disposal
-  Local Access Point
-  Controlled Access Point
-  Potential Signature Feature
-  Administrative Office
-  Special Consideration Area
-  Regional Truck Route
-  Potential Future Road
-  Railway

THE WEST WHARF

Land Use

Will continue to be important for place for Multimodal Industrial/ Logistics uses that need dock wall access

Special Consideration will be given to future Port Users, for compatibility with community

Eastern portion of the beach and the Pier will continue to be publicly accessible



Legend

- HOPA Property Boundary
- Multimodal Industrial/ Logistics
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- Environmental Areas
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- Local Access Point
- Controlled Access Point
- Potential Signature Feature
- Administrative Office
- Special Consideration Area
- Regional Truck Route
- Potential Future Road
- Railway

THE WEST WHARF

Transportation

Reconfigured area and relocation of the Port office will enhance lay-down capacity

Consolidated truck access will improve safety and reduce truck activity near beach and pier

Dock wall improvements will improve capacity



Legend

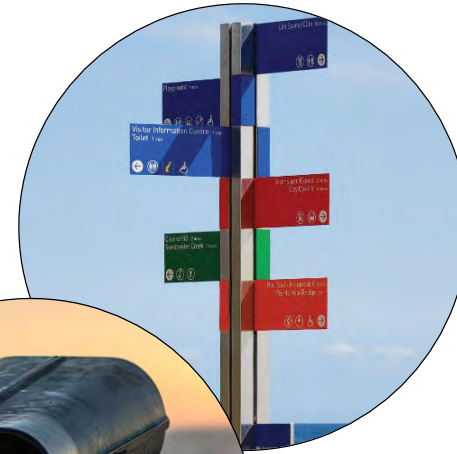
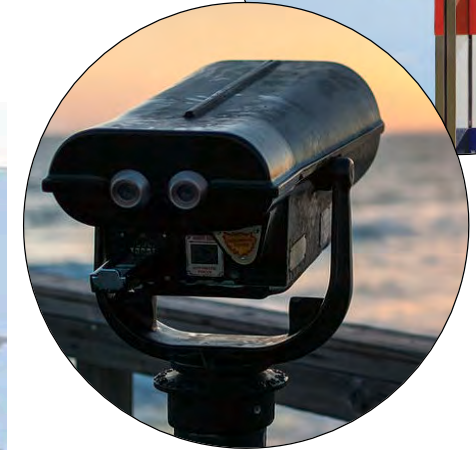
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THE WEST WHARF

Public Realm

Design at the Port's edges will help create a unified sense of place for the waterfront

Landscaped edges will screen Port activity and beautify Port-public interface



Signature features could include artwork, signage or features that help people understand the Port and the surrounding area



The East Harbour will balance economic development with environmental protection and community connectivity.

The North Area: Expanded opportunities for rail-related users.

East Wharf: A key growth for getting goods to markets and attracting new Port users.

The East Area: A location for new Port users and a buffer to the Second Marsh.

THE EAST HARBOUR

Key Directions



Legend

- HOPA Property Boundary
- Multimodal Industrial/ Logistics
- Corridor Industrial/ Logistics
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THE EAST HARBOUR

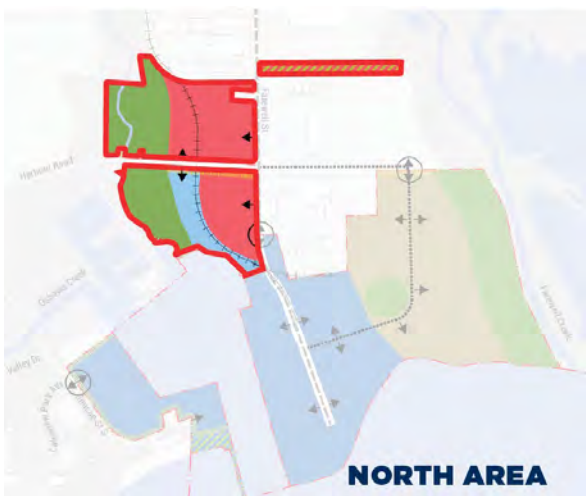
Land Use



- Primary multimodal logistics area for users requiring direct rail and dockwall access
- Important area for expanding export capacity



- Ability to accommodate new general industrial/logistics users
- Protection of Gifford Hill and buffer to the Second Marsh



- Priority for users requiring rail and road access
- Protection of Montgomery Creek

Legend

- HOPA Property Boundary
- Multimodal Industrial/ Logistics
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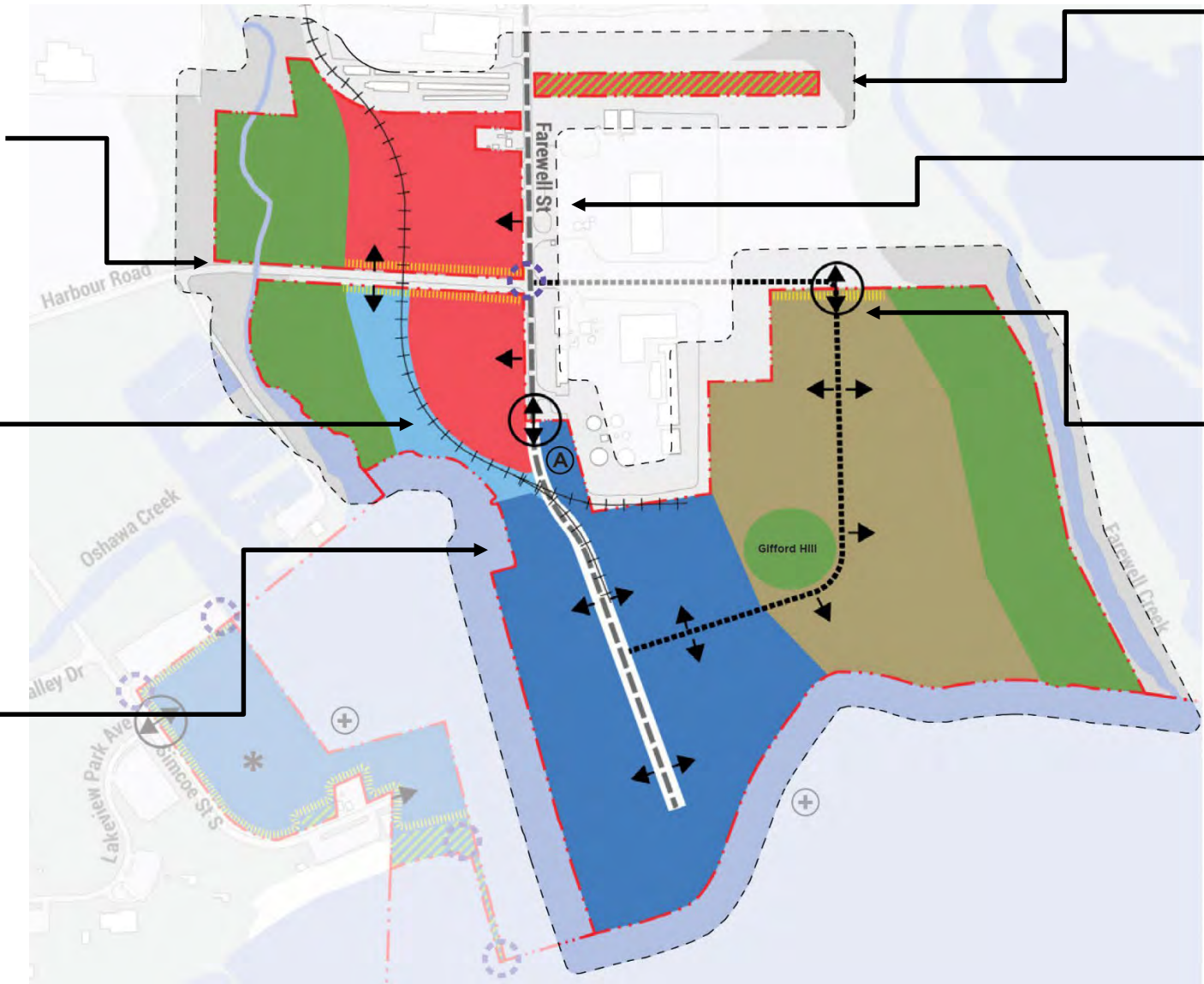
THE EAST HARBOUR

Transportation

Potential to improve the performance of Harbour Rd for all users

Rail spur serves employment parcels in the North Area and the East Wharf. There is potential to extend southward.

Potential extension of dockwall



Potential multi-use trail connection

Key truck access route to the Port

Potential extension of Harbour Road, and ring road through the East Harbour

THE EAST HARBOUR

Environment

All Natural Areas will be retained and buffered from negative impacts

Montgomery Creek is a naturalized buffer between the Port and the future Ed Broadbent Waterfront Park



The 120m buffer from the Second Marsh mitigates impacts on the environmental area

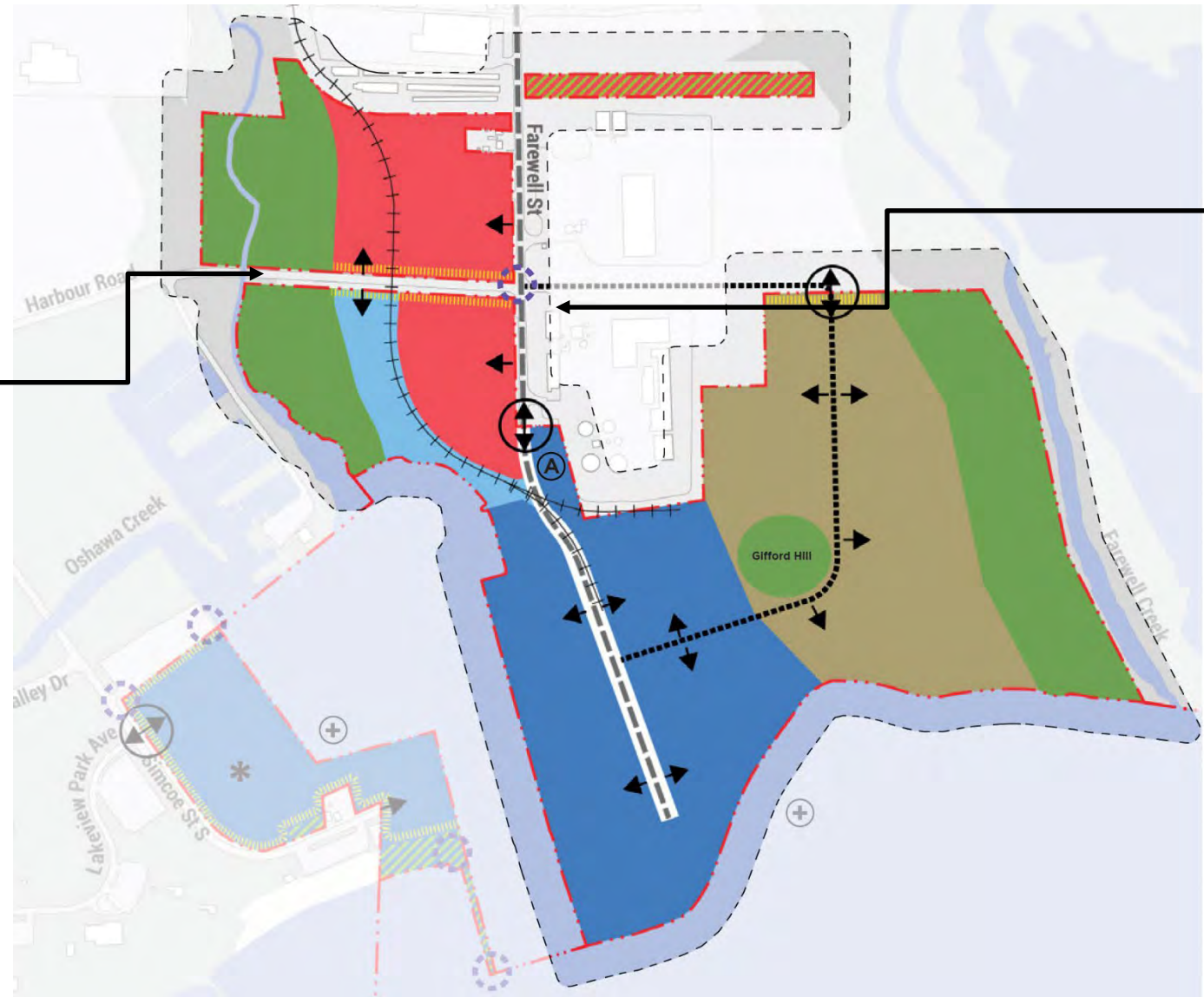
HOPA will preserve and maintain Gifford Hill

THE EAST HARBOUR

Public Realm



Screening and landscaping can give Harbour Road a naturalized character and mitigate Port impacts



Signage at Harbour Road and Farewell Street can highlight this important gateway into the Port



THE PORT IN THE FUTURE

HOPA has two processes to evaluate new uses. These ensure alignment with the long-term vision for the Port and with environmental regulations.



IMPLEMENTATION

- **CAPITAL INVESTMENTS**
 - Dredging
 - Dockwall extension
 - Surfacing & environmental
 - Harbour Road & driveway
- **COMMERCIAL OPPORTUNITIES**
 - Growth in key industries: manufacturing, construction, liquid bulk
 - More grain export potential
 - Short sea shipping
 - Collaboration with local economic development
- **ITEMS FOR FURTHER COLLABORATION**
 - Interface areas
 - Interpretive features
 - Public spaces

An aerial photograph of a large blue and red cargo ship docked at a pier. The ship has "LAKE ONTARIO" and "ST JOHN'S" written on its side, along with the IMO number "9283536". The ship is positioned in a body of water, with a city and a forested area visible in the background under a clear blue sky. A semi-transparent blue banner is overlaid across the middle of the image, containing the word "DISCUSSION" in white capital letters.

DISCUSSION

HOW TO ENGAGE IN THE DISCUSSION

- To ask a question please “raise your hand” (1 + 2)
- When you do, please introduce yourself
- Otherwise, submit a question in the chat (3)

The screenshot shows a Zoom meeting interface. At the bottom, the toolbar contains icons for Mute, Stop Video, Invite, Participants (5), Share Screen, Chat, Record, Reactions, and Leave Meeting. Red annotations highlight three specific features: a red '1' above the Participants icon, a red '3' above the Chat icon, and a red '2' above the Raise Hand icon. The Raise Hand icon is circled in red, and a secondary menu is visible next to it with options: yes (checked), no, go slower, go faster, and more. In the top right corner, a 'Participants (5)' list is shown with the following members: Haya Rizvi (Me, participant ID: 22), Urban Strategies (Host), CarlosSalazar, Greg Bunker, and tim. Each member has icons for audio and video status.

QUESTION & ANSWER PERIOD

To get us started...

Of the improvements shown today, which are the highest priority for you?

What would you like to know more about?

How should HOPA continue to engage with you?

An aerial photograph of a port area, likely a harbor or bay, with a semi-transparent dark blue overlay. The overlay contains the text "PORT UPDATES" in large, white, bold, sans-serif capital letters. The background shows a body of water, a shoreline with trees and buildings, and a large industrial area with several large cylindrical storage tanks and stacks of materials.

PORT UPDATES

SHIPPING SEASON HAS OPENED

March 24 2021

- 2020 was the Port of Oshawa's busiest year ever
 - 672,000 MT
 - Operational improvements
 - Working with partners
- Port of Oshawa will play a critical role in economic recovery within GTHA
 - \$20+ million in infrastructure needs identified



PARTNERSHIP WITH THE OSHAWA MUSEUM

Fall 2021

- In 2021, the Oshawa Museum is excited to partner with the Hamilton Oshawa Port Authority to share the story of the Oshawa Harbour in a new exhibit, *From Ship to Shore: Looking at Oshawa's Relationship with Lake Ontario*.

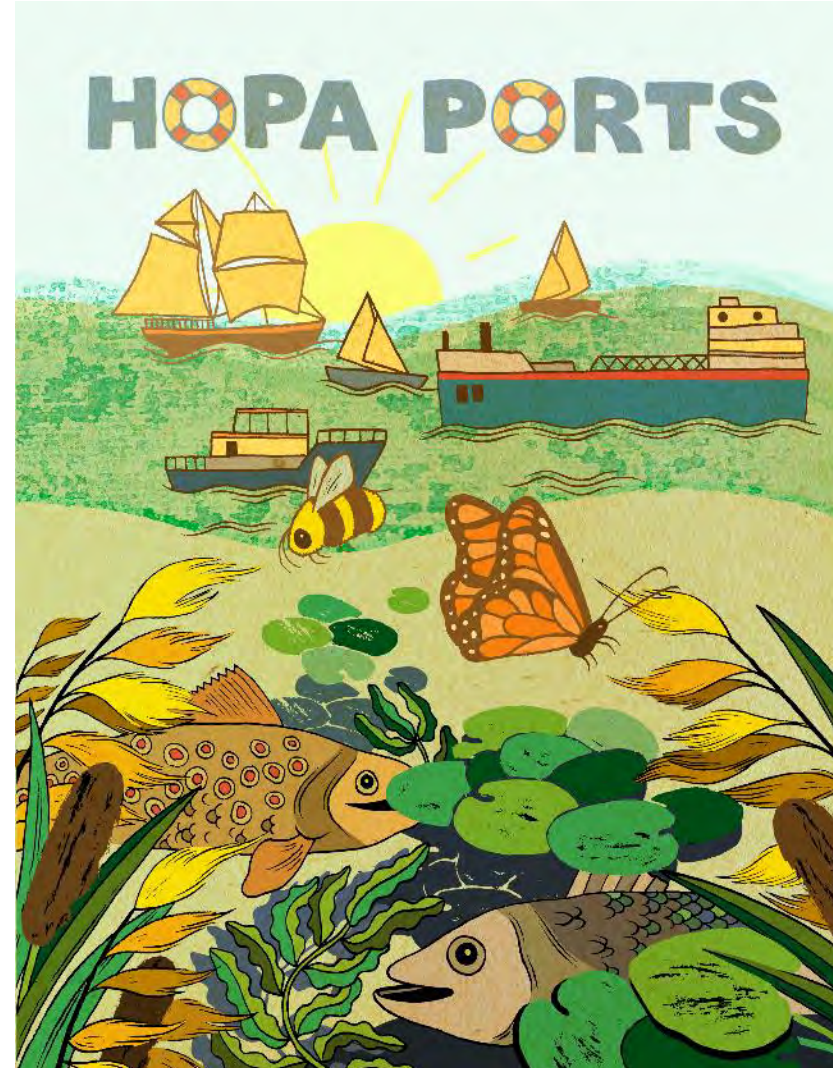


The Thomas Bouckley Collection, The Robert McLaughlin Gallery.

COMING SOON: 2020 SUSTAINABILITY REPORT

May 2021

- Environmental initiatives
- Community Partnerships
- Economic impacts
- New pollinator initiative at Port of Oshawa
- Find it at www.hopaports.ca



Cover art: Dani Crosby, Oshawa.

NEXT STEPS

- HOPA is working with the City of Oshawa to finalize the Land Use Plan
- Visit <https://www.hopaports.ca/> to sign up for our mailing list
- Reach out anytime: community@hopaports.ca
- Follow us on social media to stay up to date @HOPAports
- ***AGM & Report to the Community May 5:***
hopaports.ca for info

An aerial photograph of a port area. In the foreground, a large blue ship is docked at a pier. To the right, there are several large white storage tanks and industrial buildings. In the background, a city with many houses and trees is visible under a clear blue sky. A semi-transparent dark blue rectangle is overlaid on the middle of the image, containing the text.

THANK YOU

The Draft Land Use Plan can be found here:
<https://www.hopaports.ca/locations/port-of-oshawa/land-use-plan-oshawa/>