



Port Lands Planning Framework

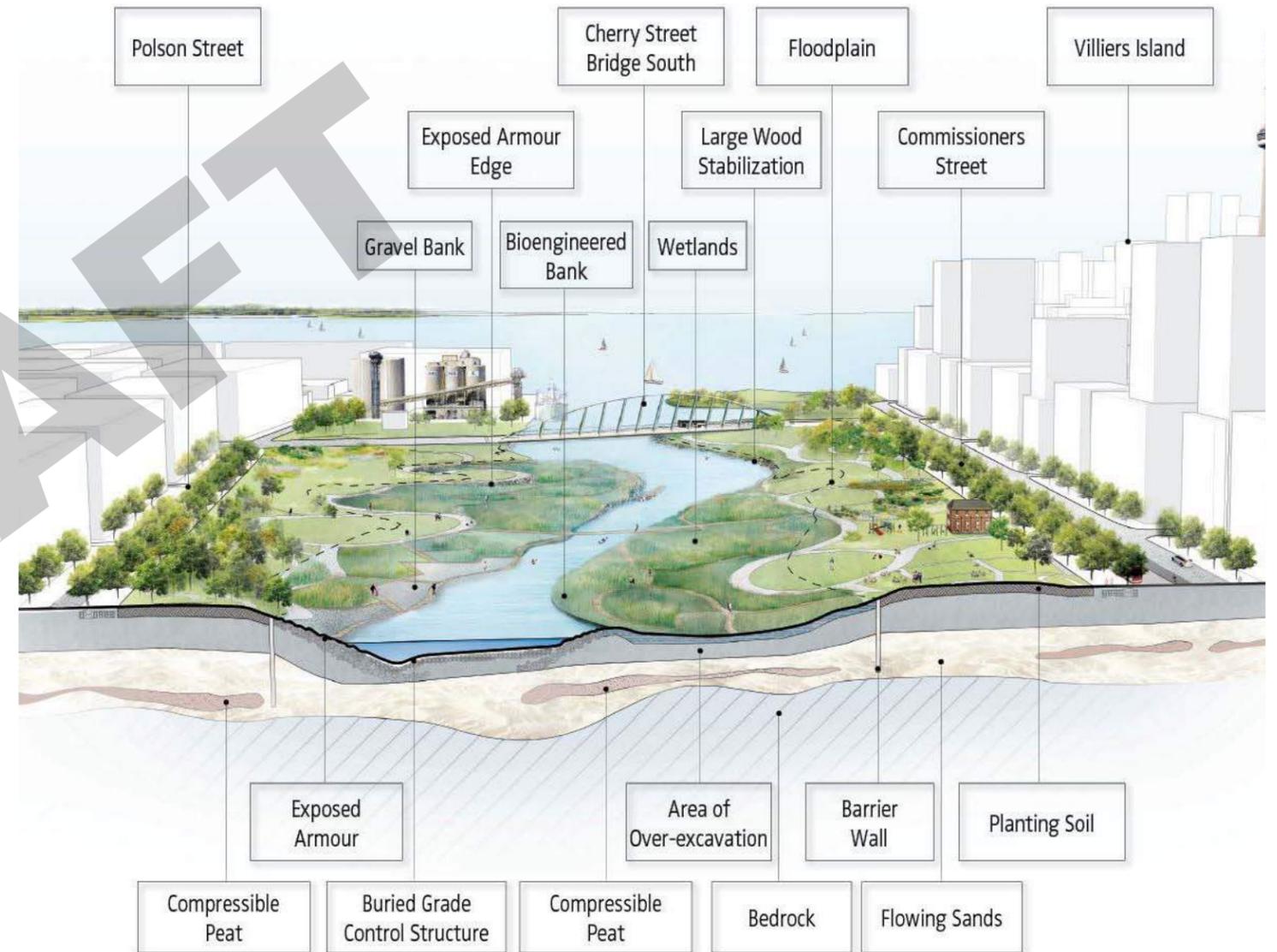
Waterfront Toronto Design Review Panel
April 19, 2017



INTRODUCTION

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The River

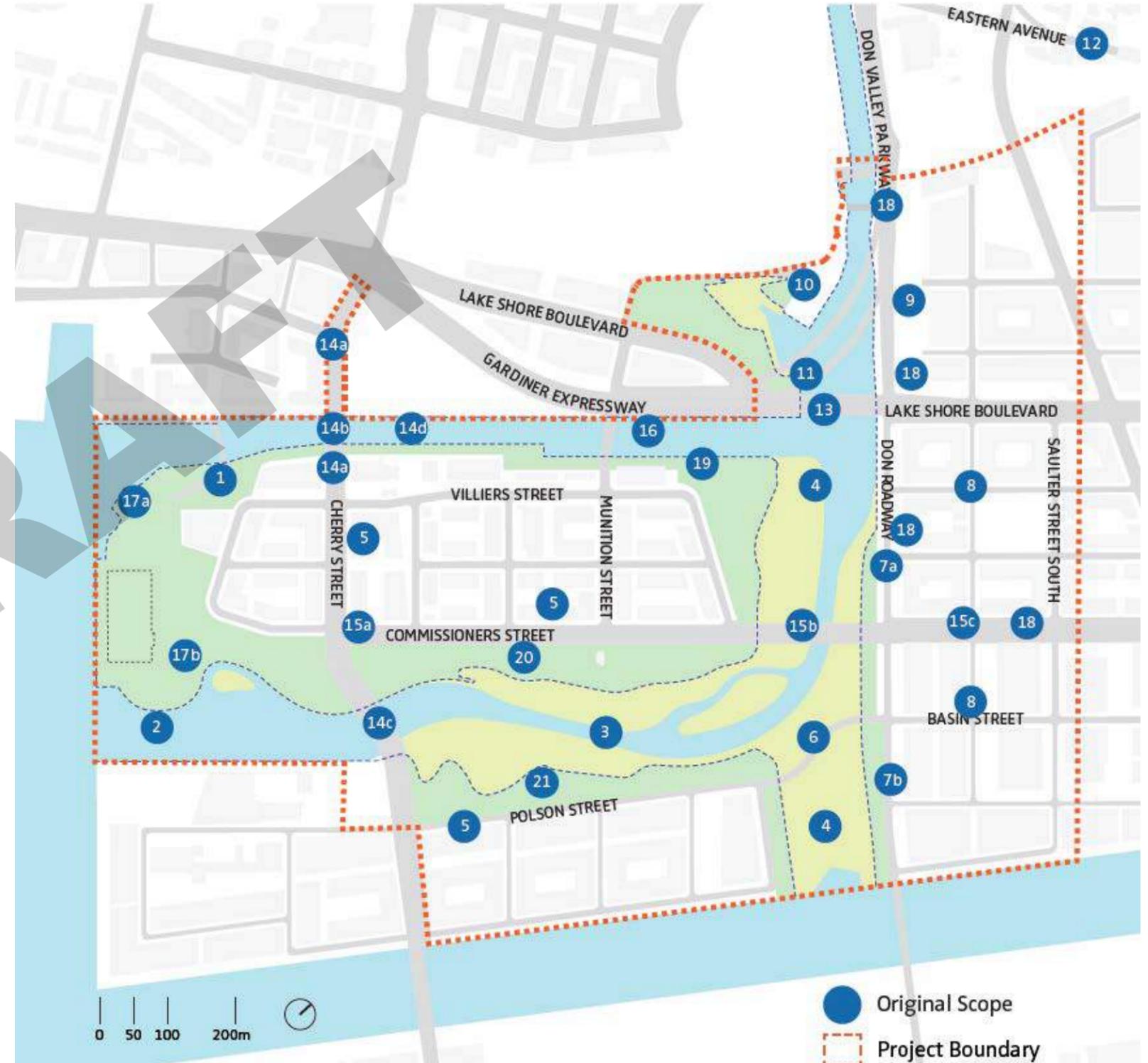




Due Diligence

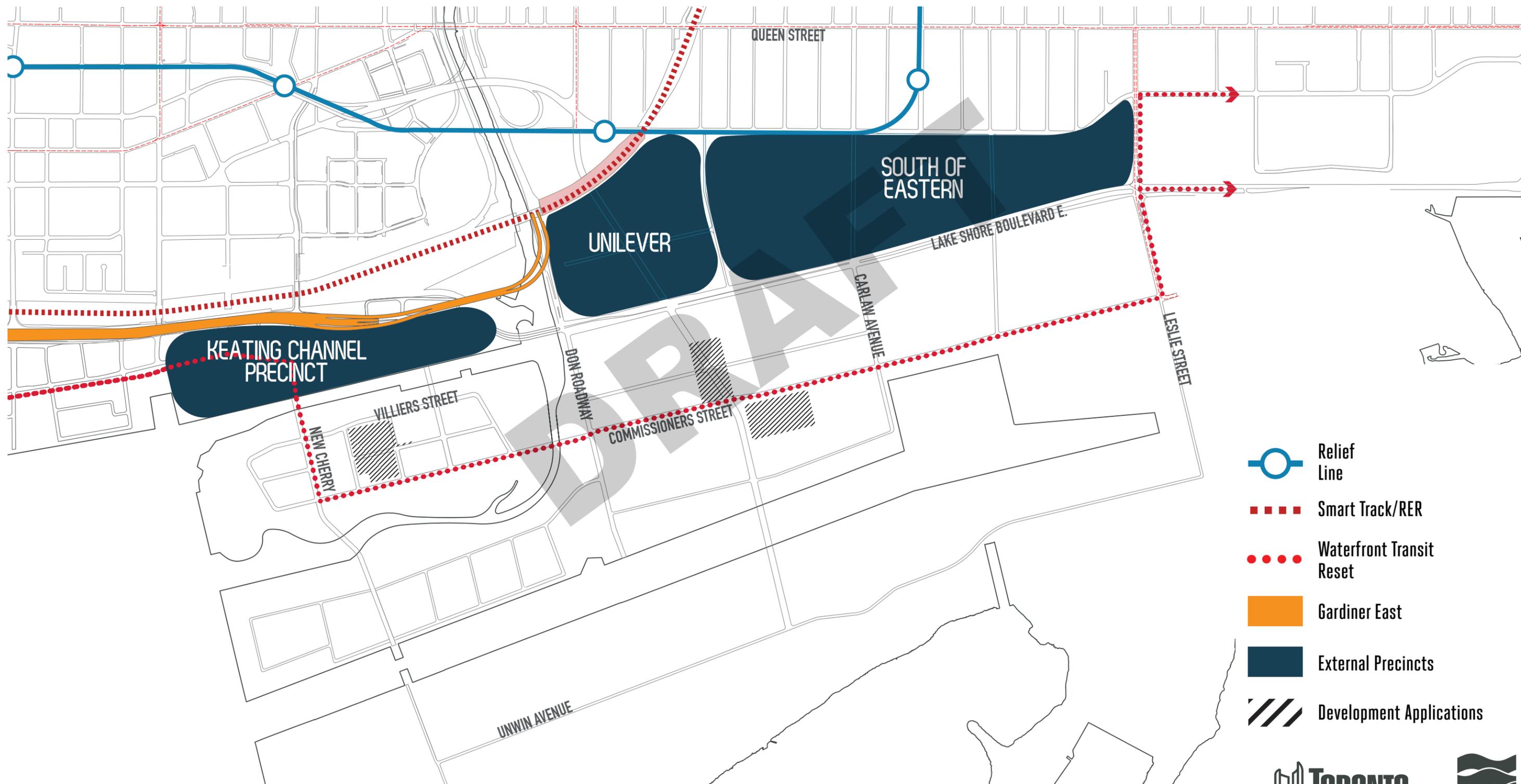
Legend

- 1 Essroc Quay Lakefilling
- 2 Polson Slip Naturalization
- 3 River Valley System
- 4 Don Greenway (Spillway & Wetland)
- 5 Site Wide Muncipal Infrastructure
- 6 Basin Street Bridge
- 7a Don Roadway North
- 7b Don Roadway South
- 8 Don Roadway Valley Wall Feature
- 9 First Gulf/Unilever Site Flood Protection Land Form
- 10 Sediment and Debris Management Area
- 11 Flow Control Weirs
- 12 Eastern Ave. Flood Protection
- 13 Lake Shore Road & Rail Bridge Modifications
- 14a Cherry Street Re-alignment
- 14b Cherry Street Bridge North
- 14c Cherry Street Bridge South
- 14d Old Cherry Street Bridge Demolition
- 15a Commissioners Street West to New Cherry Street
- 15b Commissioners Street Bridge
- 15c Commissioners Street East to Saultier Street
- 16 Keating Channel Modifications
- 17a Promontory Park North
- 17b Promontory Park South
- 18 Hydro One Integration
- 19 Villiers Island Grading
- 20 River Park North
- 21 River Park South



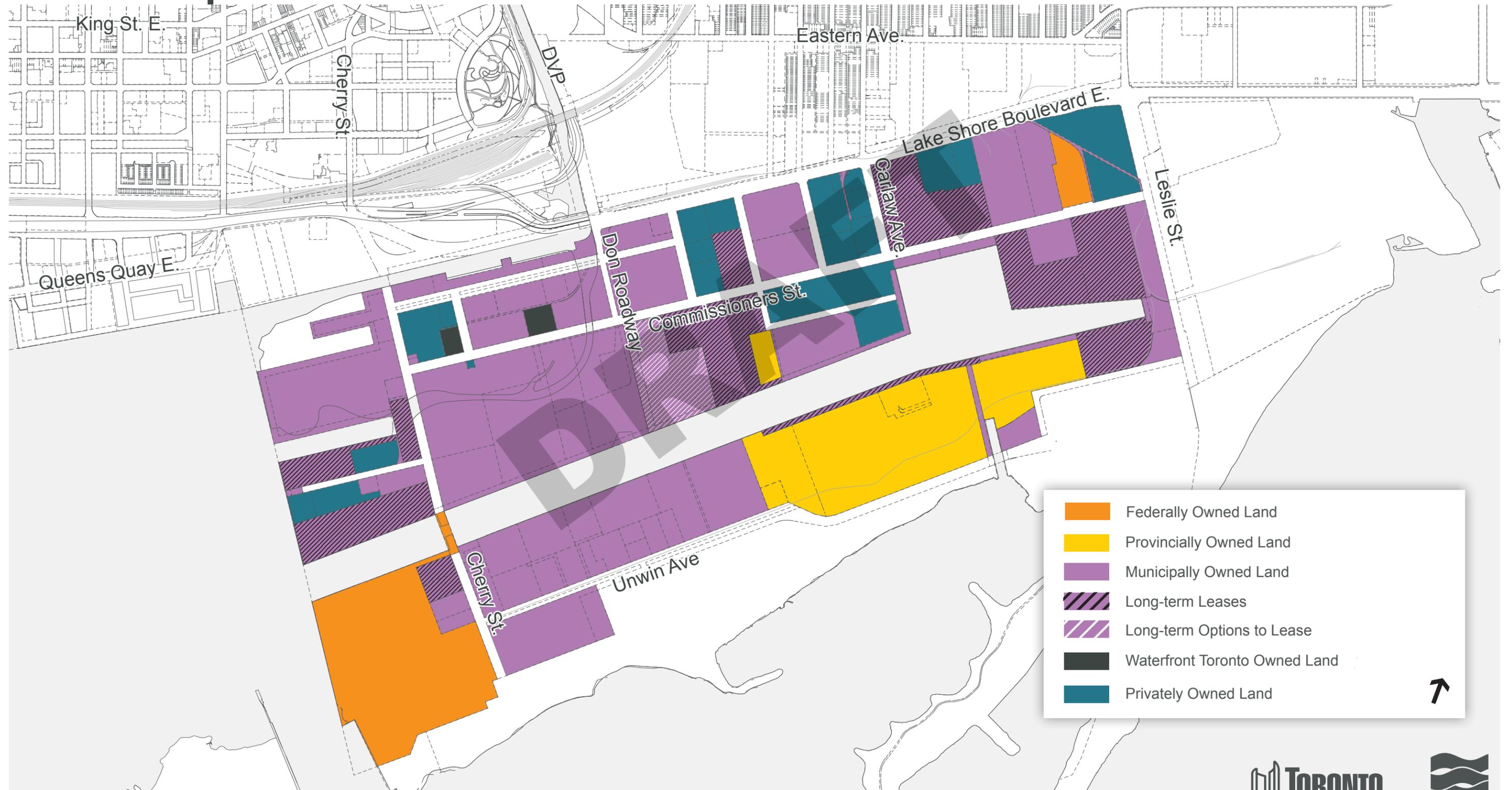
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Area Context





Ownership



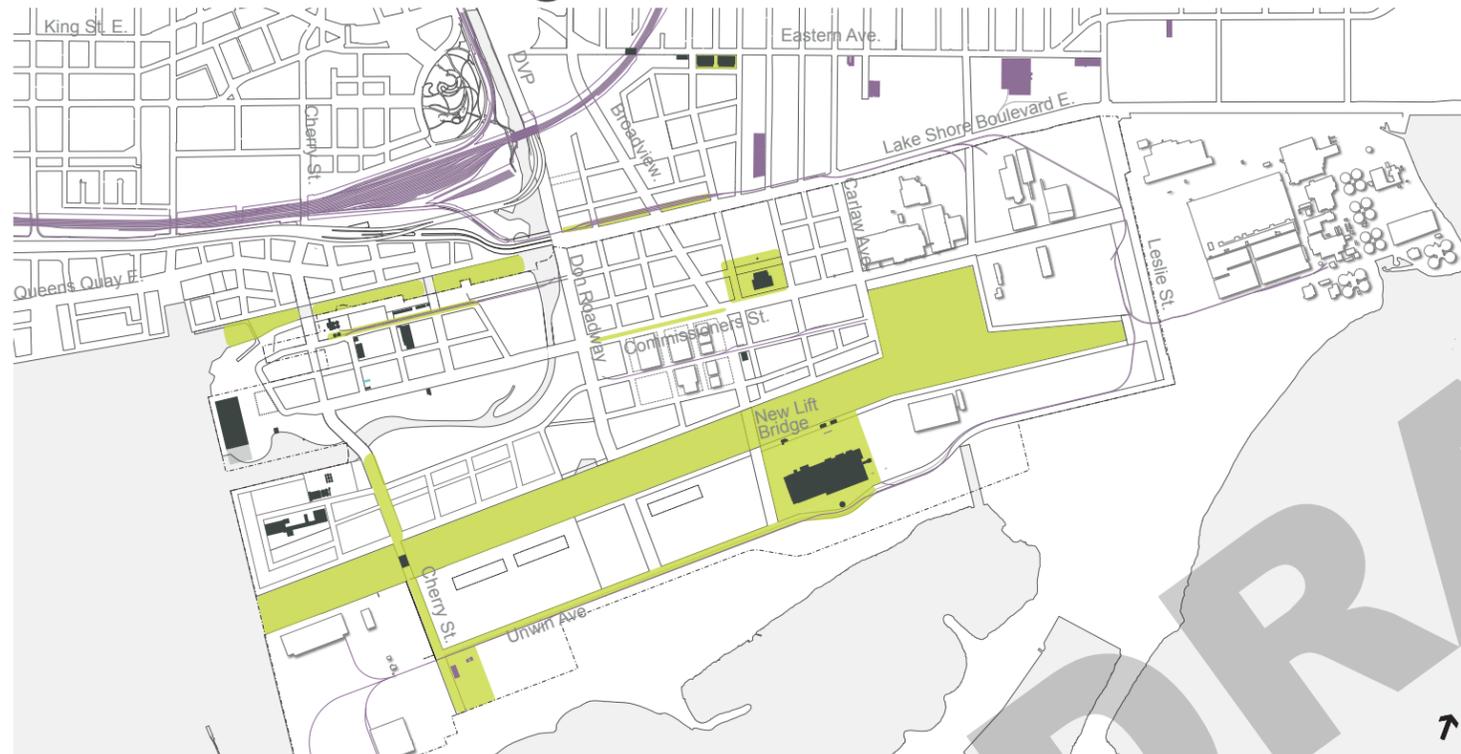
Existing Uses



- Heritage Buildings + Structures
- Active Port Uses
- Ports Toronto
- Active Port Edge
- Hydro Infrastructure
- Pinewood Secure Perimeter
- Film + Film Related
- Existing Parks + Open Spaces

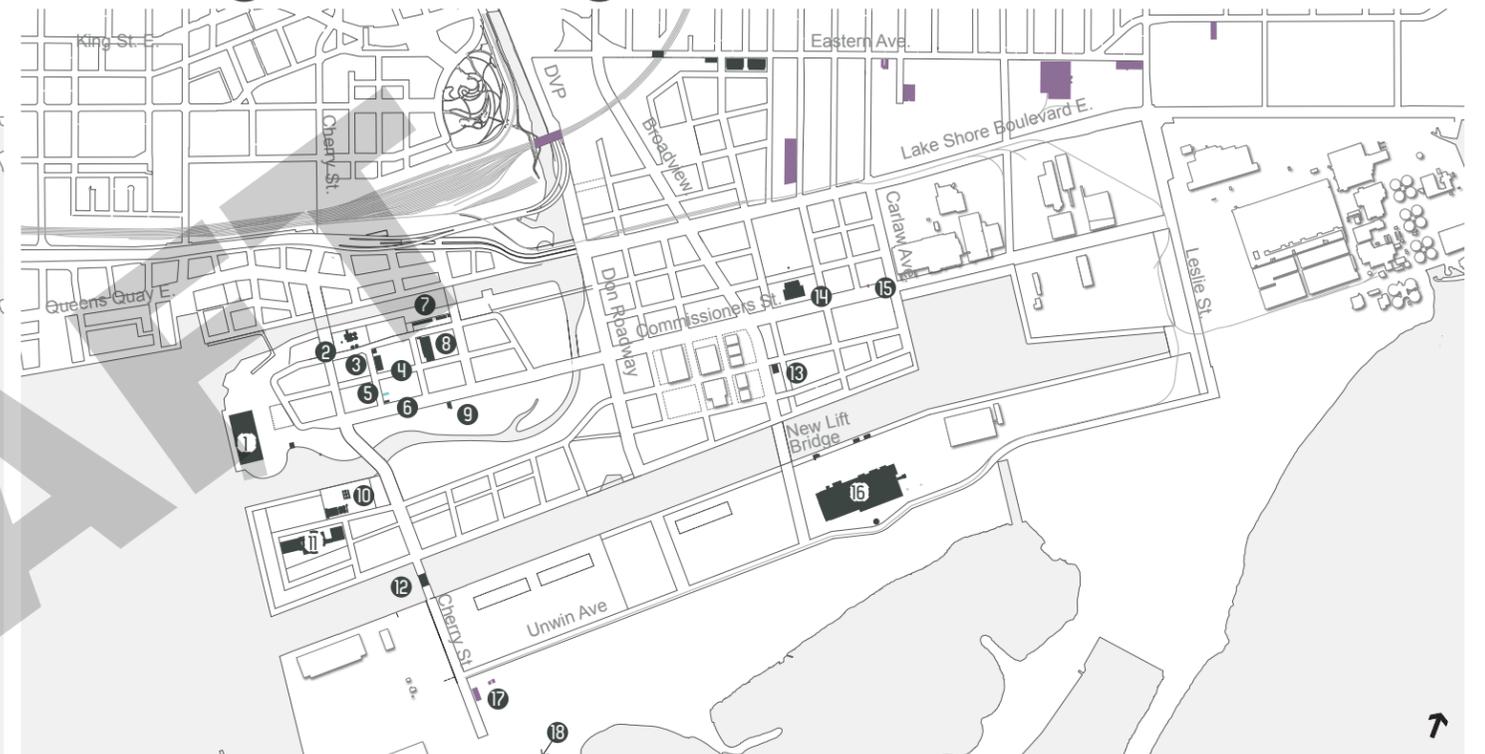


Cultural Heritage Resources



-  Port Lands Cultural Heritage Landscape
-  Listed Heritage Structures/Buildings
-  Designated Heritage Structures/Buildings
-  Cultural Heritage Landscapes
-  Potential Heritage Structures/Buildings
-  Rail Corridors

Heritage Buildings/Structures



- | | | |
|---------------------------------------|---|-------------------------------------|
| 1 Marine Terminal 35 | 7 Toronto Harbour Commissioners Buildings | 13 Sun Oil Company Building |
| 2 Century Coal Company Building | 8 Queen's City Foundry | 14 Commissioners Incinerator |
| 3 Bank of Montreal | 9 Fire Hall No. 30 | 15 450 Commissioners Street |
| 4 William McGill and Company Building | 10 Canada Cement | 16 Hearn Generating Station |
| 5 Toronto Hydro Substation | 11 Dominion Boxboards Building | 17 55 Unwin Avenue |
| 6 Dominion Bank Branch | 12 Strauss Trunion Bascule Bridge | 18 Cherry Beach Life Saving Station |

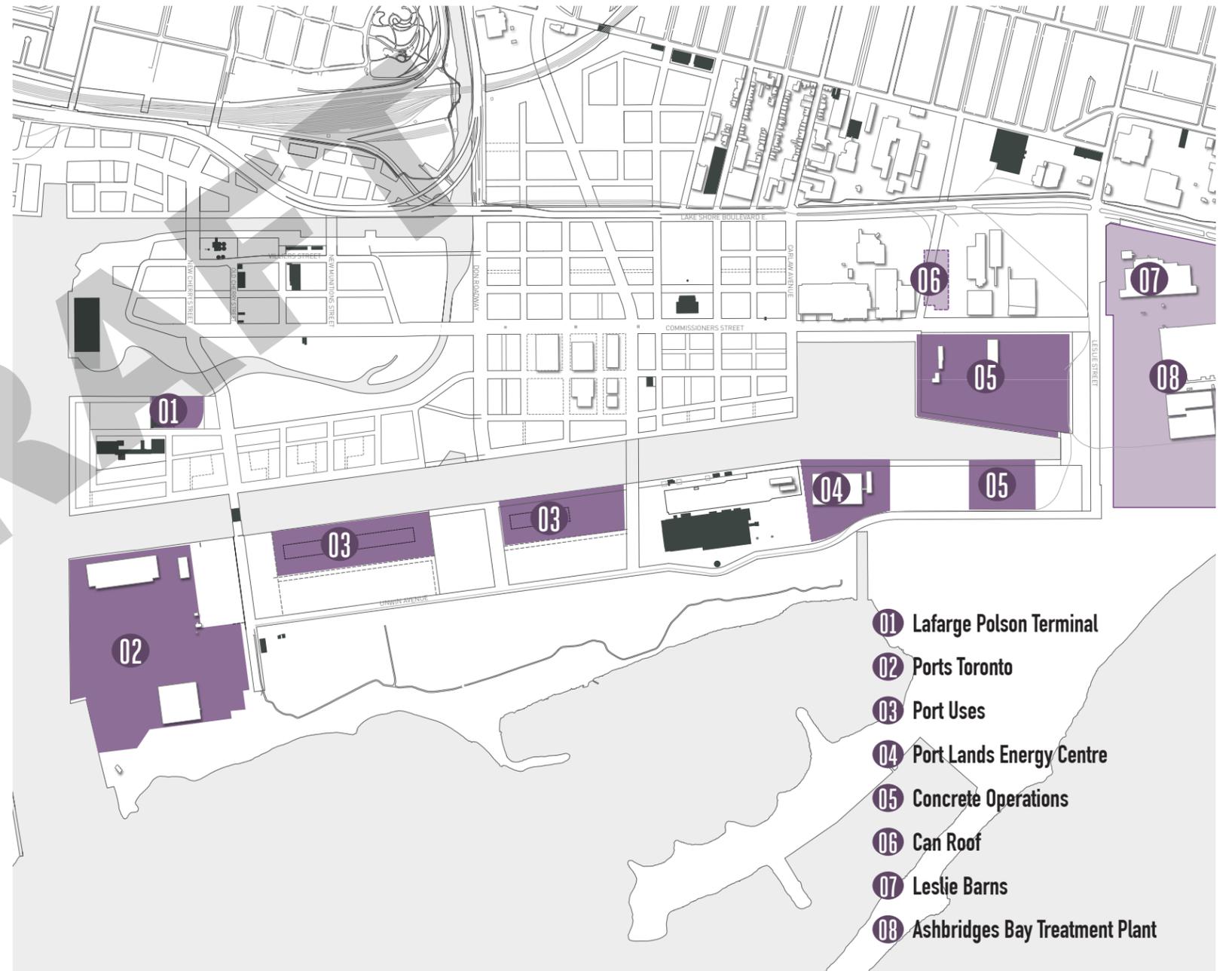
-  Listed Heritage Structures/Buildings
-  Designated Heritage Structures/Buildings
-  Potential Heritage Structures/Buildings

Environmental Considerations

Billy Bishop Airport

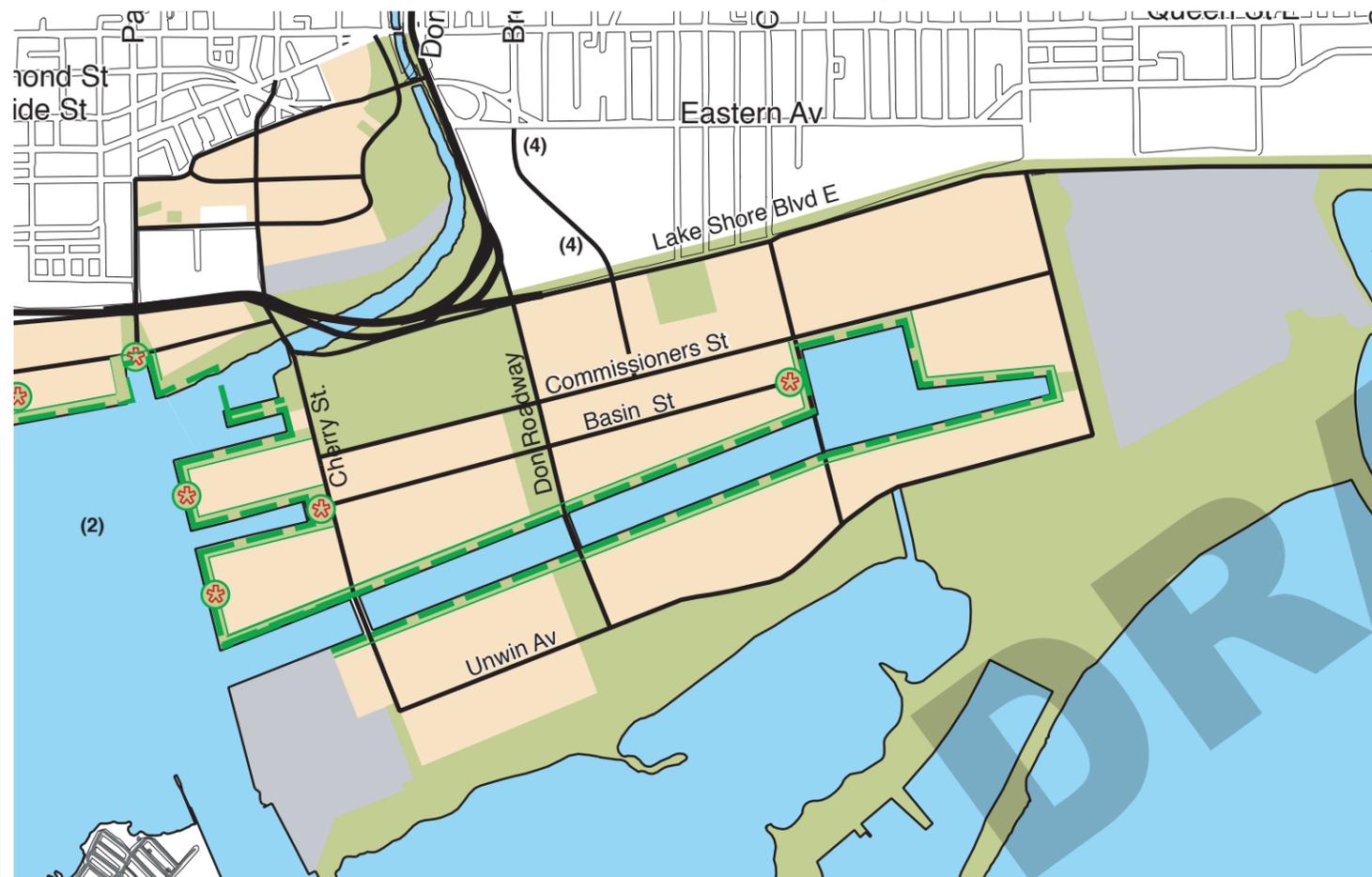


Noise and Air Quality

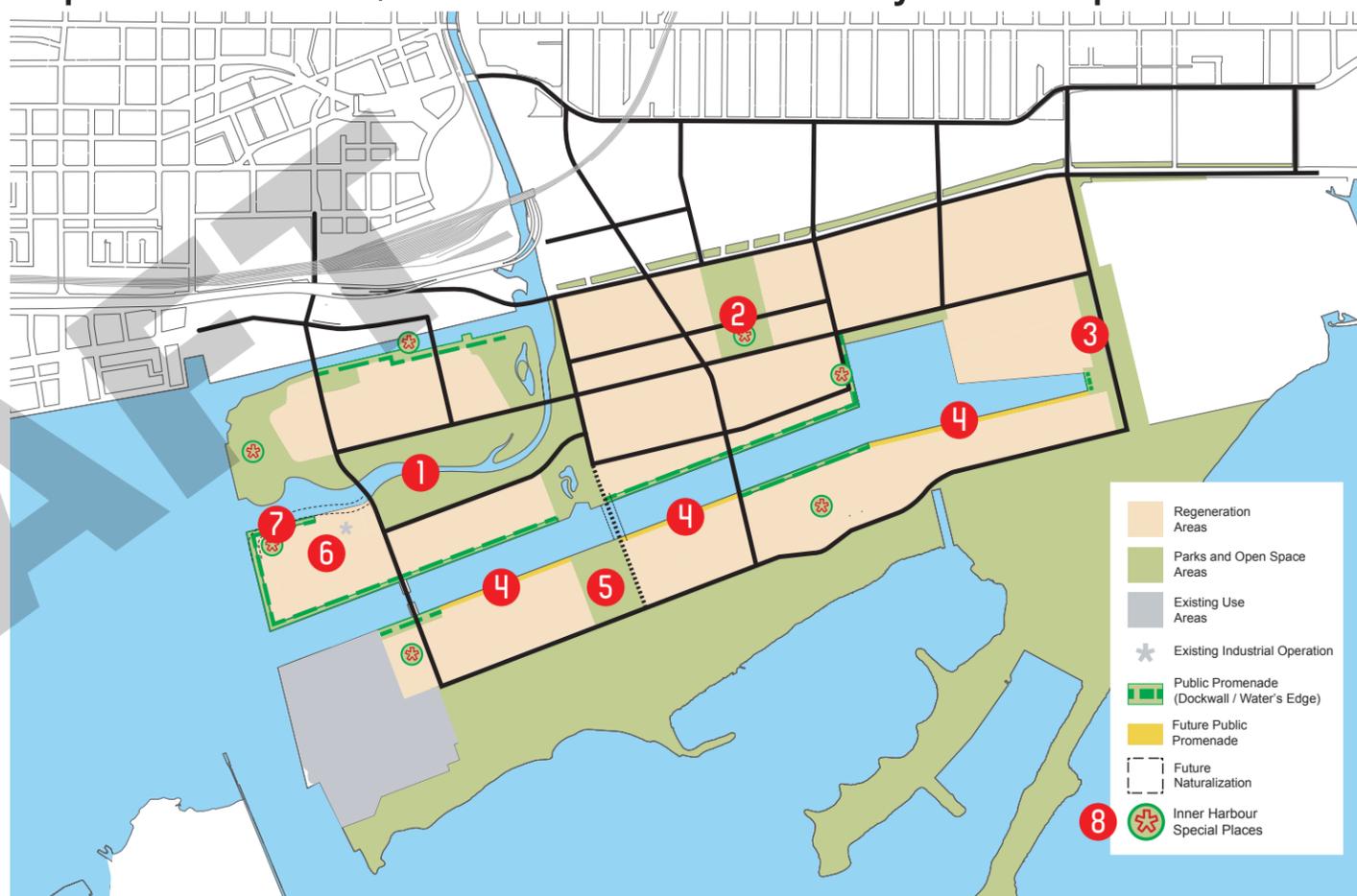


Land Use Designations

Map E: Land Use Plan, Central Waterfront Secondary Plan (2003)



Map E: Land Use Plan, Central Waterfront Secondary Plan (Proposed)



MAP INDEX

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

- 1** Recognition of the naturalized river mouth and greenway as approved
- 2** Expanded McCleary Park boundary (Lake Shore to Commissioners)
- 3** Parks and Open Space Areas on west side of Leslie and reflect open space areas realized through Leslie
- 4** Revise some Public Promenade to Future Public Promenade
- 5** Refined Don Greenway South
- 6** Recognition of existing Cement Operation
- 7** Recognition of final river per DMNP EA if Cement Operation relocates
- 8** Introduction of additional Inner Harbour Special Places



Port Lands Planning Framework Purpose

- A high-level, long-term planning framework to guide urban revitalization and redevelopment
- An outline of the key city-building directions required to unlock and realize the Port Lands interim and full potential
- A rationale to support amendments to the Central Waterfront Secondary Plan that reflect the results of extensive planning, technical studies and stakeholder consultation and resolve Ontario Municipal Board appeals
- A guide for decision making for all levels of government, as well as land owners and users

NOVEMBER 2013 → JUNE 2014 → JULY 2014 → NOVEMBER 2015 → Q2 2017

01
PORT LANDS
PROFILE

Nov. 28, 2013
Introductory Community
Meeting

02
LAND USE
DIRECTION

Feb. 13, 2014
Land Use Options and
Infrastructure Alternatives

March 5, 2014
Workshop

03
VISION
WORKSHOP

July 23 & 24, 2014
Port Lands
Charrette

04
EMERGING
DIRECTIONS

Nov. 14 - 18, 2015
Shaping the Future:
Placemaking in the Port Lands +
Connecting South of Eastern Consultation

05
PORT LANDS
PLANNING FRAMEWORK

TRANSPORTATION + SERVICING
MASTER PLAN

VILLIERS ISLAND
PRECINCT PLAN

Incorporation of Feedback/Advice - Highlights



November 2015 Public Consultation

- Explore additional east-west connections and water transport
- Better consideration of all Torontonians - i.e. destinations
- Integrate the transportation network with planned transit stations/projects
- Further consideration of types, mix of uses and critical mass, including accommodating film uses



January 2016 Design Review Panel

- Global models for large scale transformation
- Retail considerations missing
- Differentiate from the rest of the city
- Better east-west integration - Keating Channel and Eastern Avenue



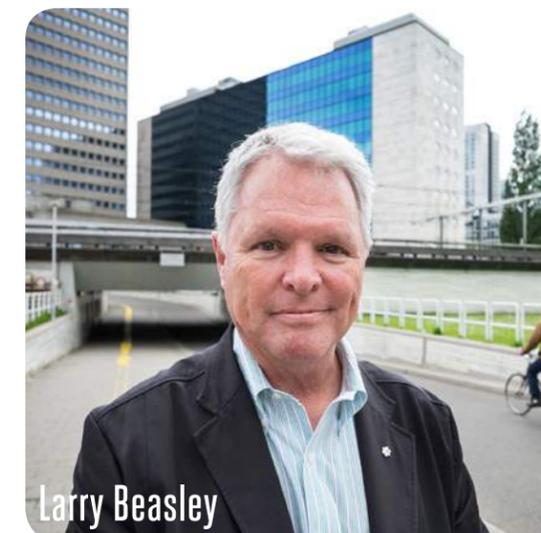
Expert Review Panel - Baskets Of Advice

- Reinforced and commended staff on many aspects of the planning
- Identified areas that further clarification needed
- Identified areas for refinement and further consideration
- Identified issues outside of the Port Lands

Expert Review Panel

Highlights

Strengths of the Plan	Further Clarification	Refinement/Further Consideration
Heritage as DNA	Seeding land uses and be more proactive in seeking out industries	Consider Port Lands together with the Keating Channel Precinct/ Gardiner EA
Structural principles and integration to the north	Management of the interface between industrial and residential	Mix of commercial and housing in neighbourhoods - Be more aggressive on land use split
Broadview Extension and connecting to destinations	Kick-start the Hearn's transformation in a more proactive way	Expand the green links and in particular associated with Broadview
Amount of green space and connectivity between the spaces	Emphasis needs to be placed on the Leslie Green Portal as a big move	Review the critical mass in neighbourhoods
City as a process - evolutionary nature of the Plan	Integrate water ecology into the Plan	Plan naturally and think about succession - "plant an acorn"



Larry Beasley



Ken Greenberg



Michael Van Valkenberg



PORT LANDS PLANNING FRAMEWORK



1 VISION To Guide the Transformation Over the Next 50+ Years



12

OBJECTIVES

To Define What is to be
Achieved and Measure
Success



6

**ESSENTIAL
ELEMENTS**

To Ground the
Vision + Define the Port
Lands Character



7

**TRANSFORMATIONAL
MOVES**

To Unlock the Potential
of the Port Lands

DRAFT



THE VISION

RENDERING IN PROCESS

The Port Lands will transform into a number of new, vibrant districts with unique and memorable local identities and character, offering diverse opportunities for Torontonians to live, work and play that promote a low-carbon future, social interaction, cultural enrichment, ecological health and a prosperous local economy.

Each district will take its cue from the naturalized river valley and wild, natural areas, spectacular waterfront parks and open spaces, cultural heritage, and the energy, vibrancy and theatre of the working port and creative and innovative industries.

A resilient urban structure will be set in place, connecting the Port Lands to the city and providing sustainable options for moving in and through the area. The urban structure will provide a robust legacy of fine-grained streets and blocks to allow the Port Lands to continue evolve and transform over time.



12 Objectives

To Define What is to be Achieved and Measure Success

1 Ensure land use and associated development is diverse with beautifully designed buildings, and where appropriate, capable of adaptive reuse

2 Seed land uses to shape prosperity and increase Toronto's global competitiveness and drive a strong, production oriented, digitally-connected, innovative and diverse economy

3 Optimize maritime industries and celebrate the working port while managing the neighbourhood interface

4 Create a dynamic and multi-functional public realm with activated public spaces, the highest caliber of urban design and that showcases water as a resource

5 Celebrate and leverage the unique history of the Port Lands to create new experiences and bolster character both within and from afar

6 Stitch the Port Lands to the city and achieve a fine-grained street network over time for easy, seamless access with an emphasis on transit and active transportation while maintaining goods movement

7 Create inclusive, social places with housing choice, rich amenity and activity for healthy, prosperous and resilient lifestyles for all Torontonians

8 Embrace the wild, natural areas and provide access for wildlife to enable abundant biodiversity



12 Objectives

To Define What is to be Achieved and Measure Success

9 Ensure the transformation is globally significant and showcases approaches embodying the cultural and technological shifts necessary for climate change resiliency and mitigation

10 Ensure orderly development in lock-step with infrastructure improvements while advancing short-term actions for enhanced public access

11 Create destinations for Torontotians, building on legacies and providing for early foci to kick-start the transformation

12 Strategically consolidate and relocate existing uses to create opportunity, improve public access and future proof portions of the Port Lands



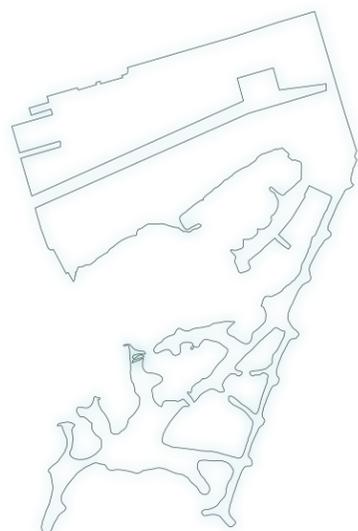
6 Essential Elements

To Ground The Vision + Define The Port Lands Character

01

BIG AND DIVERSE

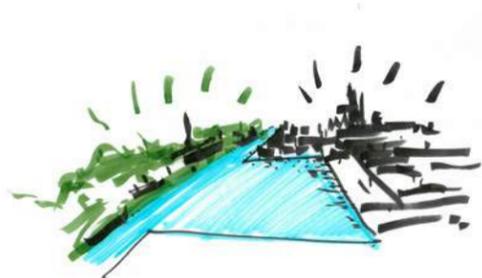
Sameness is boring, especially over a large area. Diversity is central to the vision and will be a key strength



02

URBAN AND NATURAL

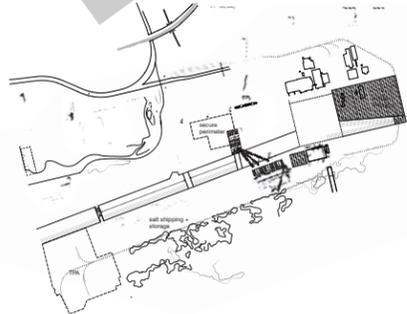
The vision reinforces the duality of urban vitality to the north, juxtaposed against a lush, wild green character to the south



03

THE EXCEPTIONS AND EXCEPTIONAL

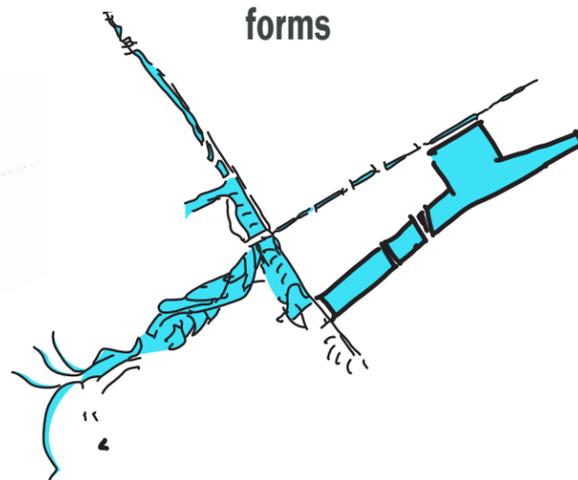
The unique qualities of the Port Lands are elevated and will be core features of the identity and experience of place



04

ORGANIC AND MANMADE WATER ENVIRONMENTS

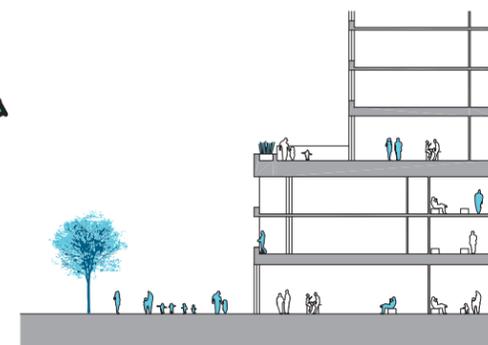
The presence of water will be carried throughout the Port Lands in both fluvial and constructed, rectilinear forms



05

AN EXEMPLAR OF URBAN LIVING

The Port Lands will be a convivial and inclusive place. It will be a place for everyone and all life



06

A SHOWCASE FOR INNOVATION

New benchmarks will be continually achieved as the Port Lands transforms





7 Transformational Moves

To Unlock The Potential Of The Port Lands

01

THE RIVER AND GREENWAY

Restoring what was once lost to create a city-wide destination, wildlife habitat and natural setting for regeneration



02

SIX SIGNATURE STREETS

Stitching the Port Lands back into the city



03

HARBOUR / WILD STITCH

Uniting the Harbour and Wilds with four unique linear systems



04

BLUE-GREEN PARK NETWORK

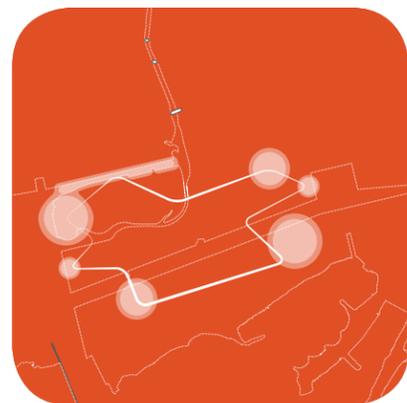
Creating a new dialogue about open space. Not just green, but blue and green



05

SEVEN DESTINATIONS

Establishing an armature of civic destinations for all Torontonians



06

UNIQUE AND MEMORABLE PLACES

Ensuring a series of distinct places each with their own character and function



07

RESILIENT URBAN STRUCTURE

Providing diverse grains to allow for adaptability and evolution over time





01 The River and Greenway



02 Six Signature Streets

Cherry Street



Carlaw Avenue



Don Roadway



Caroline Extension



Broadview Avenue



Leslie Street





03 Harbour/Wild Stitch



Commissioners Street

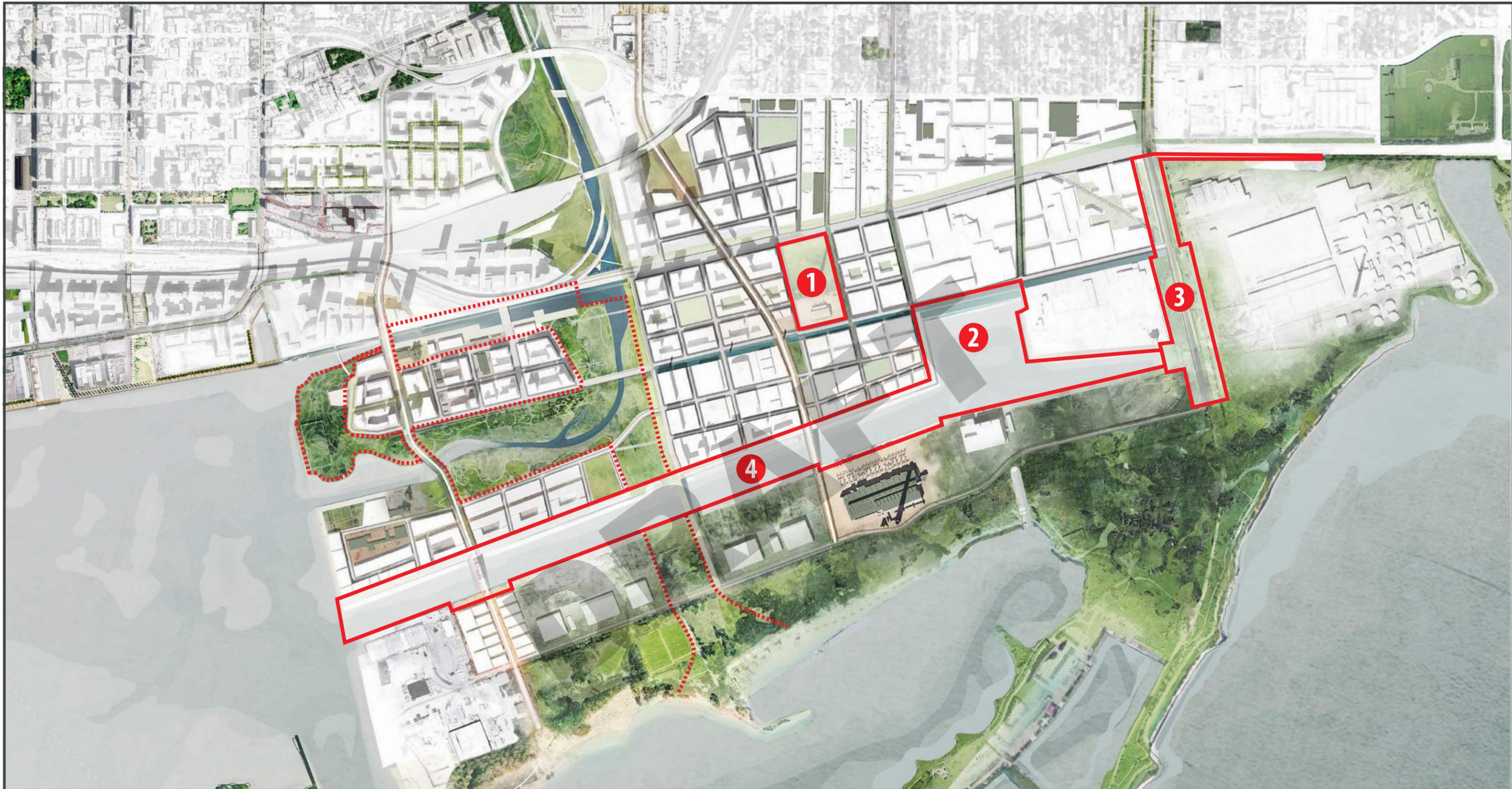


Ship Channel



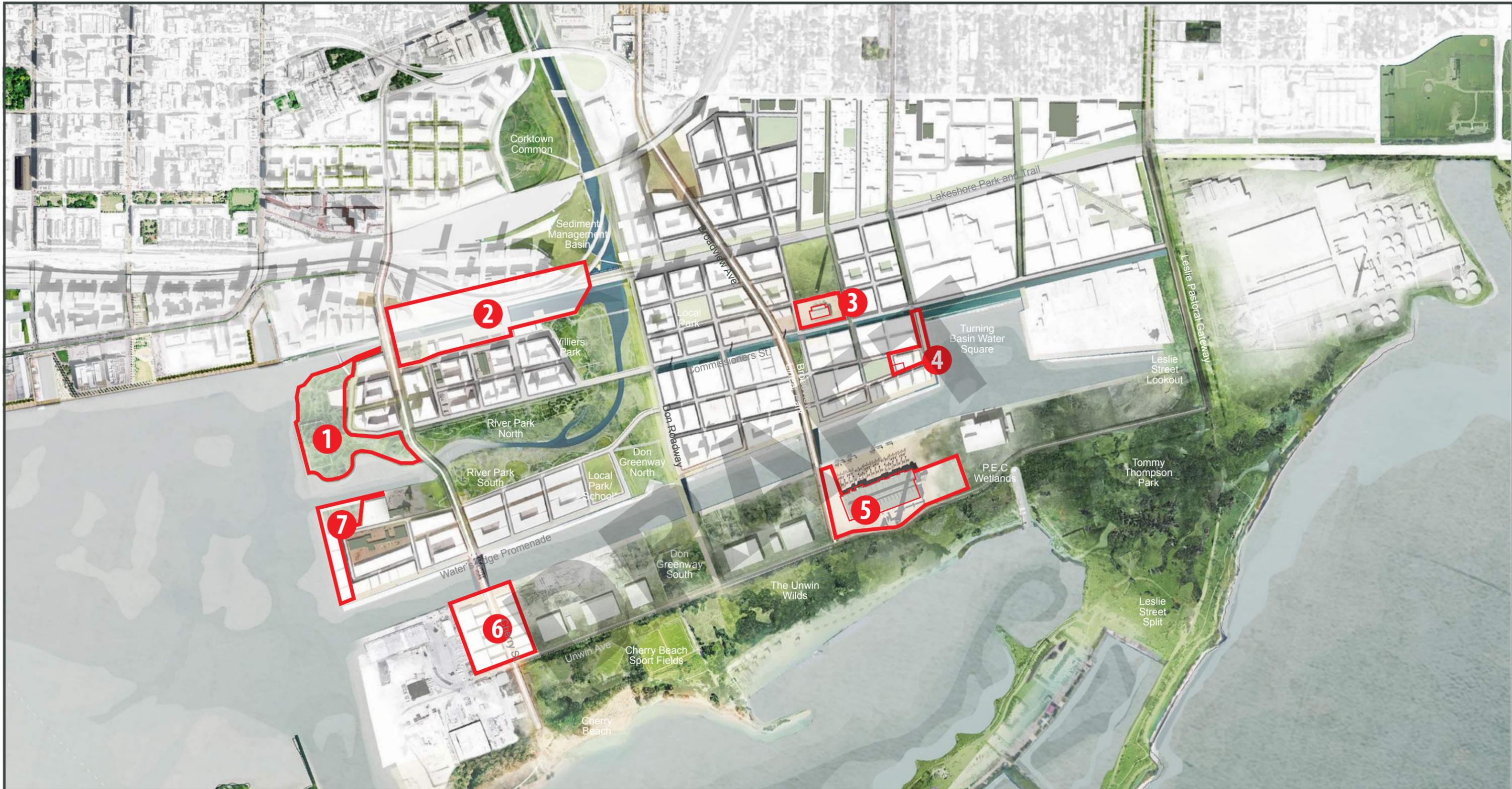
Unwin Avenue





04 Blue-Green Park Network

- 1 Expanded McCleary Park
- 2 Turning Basin Blue Square
- 3 Leslie Pastoral Gateway
- 4 Ship Channel Water's Edge Promenade



05 Seven Destinations

- 1 Villiers Island Catalytic Use
- 2 Keating Promenade
- 3 Commissioners Community Hub
- 4 Turning Basin Plaza
- 5 Hearn Hub
- 6 Maritime Hub
- 7 Polson Point



Seven Destinations

01

Promontory Park



A new signature, city-wide destination park overlooking the Inner Harbour with event spaces, passive lookouts and a catalysing use

02

Keating Channel



The living room between Villiers Island and the Keating Channel precinct with destination retail and a high level of activation. The Channel will become one of the next great places in the city

03

Commissioners Community Hub



A new district serving community hub and incubator for Toronto's creative sector at the heart of the Film Studio District

04

Turning Basin Plaza



A land extension of the Turning Basin Blue Square, that will activate and frame the square, and provide a back-drop for on location filming

05

Hearn Hub



A new public space that frames and accentuates the Hearn's Art Modern Facade with an eclectic mix of uses in the Port Lands most prominent landmark

06

Maritime Hub



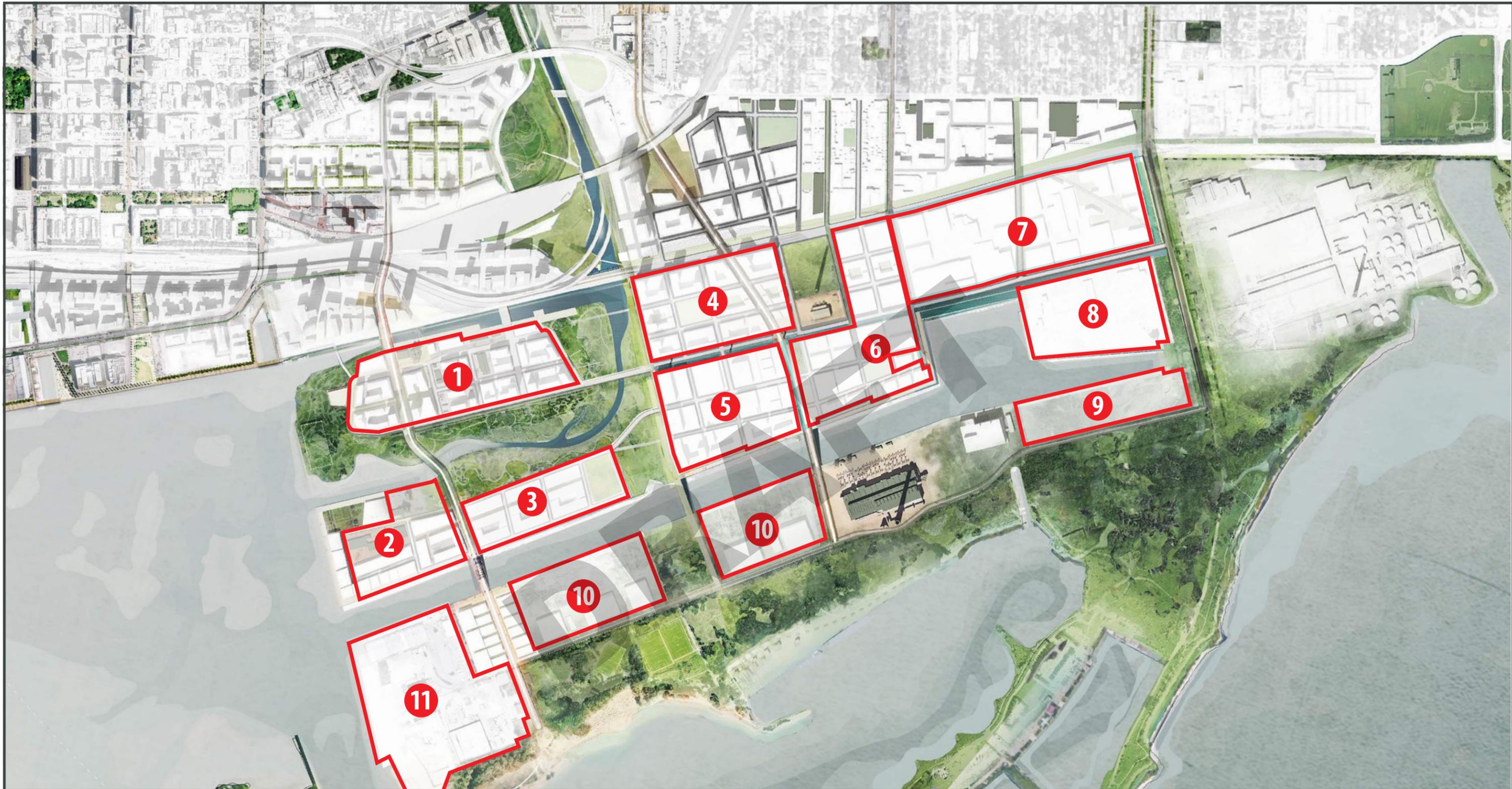
A mix of new, tight-knit, at-grade commercial uses in inventive and playful structures to provide amenity for area workers and recreationists

07

Polson Point



A publicly accessible gathering place with stunning vistas that builds on the burgeoning culture that is already taking shape within the historic Dominion Box Board's building



06 Unique and Memorable Districts

Lower Don Lands

- 1 Villiers Island
- 2 Polson Quay
- 3 South River

Film Studio District

- 4 McCleary District
- 5 Media City
- 6 Turning Basin District

East Port

- 7 Warehouse District
- 8 East Port

South Ship Channel

- 9 South Port East
- 10 South Port
- 11 Ports Toronto

Drawing from Inspiration

Comprehensive Renewal

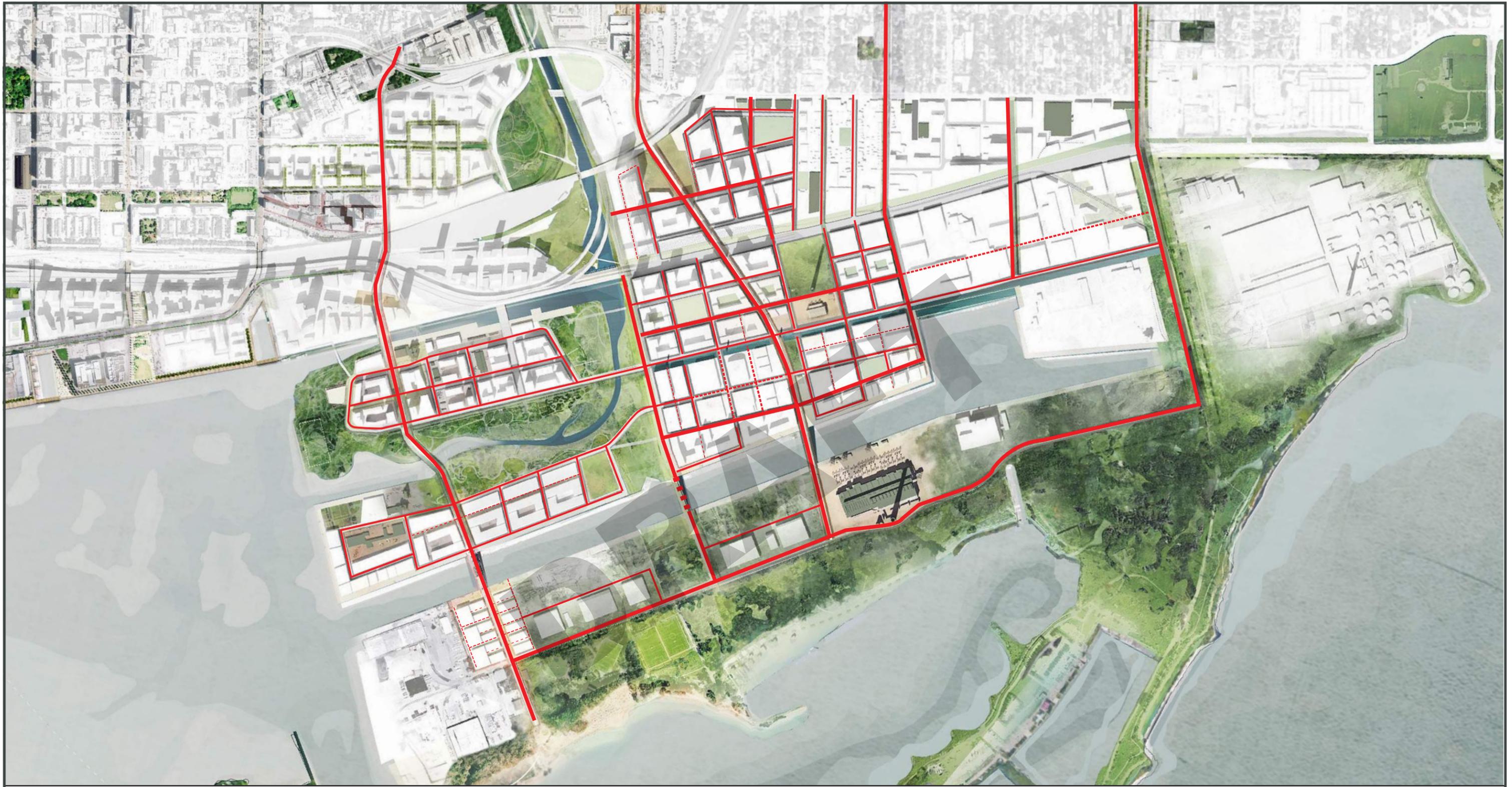


Evolutionary Renewal



Experimental Renewal



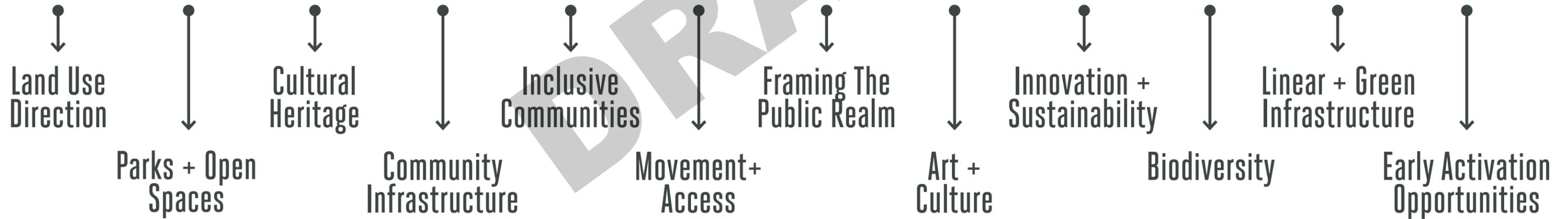


07 Resilient Urban Structure



DIRECTIONS + RECOMMENDATIONS

Enhanced Policy Direction and Guidance
for Achieving the Vision

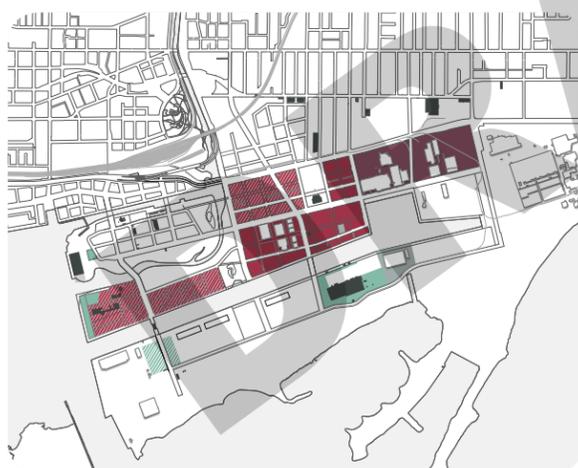




LAND USE



**Complete Mixed-Use
Communities**



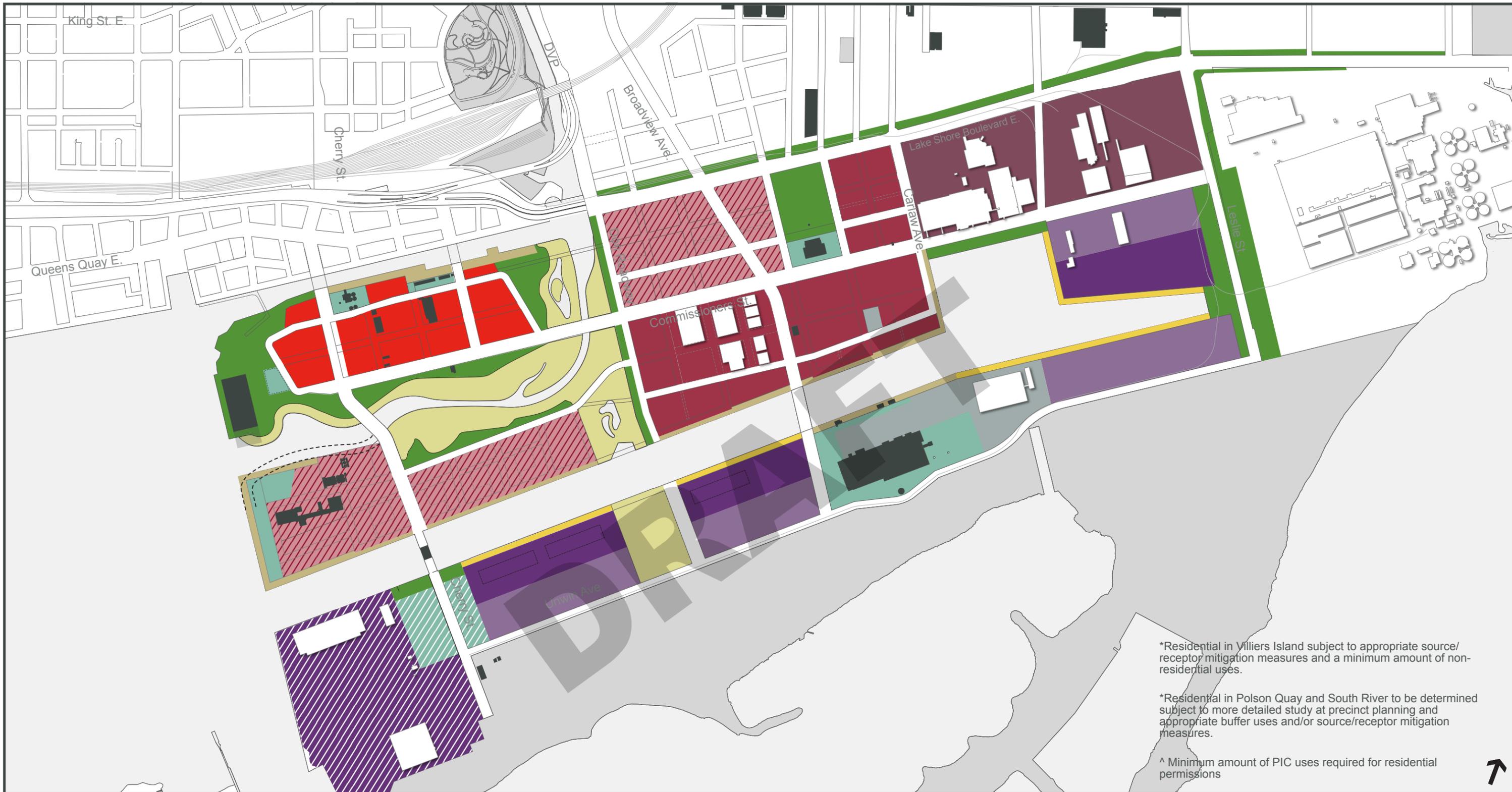
A Film-Friendly Future



Port + Industry Thrives



**Growing + Sustaining Our
Economy**



*Residential in Villiers Island subject to appropriate source/receptor mitigation measures and a minimum amount of non-residential uses.

*Residential in Polson Quay and South River to be determined subject to more detailed study at precinct planning and appropriate buffer uses and/or source/receptor mitigation measures.

^ Minimum amount of PIC uses required for residential permissions

Land Use Direction

- | | | | |
|---|--|---|---|
|  Mixed Use Residential* |  Port and Industrial |  Maritime Hub |  Future Water's Edge Promenade |
|  Productions, Interactive and Creative (PIC) - Mixed Use*^ |  Port |  Major Public Parks and Open Spaces |  Future Naturalization |
|  Productions, Interactive and Creative (PIC) - Core |  Ports Toronto - Existing Use |  Natural Open Space and Don Greenway |  Hydro |
|  Light Industrial and Productions |  Destination / Catalytic |  Water's Edge Promenade | |



Land Use Categories

Mixed Use Residential

- Live, work, shop and play in the same area
- Permit a broad range of uses - residential, offices, retail and services, institutional and recreational and cultural activities
- Minimum amount of non-residential would be required

Light Industrial And Productions

- Permit a wide range of lighter industrial, **production studios** and related uses in single and/or multiple use buildings
- Provide synergies with the South of Eastern area
- Existing uses are able to continue their operations, but the area will transition over time to light industrial/production-related uses

Productions, Interactive And Creative (Pic)

- Permit a wide range of uses that support key economic sectors with active ground floor uses on key public street frontages
- Focus is on growing Toronto's **screen-based industries - film, television and digital media** - interactive, and arts and design activities. Two types of PIC areas:
 - PIC Core areas - reserved for desired uses and other compatible uses. Accommodates larger floor plates and more intense production activities
 - PIC Mixed Use areas require a minimum amount (30%) of PIC uses for residential permissions

Port

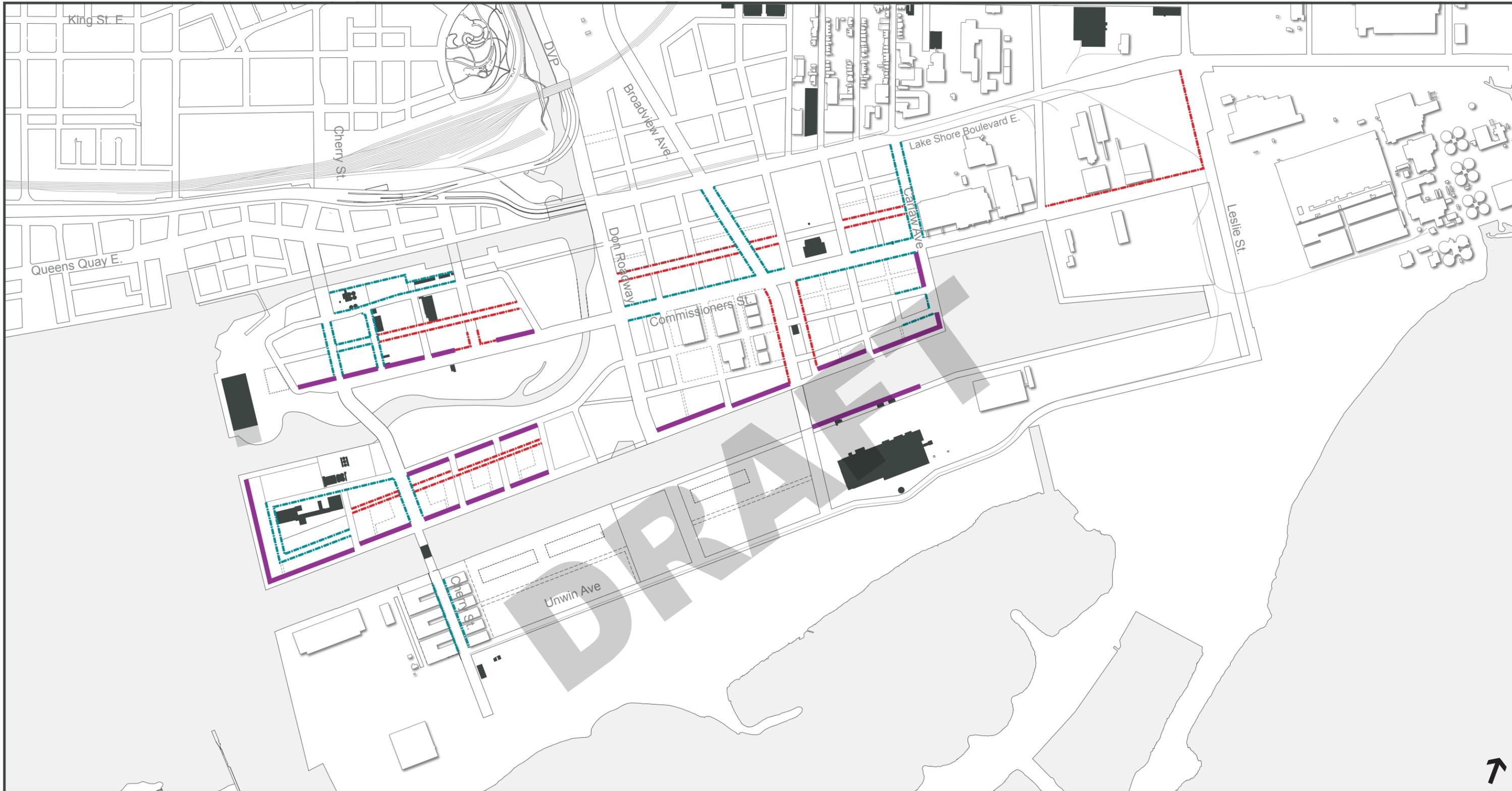
- A full range of **port and maritime uses** permitted and encouraged - new marine terminals, container storage, ferry terminals, and ship building and repair.
- Lands adjacent to the dock wall optimized for port and maritime purposes and existing uses will be modernized over time with on-site power sources and attractive screening/structures.

Destination And Catalytic

- People drawing uses at a civic or community scale.
- Permitted uses could include event space, cultural centres, institutional organizations or community hubs
- Maritime Hub provides amenity for area workers and recreationists. Active, grade-related uses (e.g. restaurants, cafes) would be promoted.

Port And Industrial

- Permit the full range of uses from Port areas
- Additional permissions for industrial uses like warehousing, medium-intensity manufacturing, concrete-batching with attractive screening and mitigation, and packaging and distribution.
- Desirable uses include green industries, relocation of public works yards to create opportunities elsewhere, and port-related industrial.

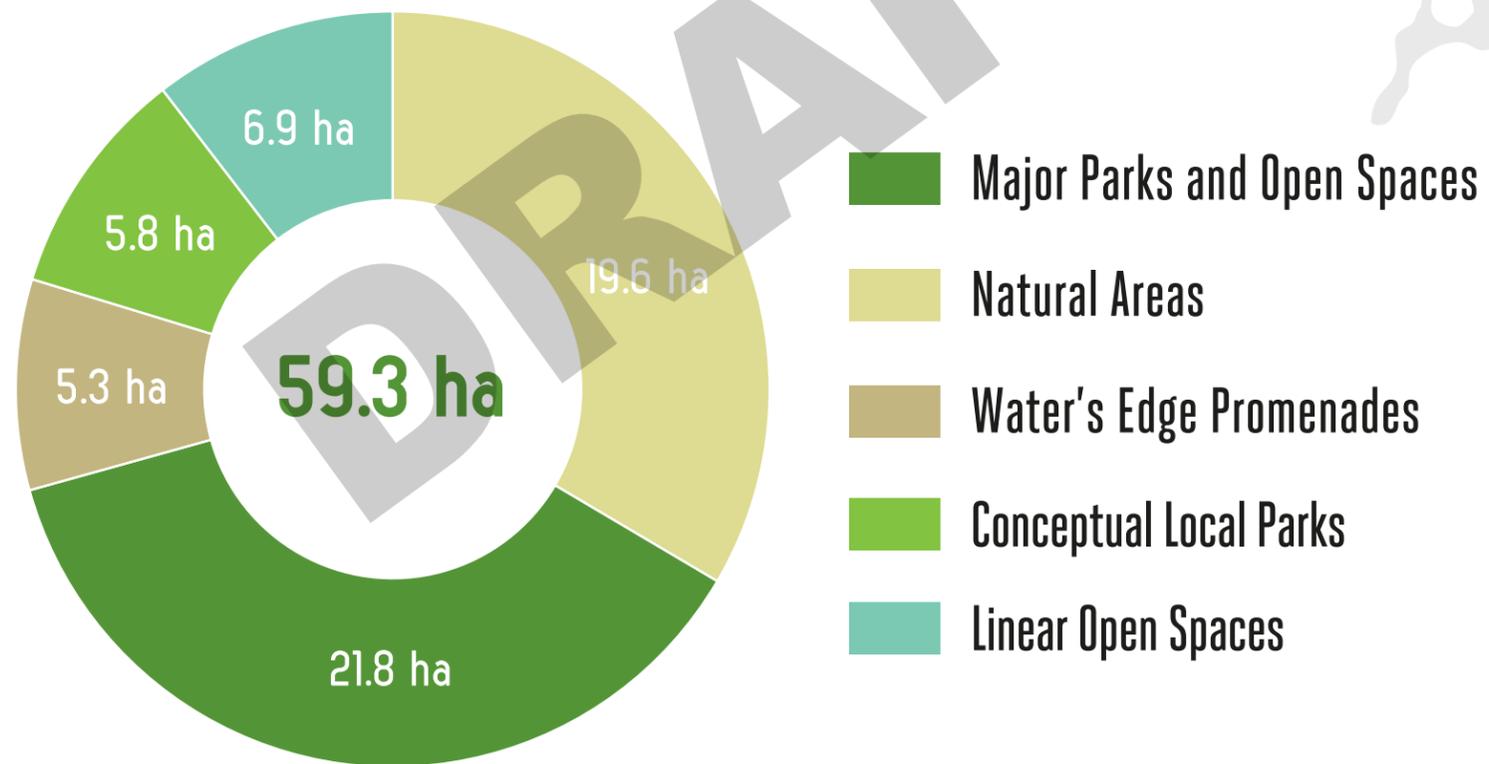


Retail and Animation

- - - Priority Retail Frontage
- - - Secondary Retail Frontage
- █ Water's Edge Animation
- █ Heritage Buildings/Structures



PARKS + OPEN SPACES





Parks and Open Space System

38 - THE FRAMEWORK IN BRIEF 207-03-18

- | | | | | | |
|---|---------------------------------------|---|-------------------------------|---|---|
|  | Major Public Parks and Open Space |  | Local Parks and Open Space* |  | Publicly Accessible Open Spaces (POPs)* |
|  | Natural Open Space and Don Greenway |  | Water's Edge Promenade |  | Linear Green within ROW |
|  | Future Naturalization |  | Future Water's Edge Promenade |  | Hydro |
|  | Parks and Open Spaces in Context Area | | | | |

*Local parks and open spaces and POPs are conceptually shown. Precinct planning or concept planning would define the location, size and programming for these spaces



CULTURAL HERITAGE





COMPLETE, INCLUSIVE COMMUNITIES



10-15K* Housing Units



16.5-30K* People

25-30K Jobs

*High-end estimates includes potential for residential in Polson Quay and South River

Housing

20% Equivalent Affordable Rental

25% Larger, Family Units

5% Encourage Other Housing Types

4 Objectives

- Diversity of Unit Sizes
- Mix of Tenures
- Full spectrum of affordable rental
- High-quality living environments

4 Principles for Affordable Rental Housing Delivery

- Deliver at the pace of market development
- Primacy on permanent affordable rental
- Flexibility in delivery options for private sector
- Clear and transparent criteria for requirements

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Villiers and McCleary District

9,500 Residential Units

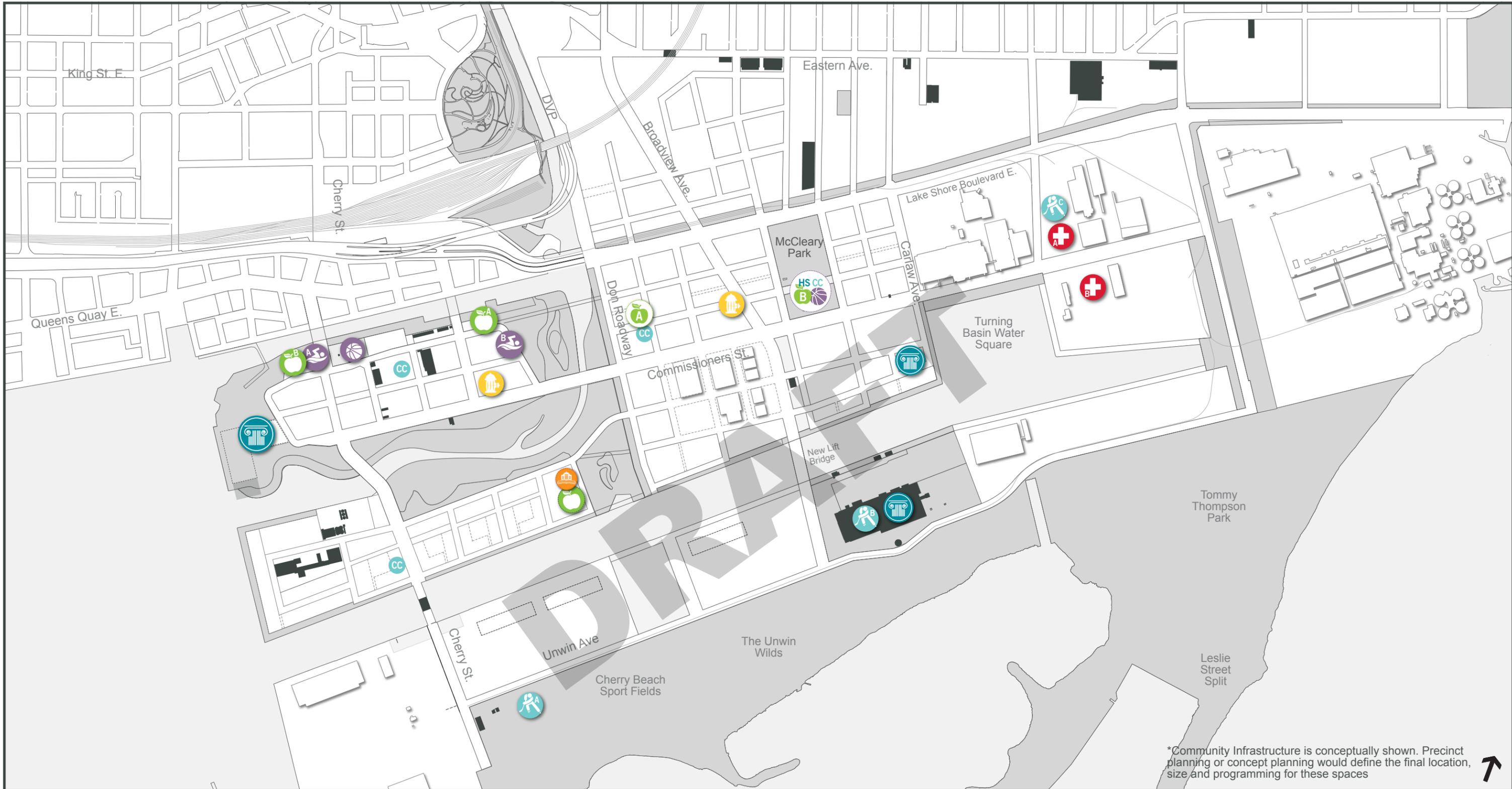
71-75%
Market Ownership

16-20%
Affordable Rental

5%
Other

2,150 Units
For Families

415-540 Units
For Families



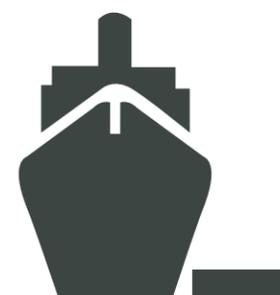
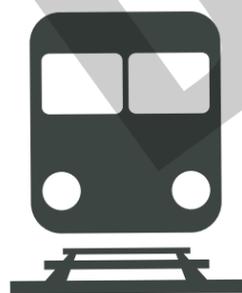
*Community Infrastructure is conceptually shown. Precinct planning or concept planning would define the final location, size and programming for these spaces

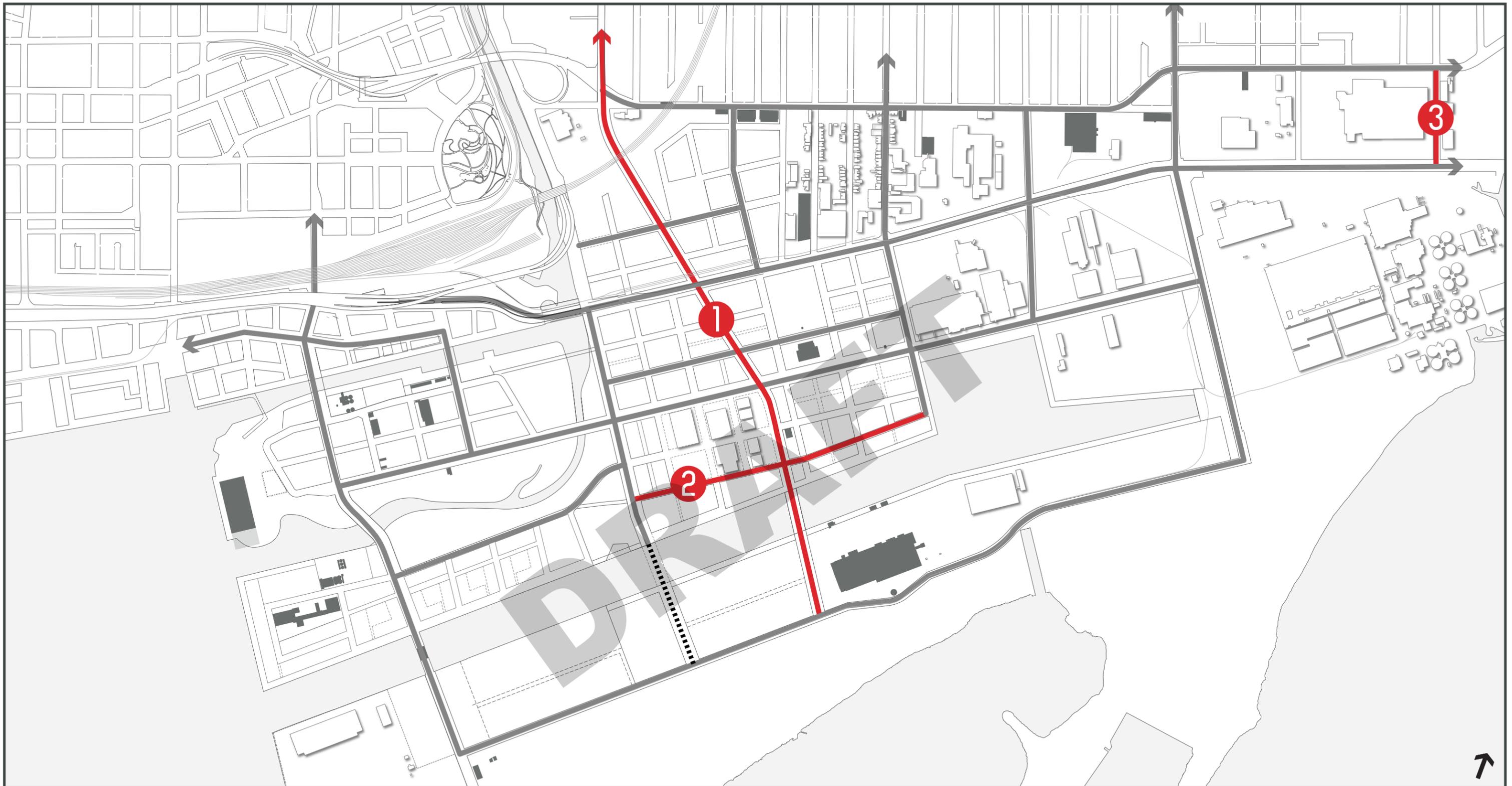
Community Infrastructure

- | | | | | | |
|---|-----------------------|---|----------------------|---|------------------------------------|
|  | School Options |  | Child Care Centre |  | Emergency Medical Services Options |
|  | Community Centre/Pool |  | Human Agency Space |  | Arena Options |
|  | Community Centre/Hub |  | Catalytic/Cultural | | |
|  | Libraries |  | Fire Station Options | | |



MOVEMENT + ACCESS





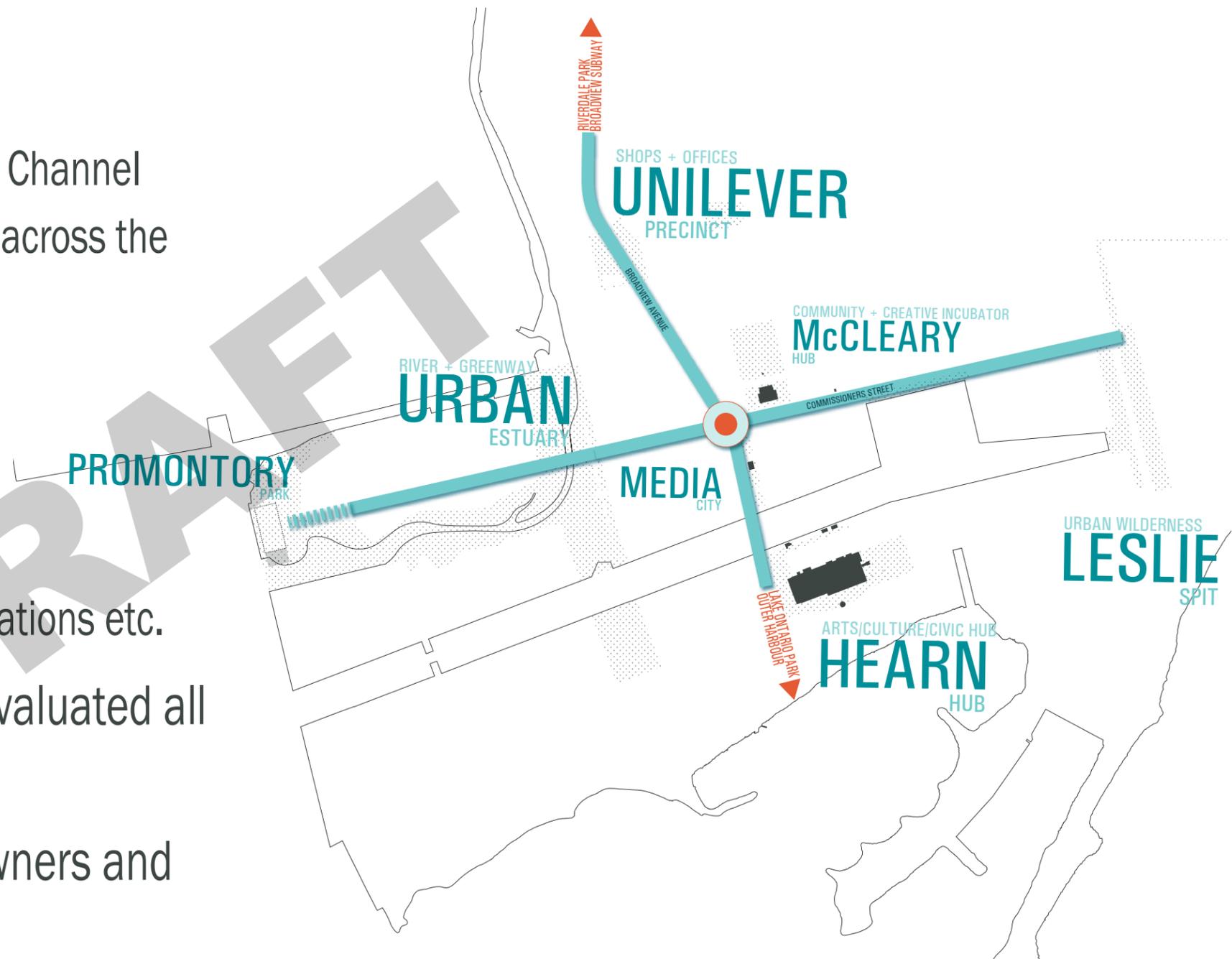
Final Recommended Street Network

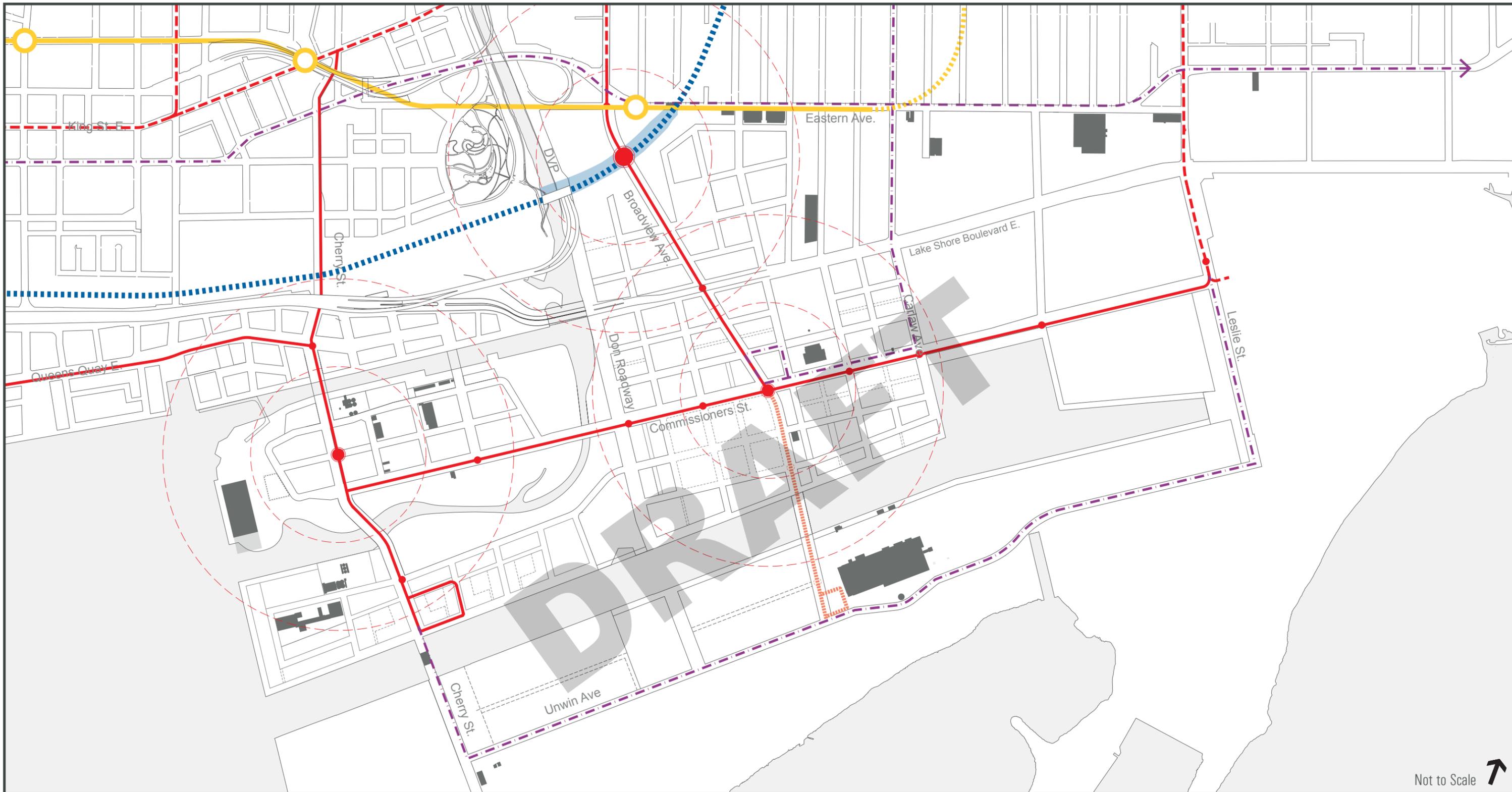
- 1** Refined Broadview Alignment
- 2** Refined Alignment for Re-aligned Basin
- 3** Confirmed Woodfield Extension



Broadview Extension

- Identified critical aspects for the extension:
 - Create a continuous connection across the Ship Channel
 - Preserve ability to achieve a second connection across the Ship Channel
 - Create porosity across Lake Shore
 - Connect to Unilever and destinations
 - Ensure continued viability of existing studios
 - Ensure developable blocks
 - Create a place - take advantage of views, destinations etc.
- Explored new potential alternatives and re-evaluated all alternatives
- Due diligence and meetings with key land owners and users
- Finalized preferred alignment



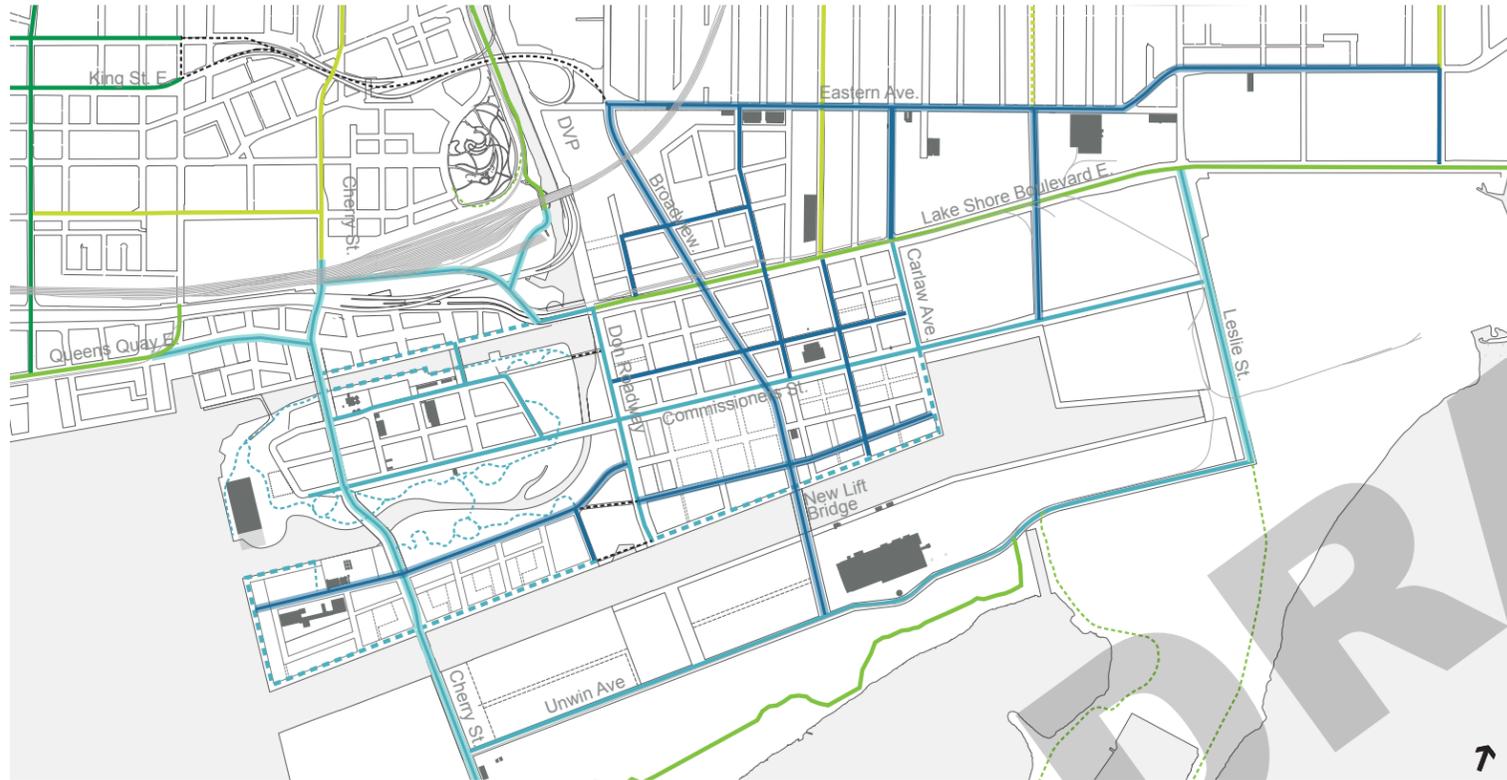


Transit Network

- Streetcar in Dedicated ROW
- Streetcar in Mixed-Traffic
- Transit Hub
- Protected for Future Streetcar in Dedicated ROW
- Future Streetcar Stop
- Bus in Mixed Traffic
- Relief Line
- SmartTrack/RER

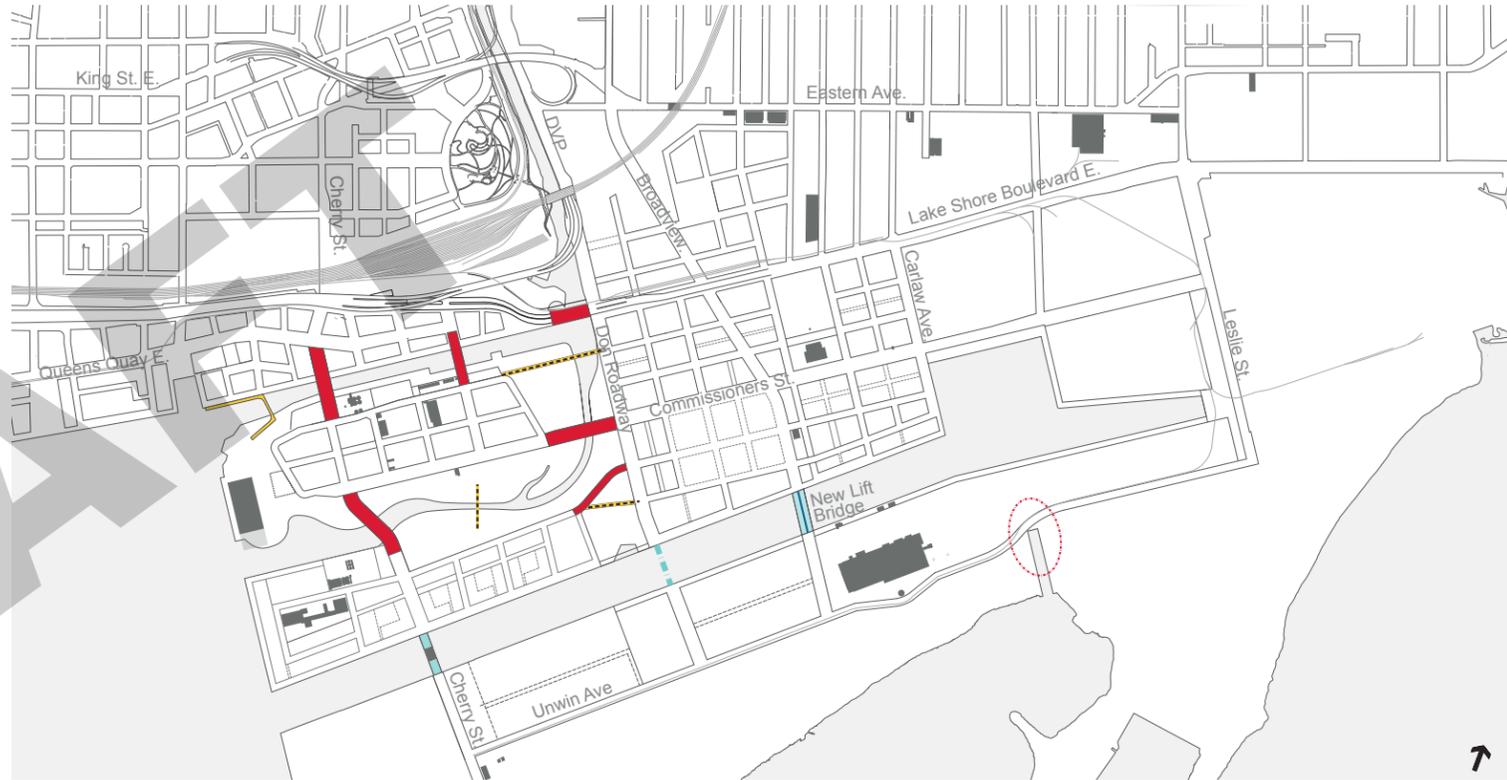


Cycling Network

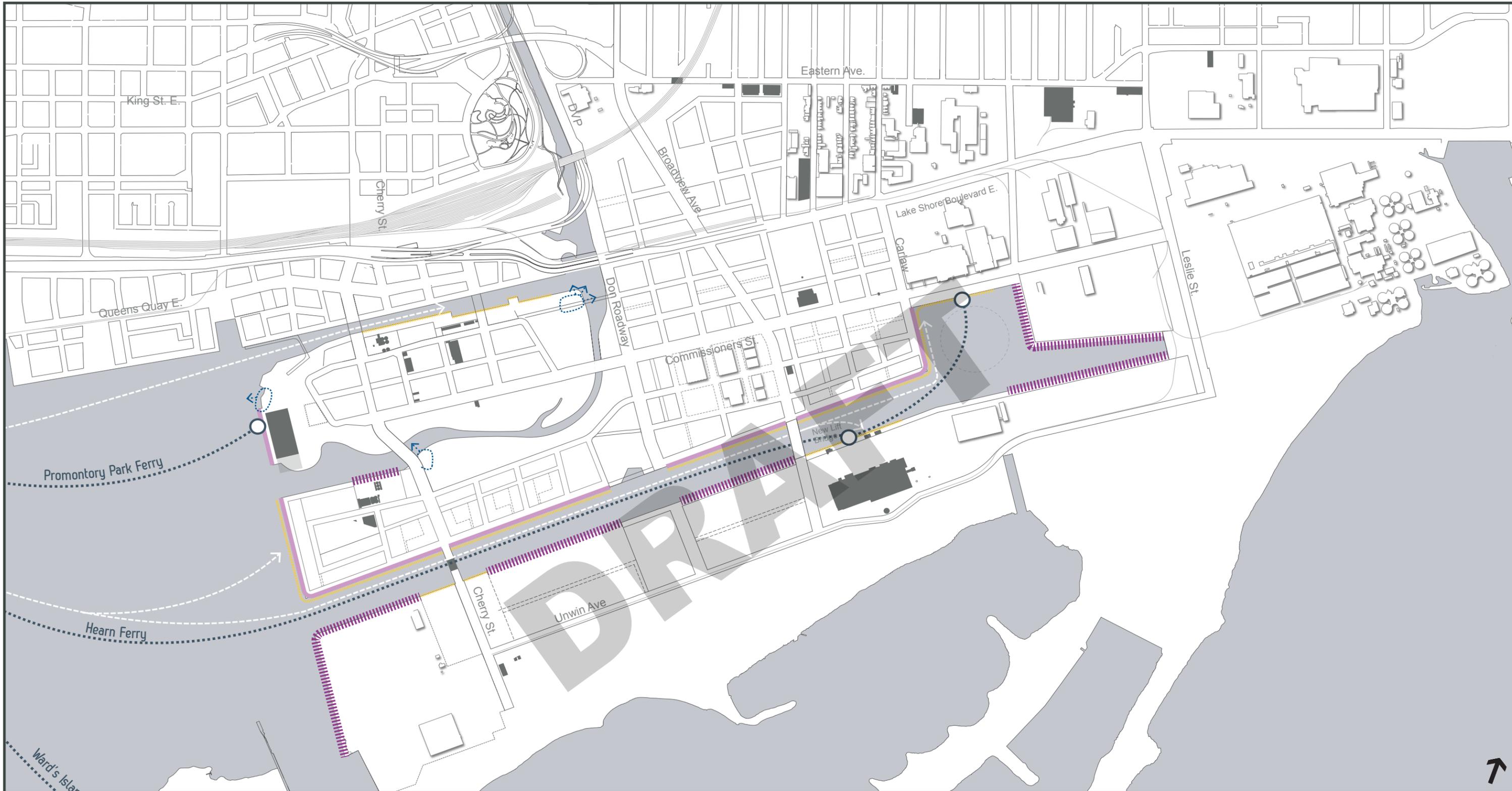


- | Proposed/Planned | | Existing | |
|------------------|--|----------|---|
| | Priority Raised Cycle Track | | Cycle Track |
| | Optional Raised Cycle Track | | Lanes / Sharrows |
| | Multi-use Trail | | Multi-use Trail |
| | Water's Edge Promenade | | Trail |
| | Trail | | Improved/Realigned Existing Multi-use Trail |
| | Protected for Future Cycling/
Pedestrian Connection | | |

Bridges



- | | | | |
|--|---------------------------|--|---|
| | Fixed Bridge | | Crossing type to be Determined at
Phase 3 of the Municipal Class
EA process |
| | Pedestrian/Cycling Bridge | | Protected for Future Cycling/
Pedestrian Connection |
| | Existing Lift Bridge | | Protected for Future Bridge |
| | New Lift Bridge | | |



Water Transport

Recreational Ships/Boats

- Small Ships
- Recreational Boat Launch

Commercial Ships

- Water Taxis
- Ferries

Maritime Transport

- |||| Working Ships
- Laid Up Ships



FRAMING THE PUBLIC REALM

1. URBAN CORE

Greatest intensity and mix of uses in a dense, compact form. Dominant building typology consists of mid-rise buildings six to ten storeys in height. Tall buildings, where permitted, in strategic locations punctuate the skyline

Built form relates and responds to sensitive interface areas, including the historic fabric, water features and parks and open spaces

2. URBAN FRINGE

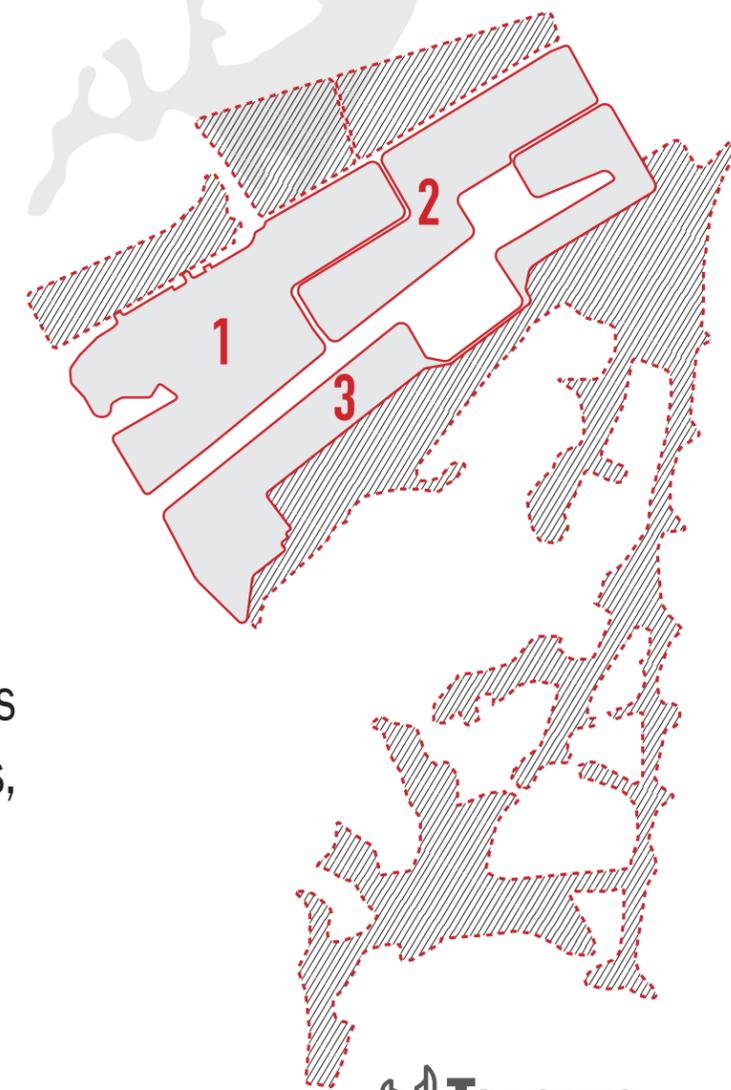
Multi-storeyed buildings on key frontages that are flexible and adaptable to enable conversion to a wide range of future uses, and capable of attracting creative talent to the Port Lands.

Buildings have robust, lasting materiality, windows and high-quality architectural treatments

3. OUTER EDGE

Larger, interim or adaptable industrial type structures and active port uses with an open landscaped character, surrounded by natural areas, beaches, wildlife and water features

Site and building design responds to ecological areas with generous, beautiful, native and sustainable plantings





Framing the Public Realm



IDENTITY

Capitalize on water features, landscapes, wilds, built heritage and landmarks



LEGIBILITY

Visual connections, coherent architectural form and articulation and local landscape qualities



DIVERSITY

Variety of scales and textures for each place and set the Port Lands apart from the rest of the city



ADAPTABILITY

Buildings outlive uses. New development, irrespective of use, needs to leave a legacy



ACTIVITY

Tall, roomy, and permeable ground floors with active uses at grade, and ensure a high quality public realm year round

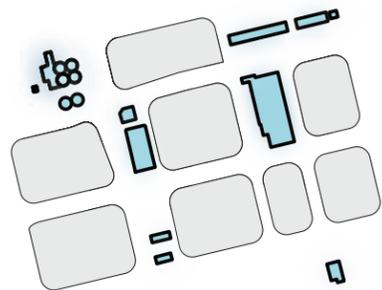


SKYLINE TOPOGRAPHY

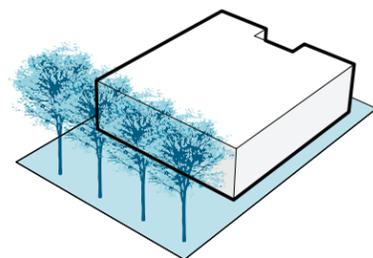
Distinct and recognizable skyline

Framing The Public Realm

IDENTITY

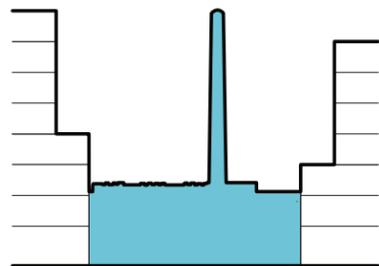


BUILDINGS WILL RESPOND TO SURROUNDING CONTEXT AND CHARACTER DEFINING FEATURES

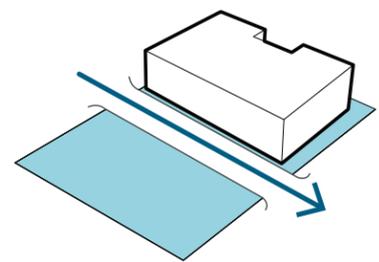


WIDE, NATURALIZED, LANDSCAPED SETBACKS REQUIRED ADJACENT TO KEY STREETS

LEGIBILITY

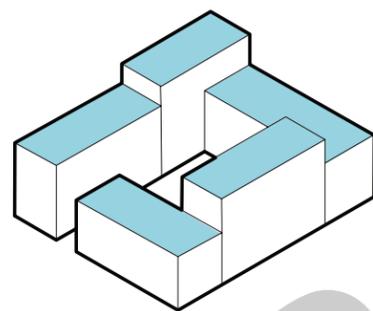


BUILDINGS HEIGHTS AND PLACEMENT WILL PRESERVE, CREATE AND ACCENTUATE VIEWS,

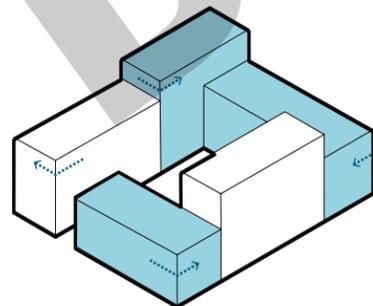


BUILDING PLACEMENT WILL PERMIT THE EXTENSION OF THE PUBLIC STREET NETWORK

DIVERSITY

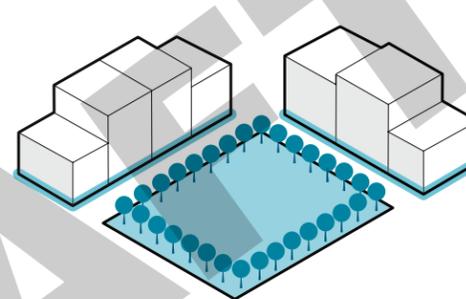


DIVERSITY THROUGH DIFFERENT BUILDING HEIGHTS AND HEIGHT SHIFTS

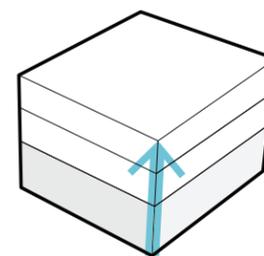


DIVERSITY THROUGH STRONG, REPEATING VERTICAL ARTICULATION AND FACADE DESIGNS

ADAPTABILITY

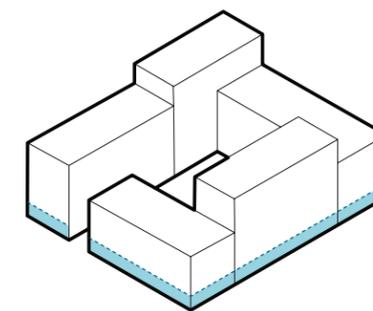


URBAN STREET-EDGE RELATIONSHIPS WITH BUILDINGS FRAMING THE PUBLIC REALM

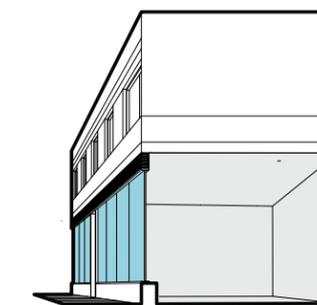


MINIMUM BUILDINGS HEIGHTS AND FLOOR TO FLOOR CEILING HEIGHTS FOR NON-RESIDENTIAL ON KEY FRONTAGES

ACTIVITY

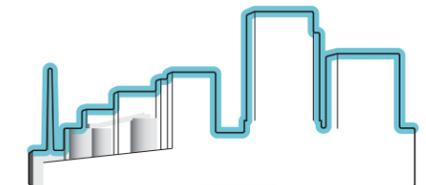


ACTIVATE WITH HIGH GROUND FLOOR CEILING HEIGHTS AND A WEALTH OF DETAILS

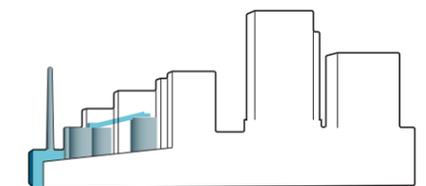


GROUND-LEVEL FACADES SHOULD BE 70% TRANSPARENT

SKYLINE TOPOGRAPHY

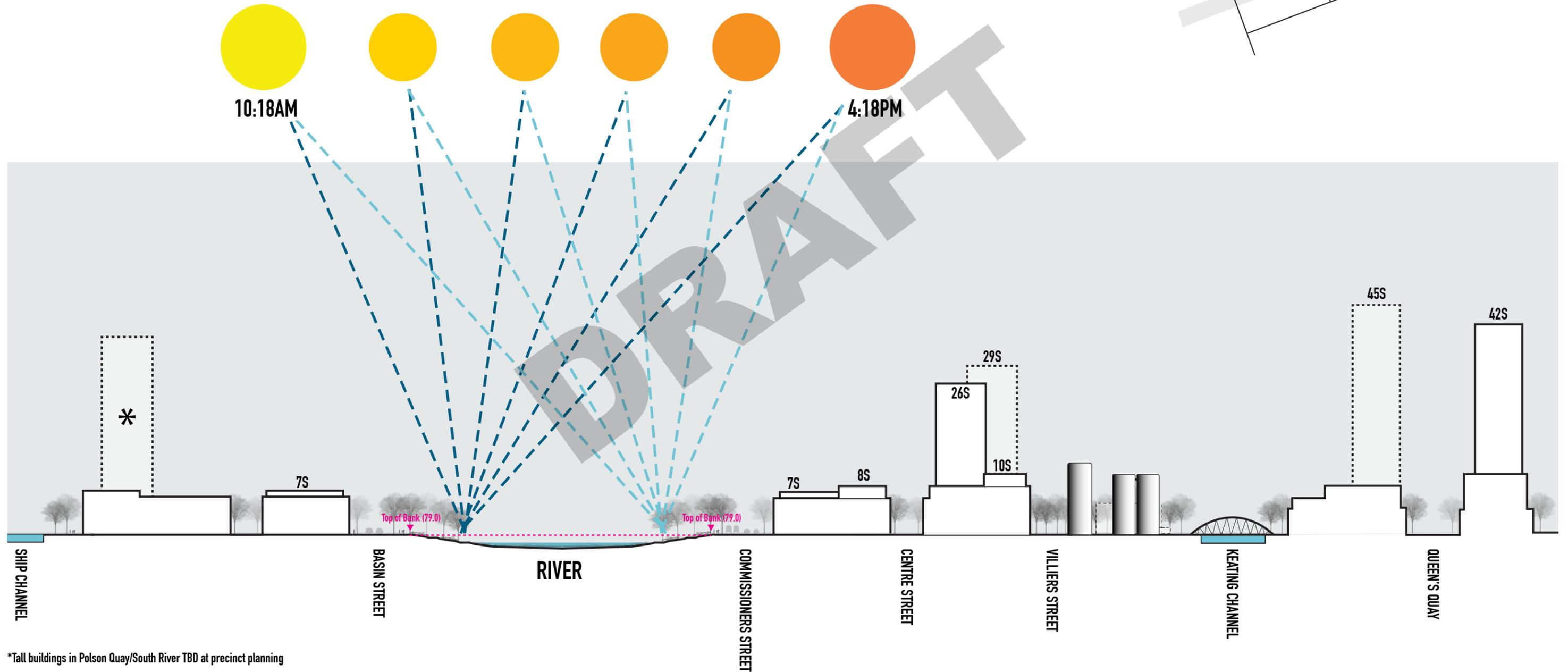
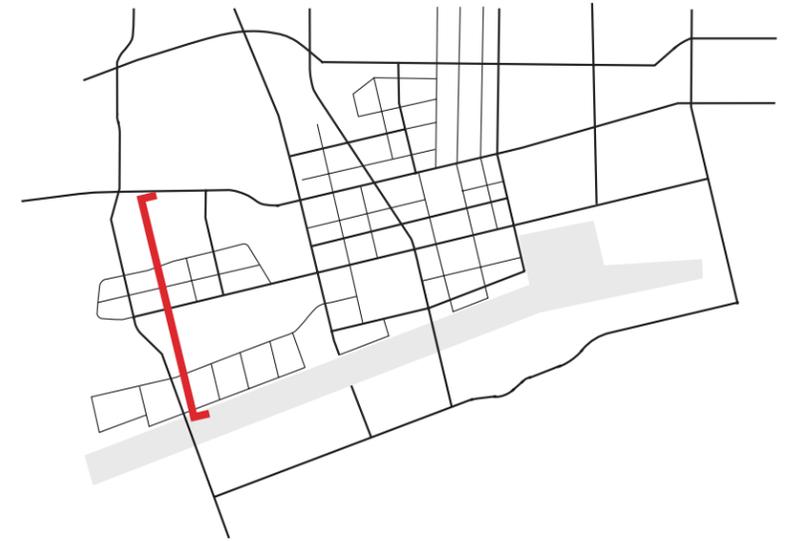


BUILDINGS WILL CONTRIBUTE TO THE CREATION OF A DISTINCT AND DYNAMIC SKYLINE



NEW BUILDINGS WILL NOT DETRACT FROM OR DOMINATE THE PORT LANDS EXISTING SKYLINE

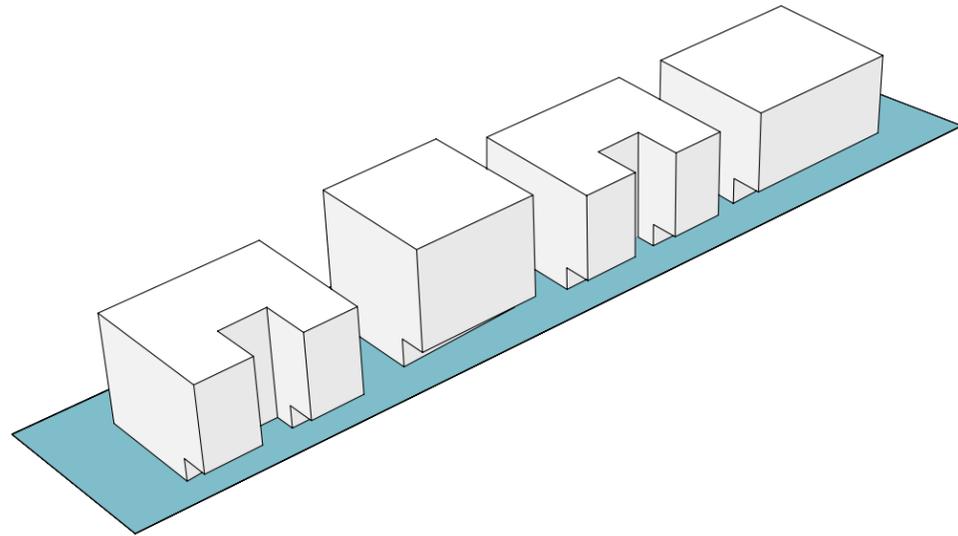
Framing The Public Realm



*Tall buildings in Polson Quay/South River TBD at precinct planning

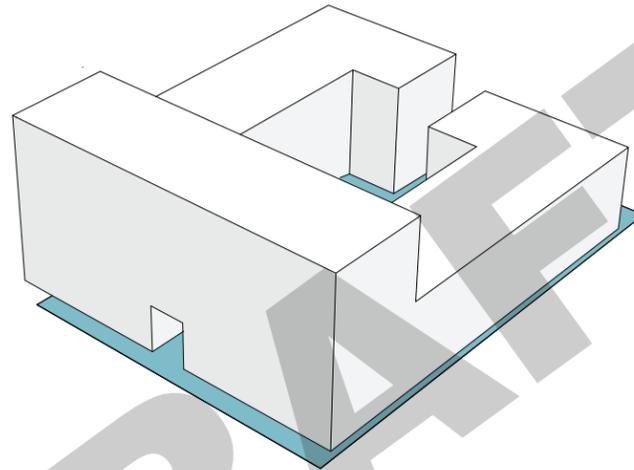


Framing The Public Realm



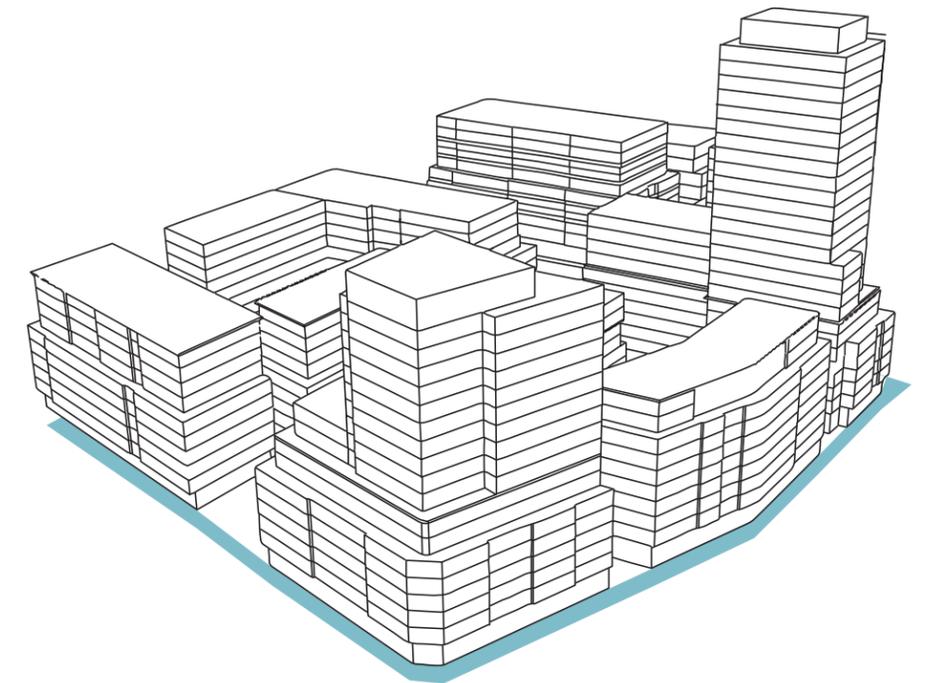
MINIMUM BUILDING HEIGHTS

- Three storeys minimum height on key frontages
- Compact urban form for all uses
- Capable of adaptive reuse



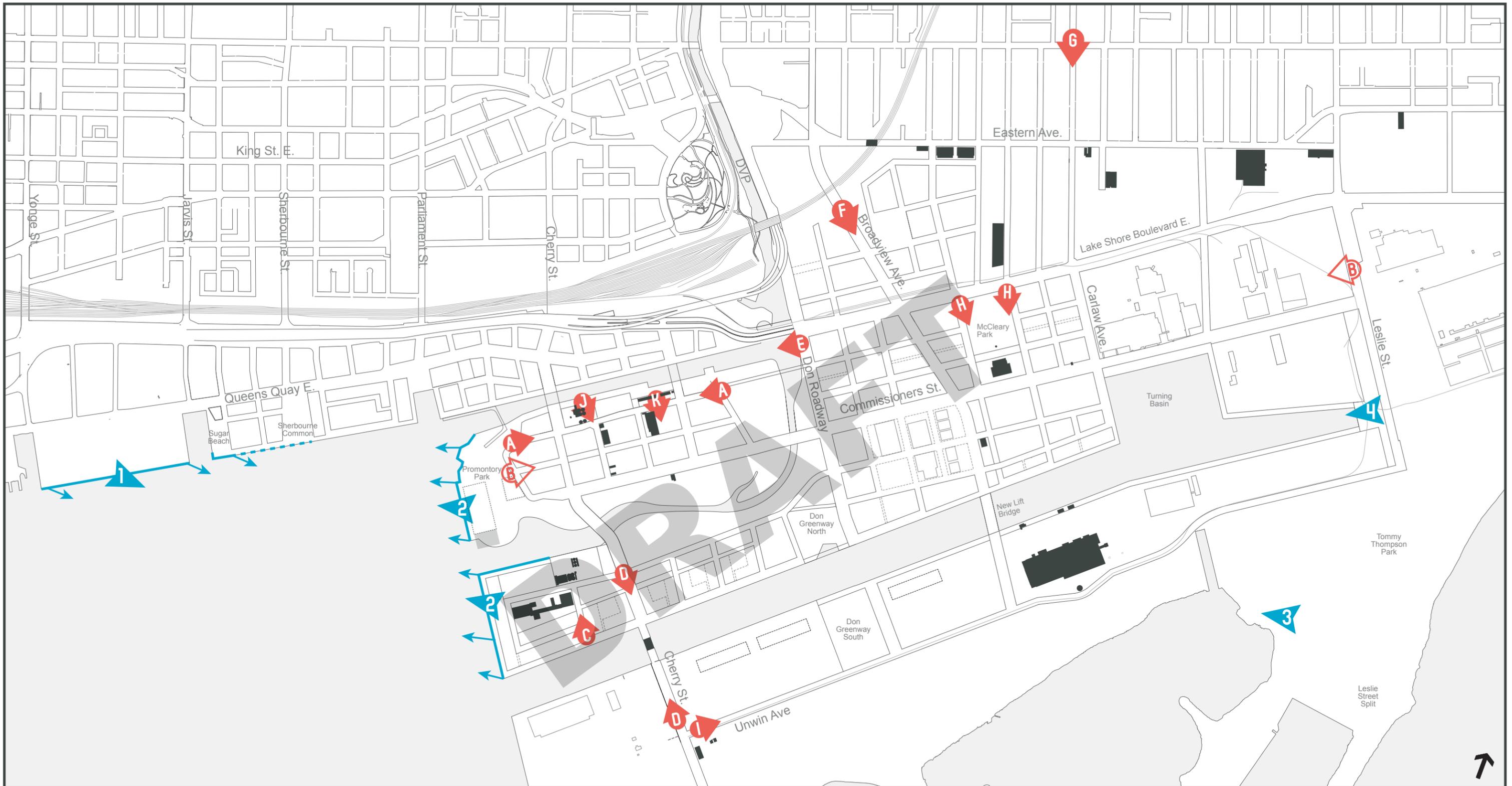
MAXIMUM MID-RISE HEIGHTS

- Maximum heights defined for key streets or proportionate to building face to building face
- In no instances higher than 10 storeys
- Horizontal and vertical articulation to create additional variation in form



TALL BUILDING DIRECTION

- Strategic locations/considerations
- Tall building zones and generalized height direction for new neighbourhoods
- Performance standards - eg. floorplate, minimum tower separation distances
- Noise and air quality considerations



Views

-  Skylines
-  Prominent and/or Heritage Buildings, Structures and Landscapes
-  Protect view corridor through any redevelopment

Proposed Neighbourhoods + Critical Mass



Gross Area: 33ha (82 acres)

Villiers Island

 4,865 units (250-325 people/ha)

 105K m² of non-residential (20%)

 11.2 ha (27.5 acres) of parkland

 Predominantly Mid-rise


8.2K-10.7K
People


2,900
Jobs

340-415
People + Jobs/ha



Gross Area: 17.5ha (43 acres)

McCleary District

 4,700 units (460-600 people/ha)

 175K m² of non-residential (30%)

 4.5 ha (11 acres) of parkland

 Predominantly Mid-rise


8K-10.5K
People

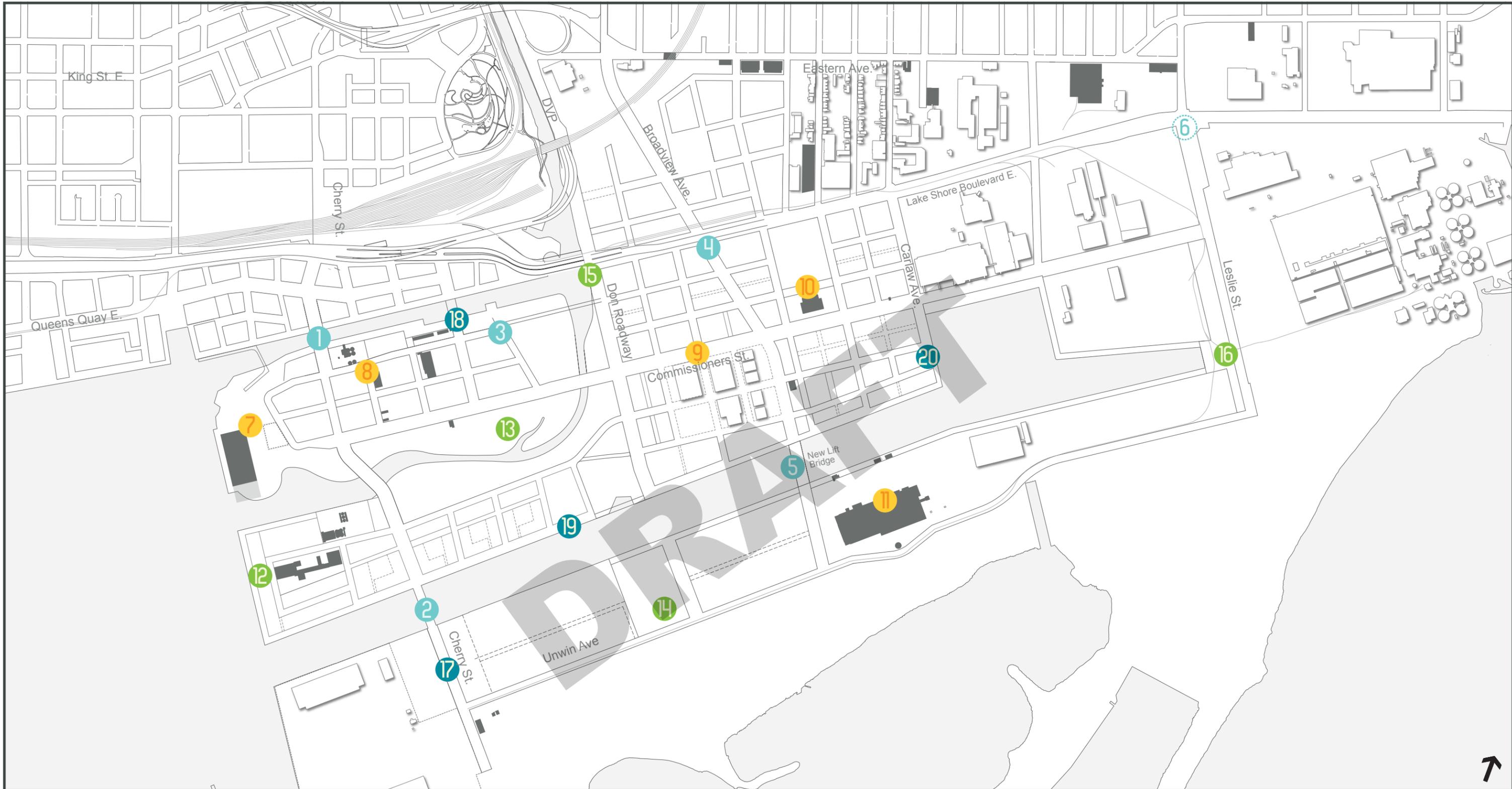

4,000
Jobs

685-825
People + Jobs/ha



ARTS + CULTURE





Public Art Opportunity Sites

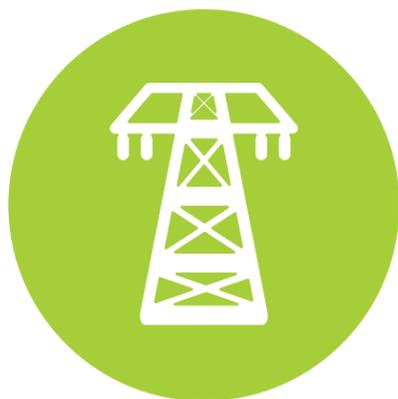
57 - THE FRAMEWORK IN BRIEF 207-03-18

Gateways + Bridges	Heritage + Catalytic	Parks + Natural Areas	Water's Edge + Maritime
<ul style="list-style-type: none"> 1 Cherry Street + Keating Channel 2 Cherry Street + Ship Channel 3 Villiers Street 4 Broadview Avenue 5 Broadview Avenue + Ship Channel 6 Leslie Street 	<ul style="list-style-type: none"> 7 Promontory Park 8 Keating/Cherry Street Cultural Corridor 9 Commissioners Street 10 Commissioners Incinerator 11 The Hearn 	<ul style="list-style-type: none"> 12 Polson Point 13 River Valley 14 Don Greenway South 15 Don Greenway North 16 Leslie Street Slip + Leslie Street Greening 	<ul style="list-style-type: none"> 17 Maritime Hub 18 Keating Channel 19 Ship Channel 20 Turning Basin



SUSTAINABILITY + BIODIVERSITY

A NET ZERO ENERGY
DISTRICT



MOBILITY + ACCESS



ECOLOGICAL INTEGRITY



INNOVATION + ECONOMY



HUMAN HEALTH
+ WELL BEING



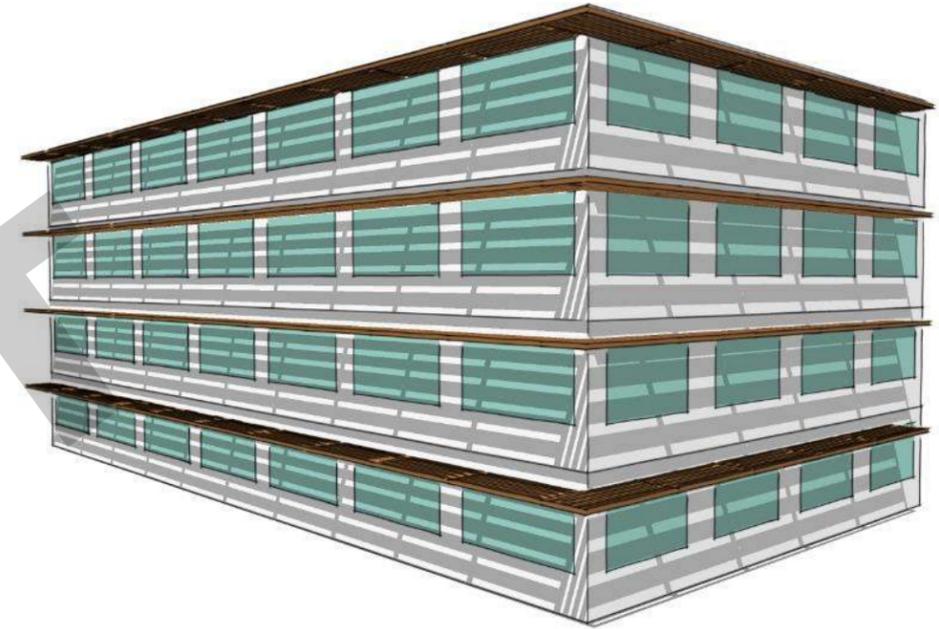
CLIMATE CHANGE





Passive Design

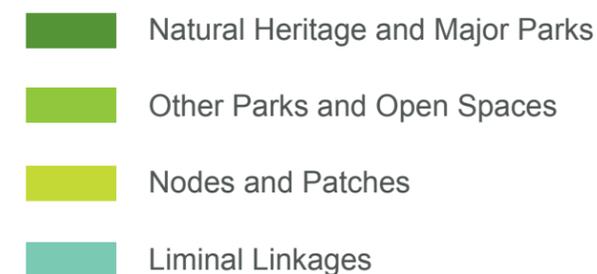
- Discourages reliance on mechanical systems for heating, cooling and lighting
- Harnesses naturally occurring phenomenon without compromising the public realm
- Design of buildings incorporate energy efficiency considerations:
 - High-performance building envelopes e.g. building orientation and shape
 - Building design free of thermal bridges
 - Air sealing/tightness - to prevent heat from escaping
 - Thermal mass - materials that absorb heat and release slowly
 - Shade devices on west and south elevations
 - Natural ventilation - operable windows where possible
 - Day-lighting
 - Passive solar heating - windows should not exceed 50% of facade, sill height
 - Technology - light/people sensors





Biodiversity

- The following will be required to ensure a biodiverse Port Lands:
 - Protecting, restoring and enhancing **natural heritage features** and Environmentally Sensitive Areas
 - Creating new, connected natural areas and greenways and **net environmental gains** associated with Environmentally Sensitive Areas
 - Integrating **larger, naturalized plantings and/or habitat** as a component of the design for larger parks and open spaces
 - Creating **liminal linkages and wildlife corridors** to support wildlife movement in public streets and by retaining decommissioned rail corridors as landscape features
 - Providing a series of **nodes and patches** at the site level (e.g. retention or replacement of existing natural cover)
 - Ensuring **buildings contribute to biodiversity** through measures such as biodiverse green roofs and green walls
 - Providing dedicated spaces within new communities and physically separated from natural areas for **dog off-leash areas**
 - **Sensitive** exterior site lighting, street lighting or lighting





LINEAR + GREEN INFRASTRUCTURE

MUNICIPAL SERVICES



WATER AS A RESOURCE

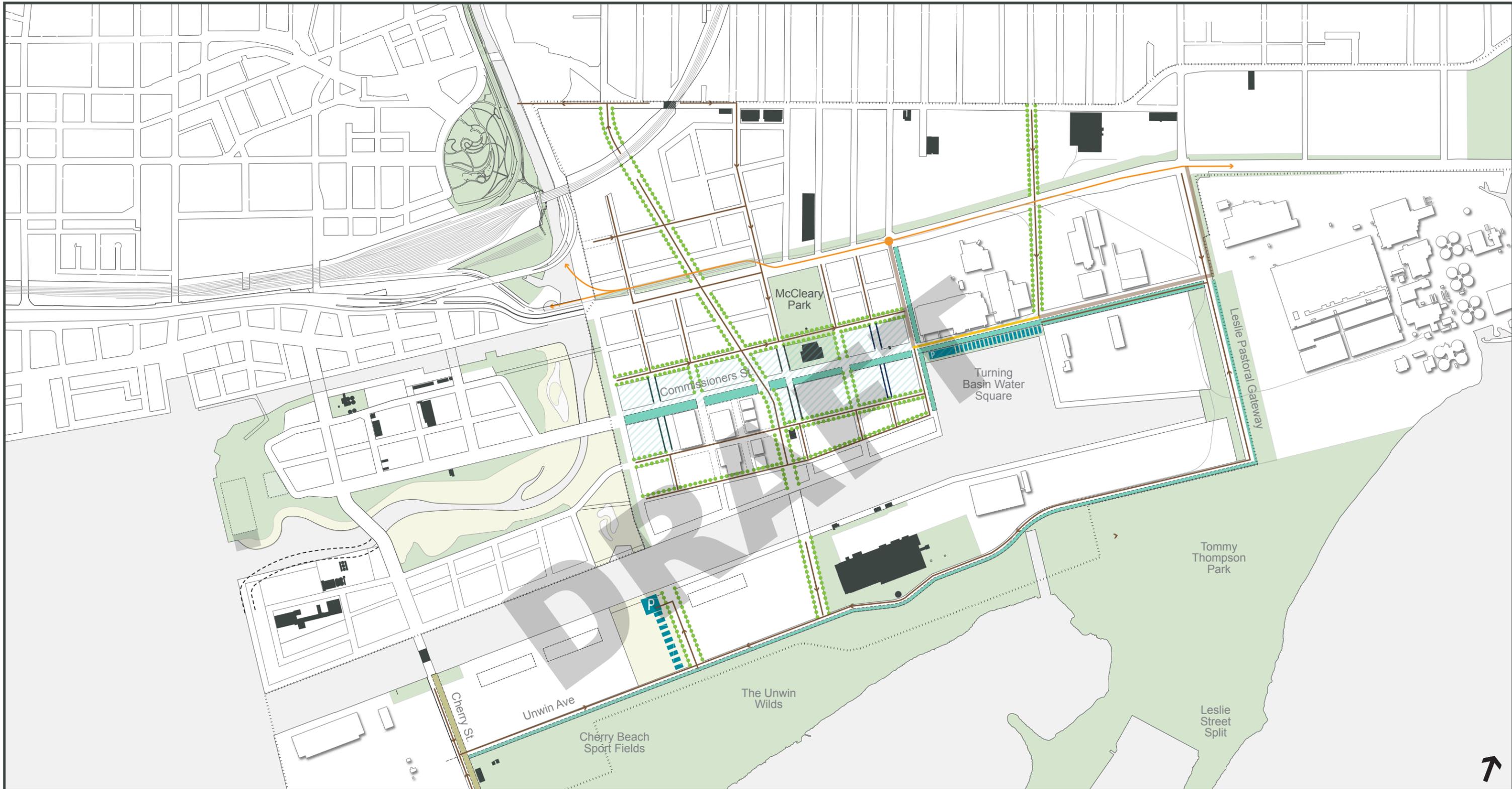


HYDRO TRANSMISSION



PROTECTING FOR THERMAL
NETWORKS AND SMART
CITY INFRASTRUCTURE

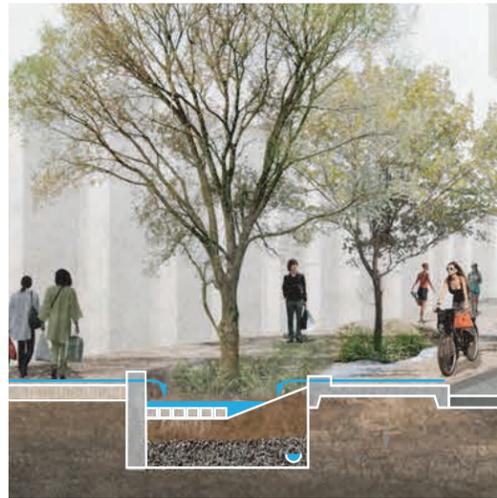
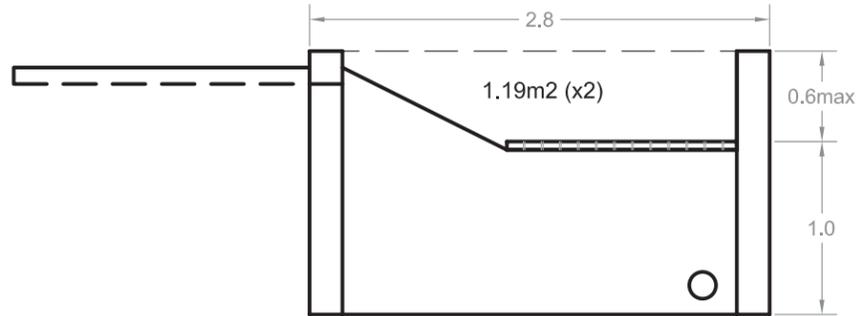




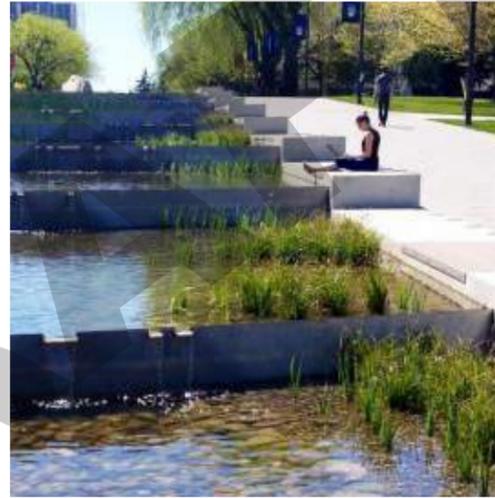
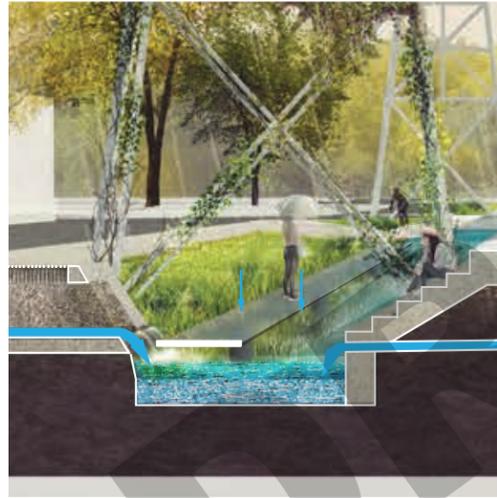
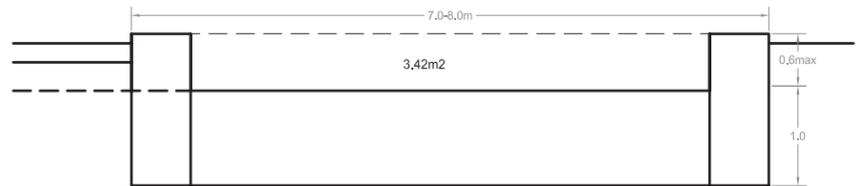
Water as a Resource

- | | | | |
|--|---|--|--|
|  Open Channels |  Stormwater Quality Treatment Facility |  Pilot Area | External Stormwater Servicing |
|  Open Channel and Sand Filter |  Passive Treatment Opportunities | |  Box Culverts |
|  Urban Bioswales |  Storm Sewers | |  New 1950mm Sewer |
|  Hardscape Channel |  Pumping Station | |  Inner Harbour Tunnel |
| | | |  WWF Connection Point to Inner Harbour Tunnel |

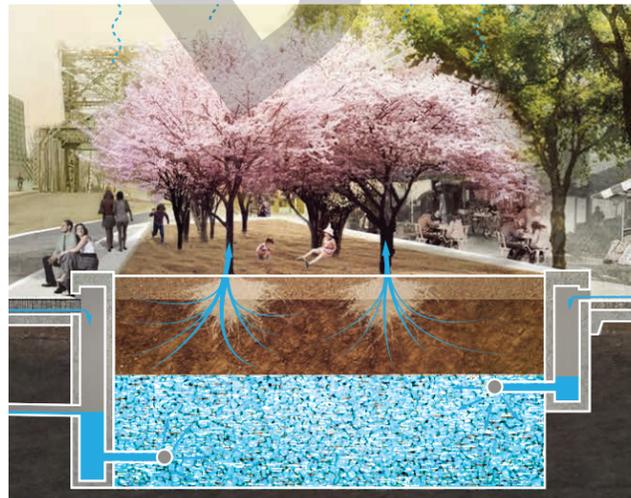
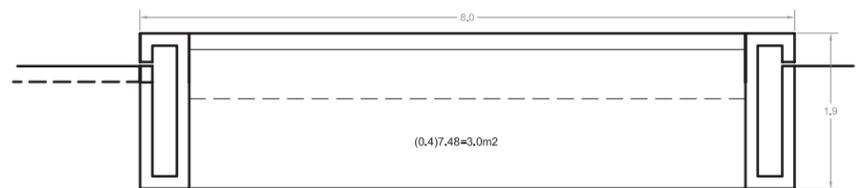
Urban Bioswales



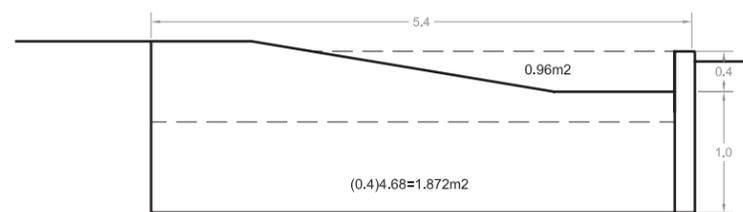
Commissioners Open Channel



Open Channel and Sand Filter



Unwin Channel/Swale





EARLY ACTIVATION



Pioneering Cultures:

1. Polson Point
2. Bascule + Maritime Hub
3. Salt Stages
4. Hearnfront
5. Turning Basin

A network of complementary sites bound together and accessed by water which could host temporary events and cultural activations to signal a new vitality in the Port Lands.



Pioneering Landscapes:

1. Lower Don Estuary
2. The Greenway
3. Water's Edge
4. Unwin Wilds
5. Leslie Green Portal

5 Pioneering Landscapes continue the gradual evolution of a 50-year-in-the-making natural urban oasis.



DRP CONSIDERATION

Retail and Animation Strategy

- Priority and Secondary Retail Frontages
- Water's Edge Animation Areas

Identity and Character of the Port Lands

- Setting Port Lands apart from the City
- Global models snapshot

East-West Connections

- Recognizes Lake Shore Boulevard
- Protecting for additional pedestrian bridges/connections

Sustainability and Ecology

- Net Zero and Passive Design
- Biodiversity

Relationships to Adjacent Areas

- Keating Precinct
- Unilever and South of Eastern

Built Form Directions

- Emphasis on the River and other character defining features
- Other parameters