



VILLIERS ISLAND PRECINCT PLAN

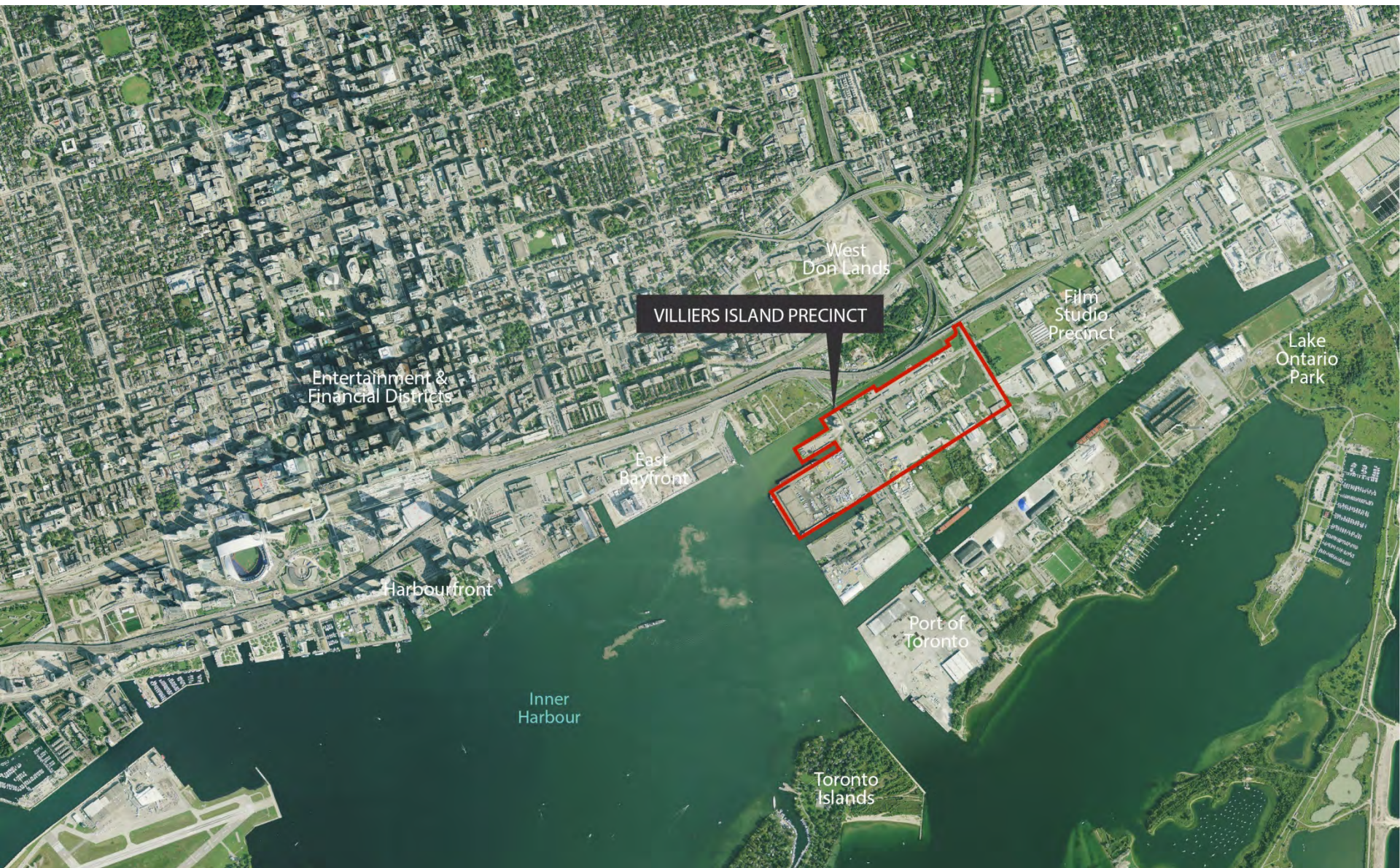
November 14, 2015 – Public Consultation



Villiers Island: Today's Presentation

1. Introduction & Update
2. The Vision for Villiers Island
3. A Day on Villiers Island
4. Plan Frameworks & Built Form
5. Making It Happen: Implementation

Where is Villiers Island?



From an Industrial Quay



COUSINS QUAY



LIFT BRIDGE

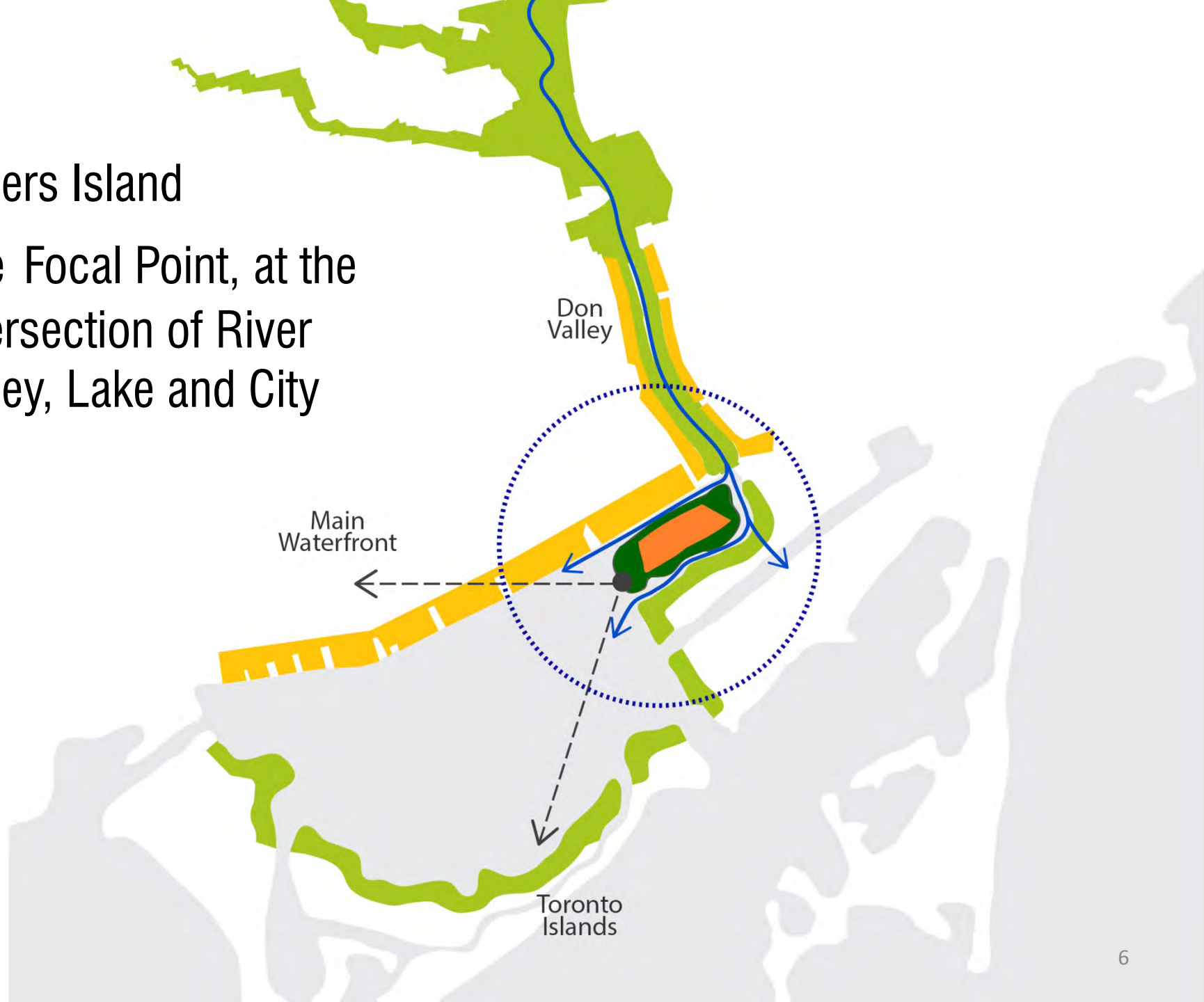
..... to a New Island Community on Toronto's Waterfront



Villiers Island will evolve from an industrial port to a connected and complete island community with great parks and open spaces along four distinct water's edges.

Villiers Island

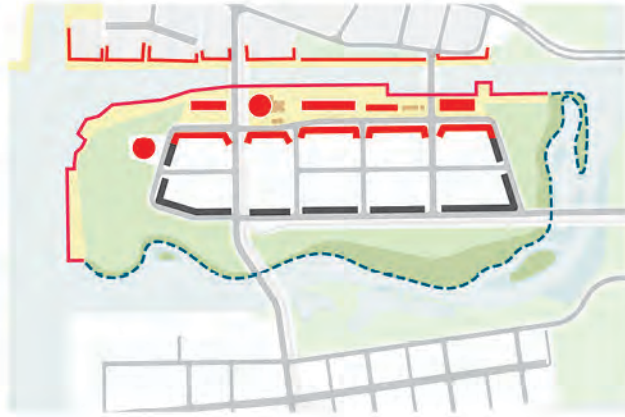
The Focal Point, at the Intersection of River Valley, Lake and City



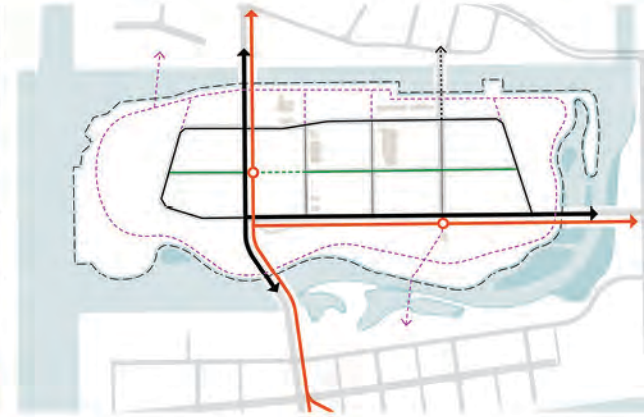
An Island with Varied Water's Edges



A Central Living Room



A Connected Island



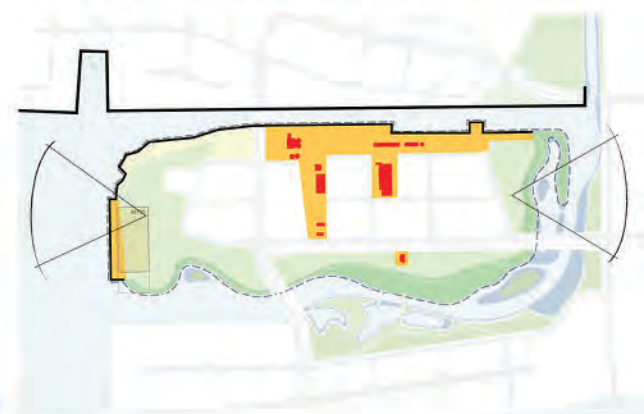
A Complete Island



A Destination Island



An Island with History



Precinct Plan Guiding Principles

- 01 Animate and **activate the water's edges**
- 02 Create a network of **spectacular open spaces** and waterside parks
- 03 Provide for a catalytic opportunity which **reinforces the Island as a regional destination**
- 04 Reinforce the Island as a **gateway to the Port Lands districts**
- 05 Celebrate the area's **industrial heritage, character and legacy** through appropriate conservation
- 06 **Prioritize transit, pedestrian and cycling** infrastructure to, from and within the Island
- 07 Plan for a **diverse, mixed-use and inclusive community** with a range of affordable and family-oriented housing opportunities
- 08 Provide a **variety of building forms** to support a comfortable and inviting public realm, and establish a distinct skyline
- 09 Develop an innovative model for a **sustainable urban community** and demonstrate excellence in community design
- 10 Ensure that the precinct plan, and supporting infrastructure are **viable and implementable**

The Precinct Plan

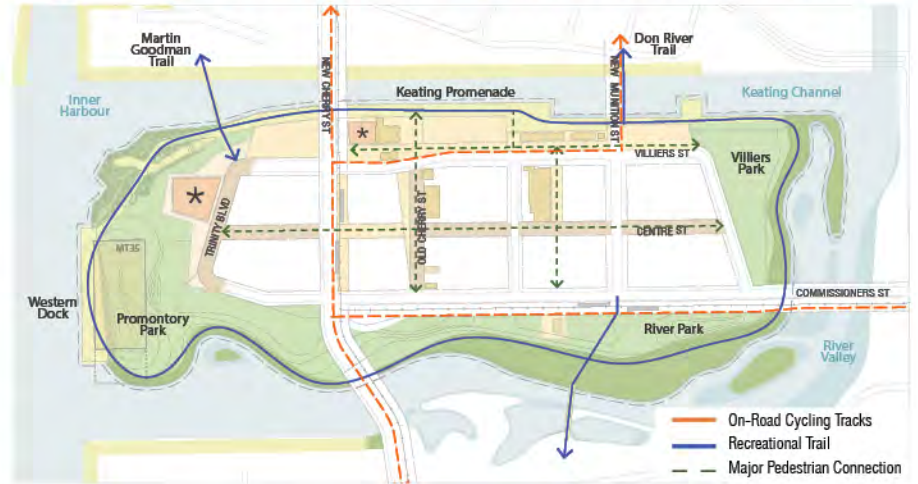


Plan Frameworks

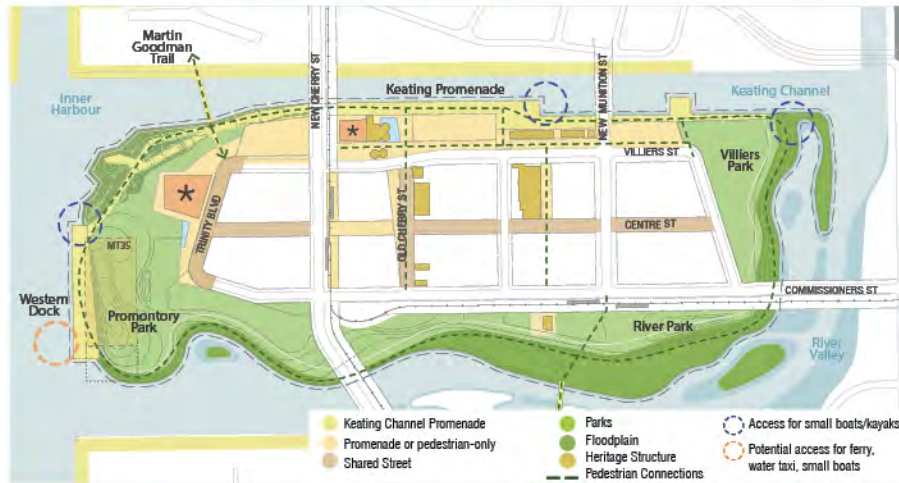
Mobility & Access



Cycling Network & Recreational Trails



Parks & Open Spaces



Activity & Uses



Built Form Principles

- 01 Create a **varied and dynamic** built form that contributes to the city and Port Lands skyline
- 02 Reinforce **distinct character areas** and places in the Island
- 03 Contribute to **spectacular and comfortable all-season** parks, open spaces and destinations
- 04 Design the built form to **frame and animate** streets, parks and open spaces and respond to water edge conditions
- 05 Maintain and **celebrate the built, cultural and natural heritage** of the Island and surrounding Port Lands
- 06 **Showcase views** to the water and industrial landmarks
- 07 **Position taller buildings** in strategic locations to optimize proximity to transit nodes, define gateways and frame major open spaces, and create comfortable micro-climate conditions

Built Form

Looking north-east



Built Form

Looking south-west



Built Form

Heights



c- potential commercial building

Many Experiences within a 5 Minute Walk

4 distinct waterfronts • living • working • shopping • walking • transit • culture • school
community centre • industrial heritage • promenade • recreational boating • nature trails
parks • plazas • vistas views

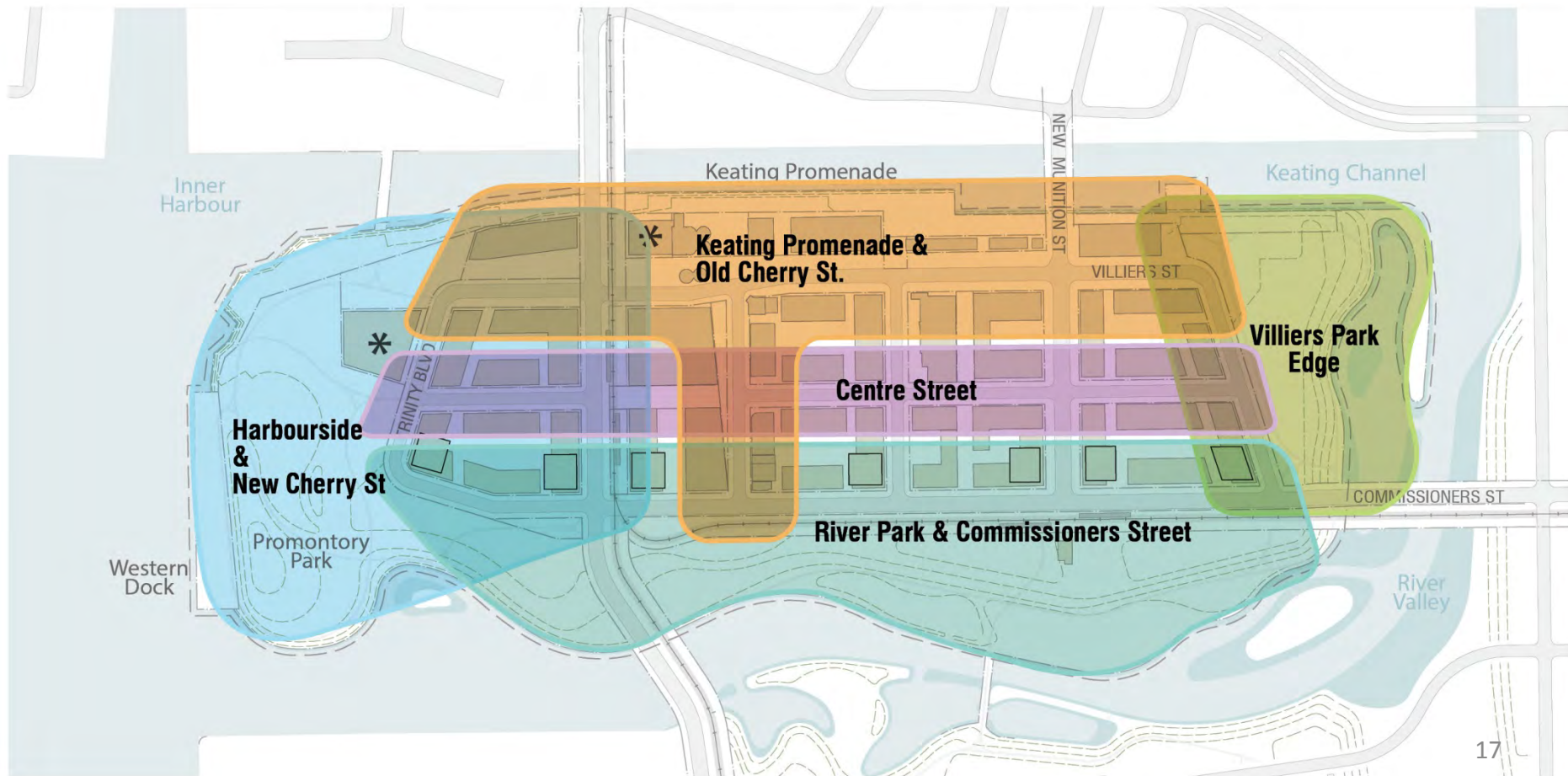


A light gray map of the Seychelles archipelago is shown in the upper half of the slide. A small island, Villiers Island, is highlighted in a solid blue color. The map shows the outlines of the main islands and the surrounding water.

A DAY ON VILLIERS ISLAND

Character Areas

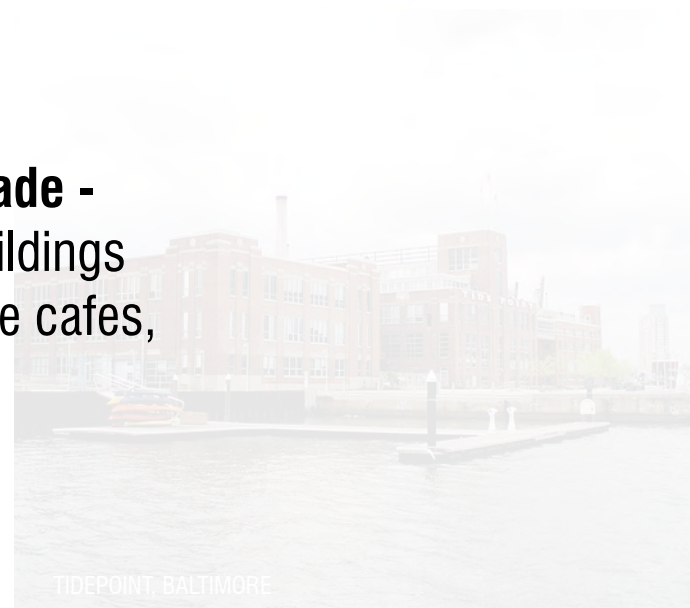
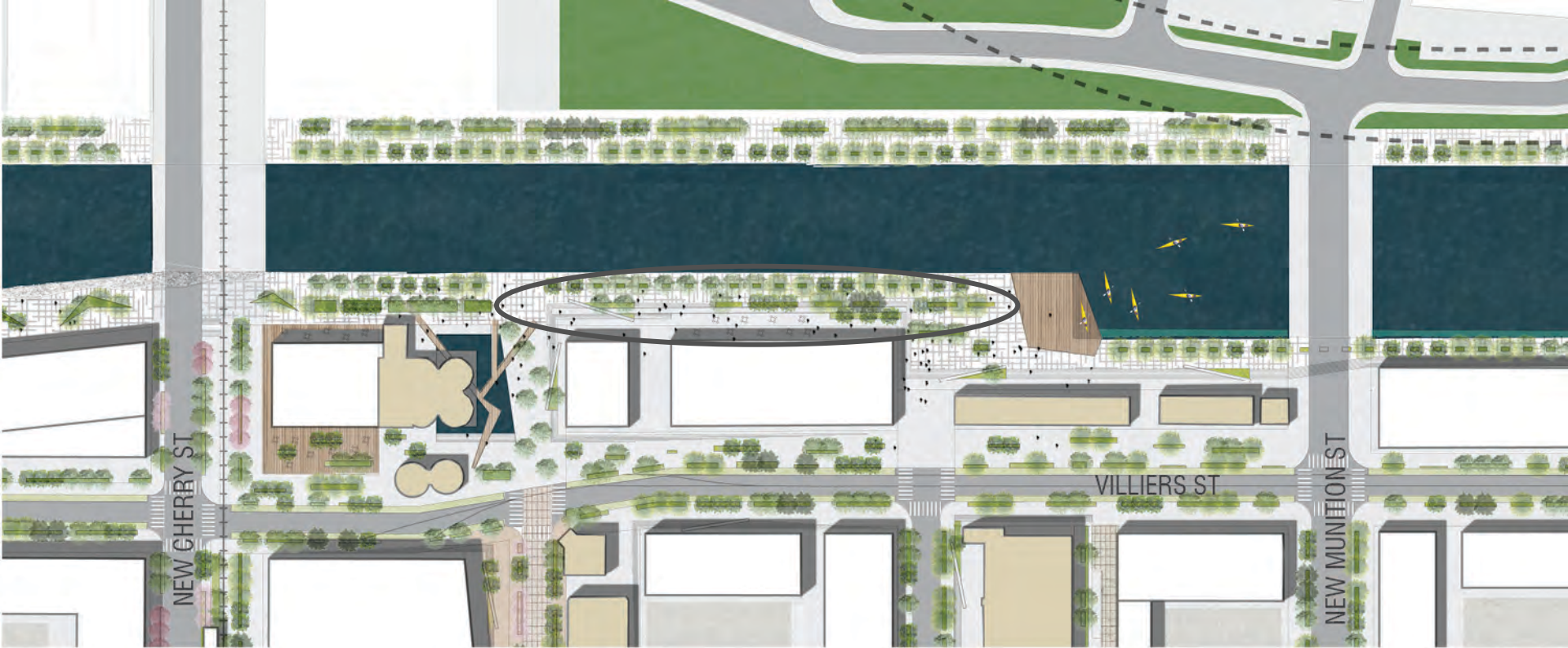
5 Character areas create a distinct sense of place in the Island, celebrating the island's different natural, historic and urban landscapes



The Keating Channel & Villiers Street

The island's main 'living room' – an interesting place for people to gather, eat, shop and relax along the northern historic edge





A channel-side promenade -
with new and historic buildings
and a series of water-side cafes,
patios and plazas

HAFENCITY, HAMBURG

CHICAGO, IL

TIDEPOINT, BALTIMORE

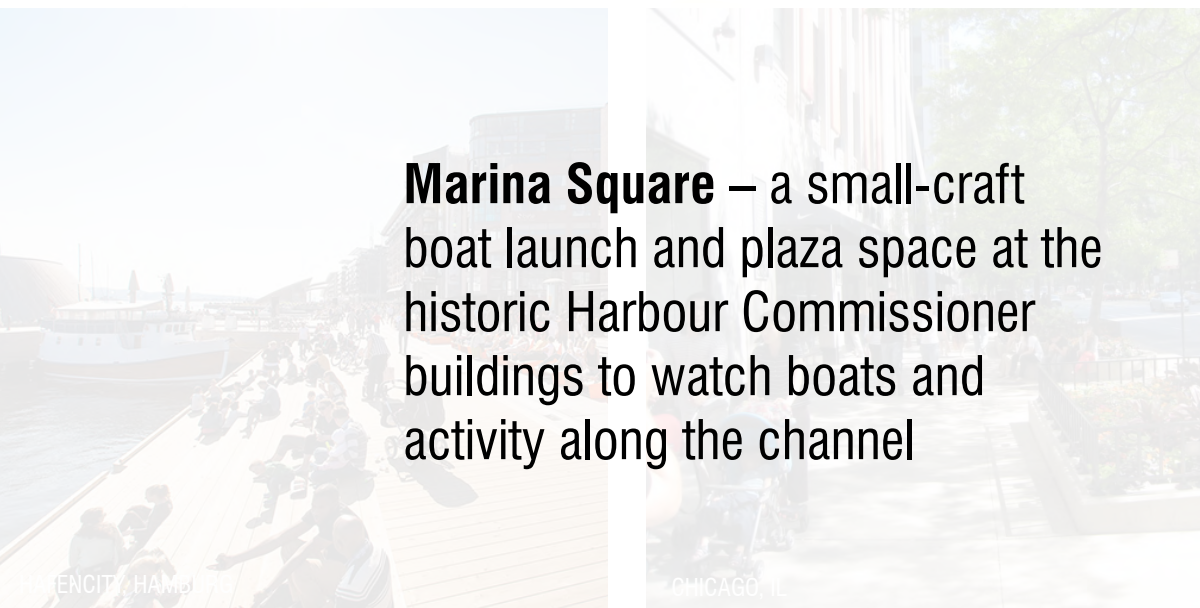


Villiers Street – a main retail spine with a wide pedestrian promenade along the northern edge





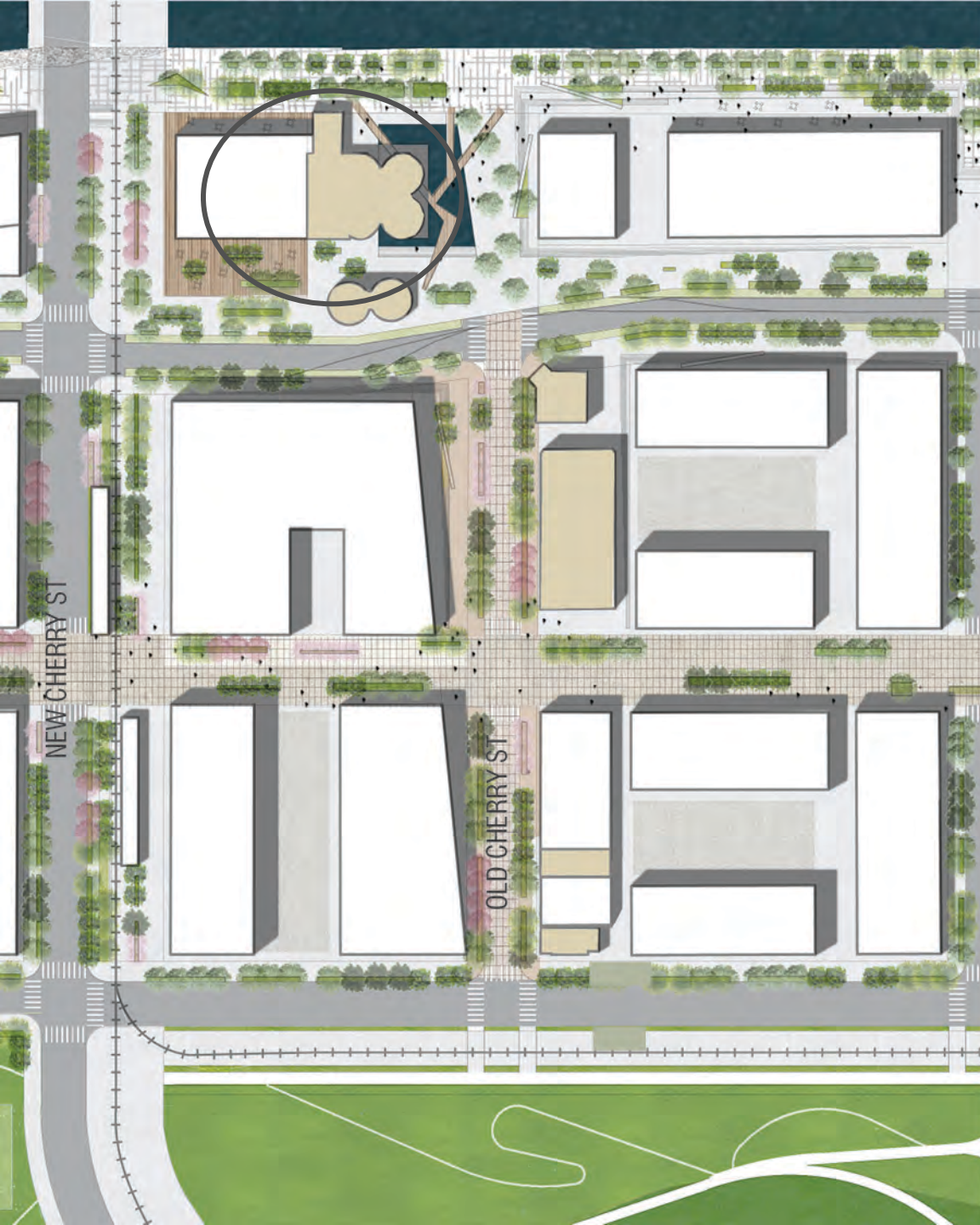
Marina Square – a small-craft boat launch and plaza space at the historic Harbour Commissioner buildings to watch boats and activity along the channel



Old Cherry Street

The historic corridor at the heart of the island, with a mix of old and infill buildings with employment and commercial uses

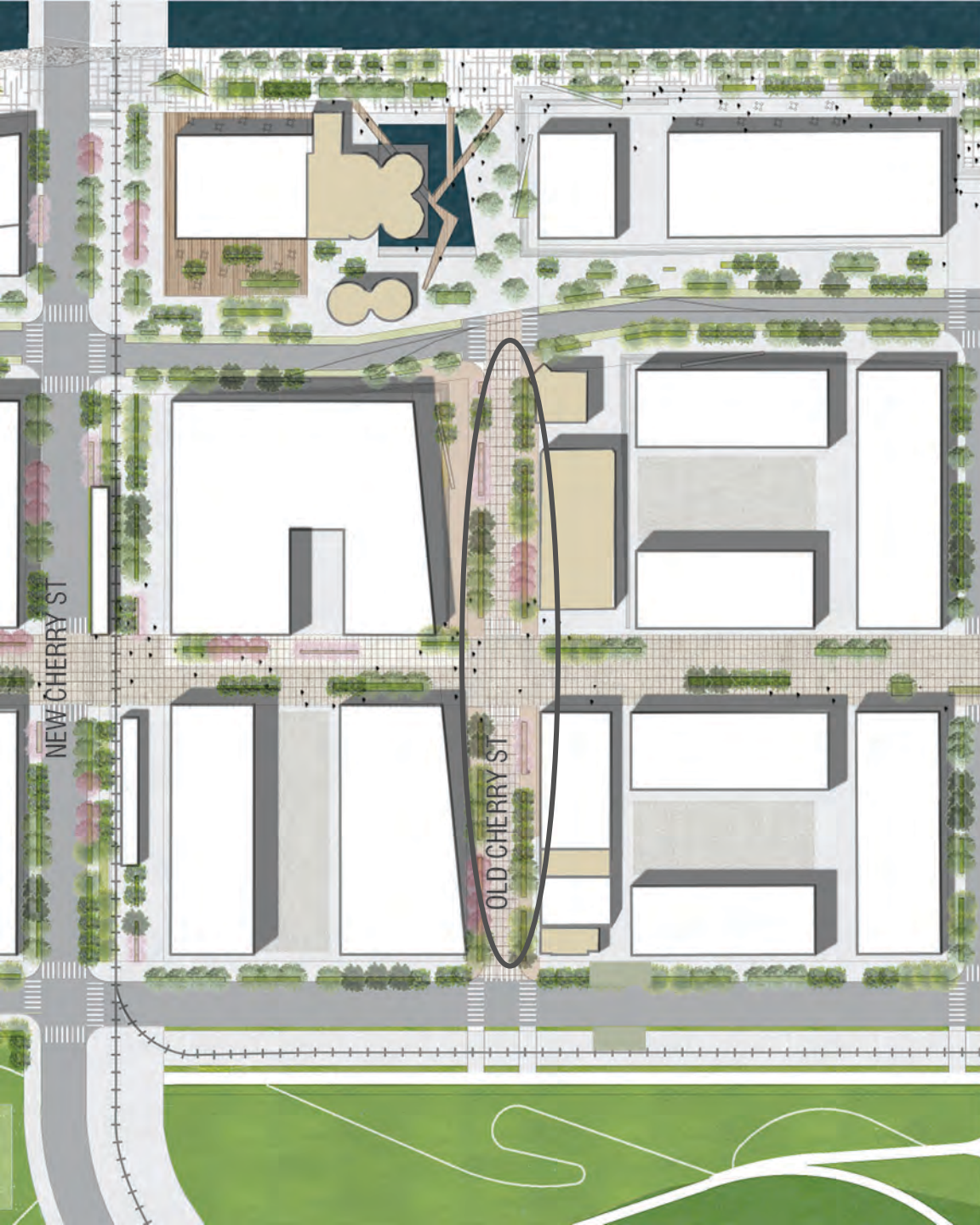




Community Catalytic Use & Silos Square – with an innovative water garden and industrial-type boardwalks and walkways connecting to Old Cherry Street

DISTRICT, TORONTO





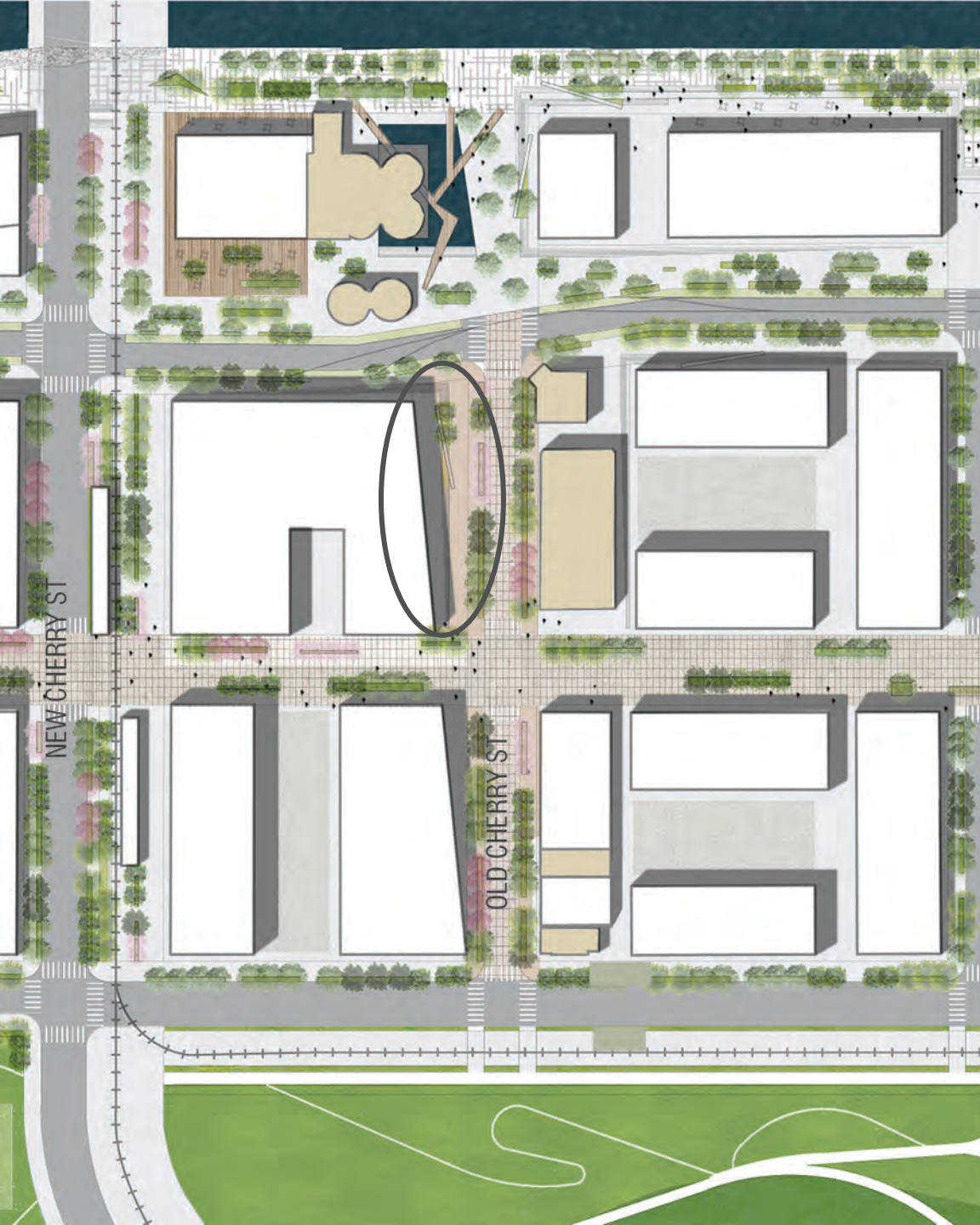
Old Cherry Street –
a pedestrian-priority street with
historic and infill buildings,
repurposed with new
commercial and employment
uses



DISTILLERY DISTRICT, TORONTO



LONDON, UK

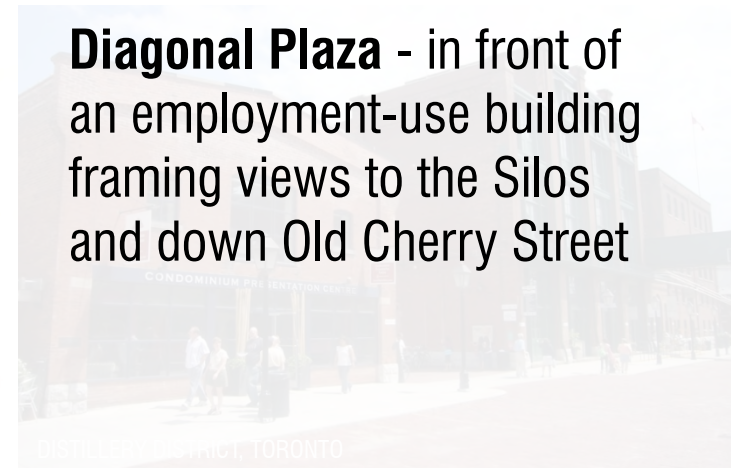


MONTREAL, QC



AUGSBURG, GERMANY

Diagonal Plaza - in front of an employment-use building framing views to the Silos and down Old Cherry Street



DISTILLERY DISTRICT, TORONTO



LONDON, UK

Harbourside

The island's lively western end – a destination on Toronto's waterfront, anchored by Promontory Park and the Catalytic Use.





Catalytic Use –
A large-scale waterfront public use and regional destination to draw people to Villiers Island

ERIE PLAZA, MILWAUKEE





Overlook Plaza and Promontory Park –
A large waterfront park with a special edge connecting Trinity Boulevard into the park



ERIE PLAZA, MILWAUKEE



BROOKLYN BRIDGE PARK



HAFENSTADT HAMBURG

Promontory Park – Western Point

A place for people to gather
and enjoy amazing views
across the lake to the city



BROOKLYN BRIDGE PARK

Precinct Alternate Plan

Alternate plan to maintain historic Marine Terminal #35 building



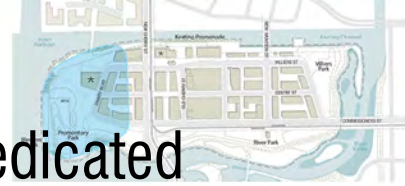
MARINE TERMINAL #35

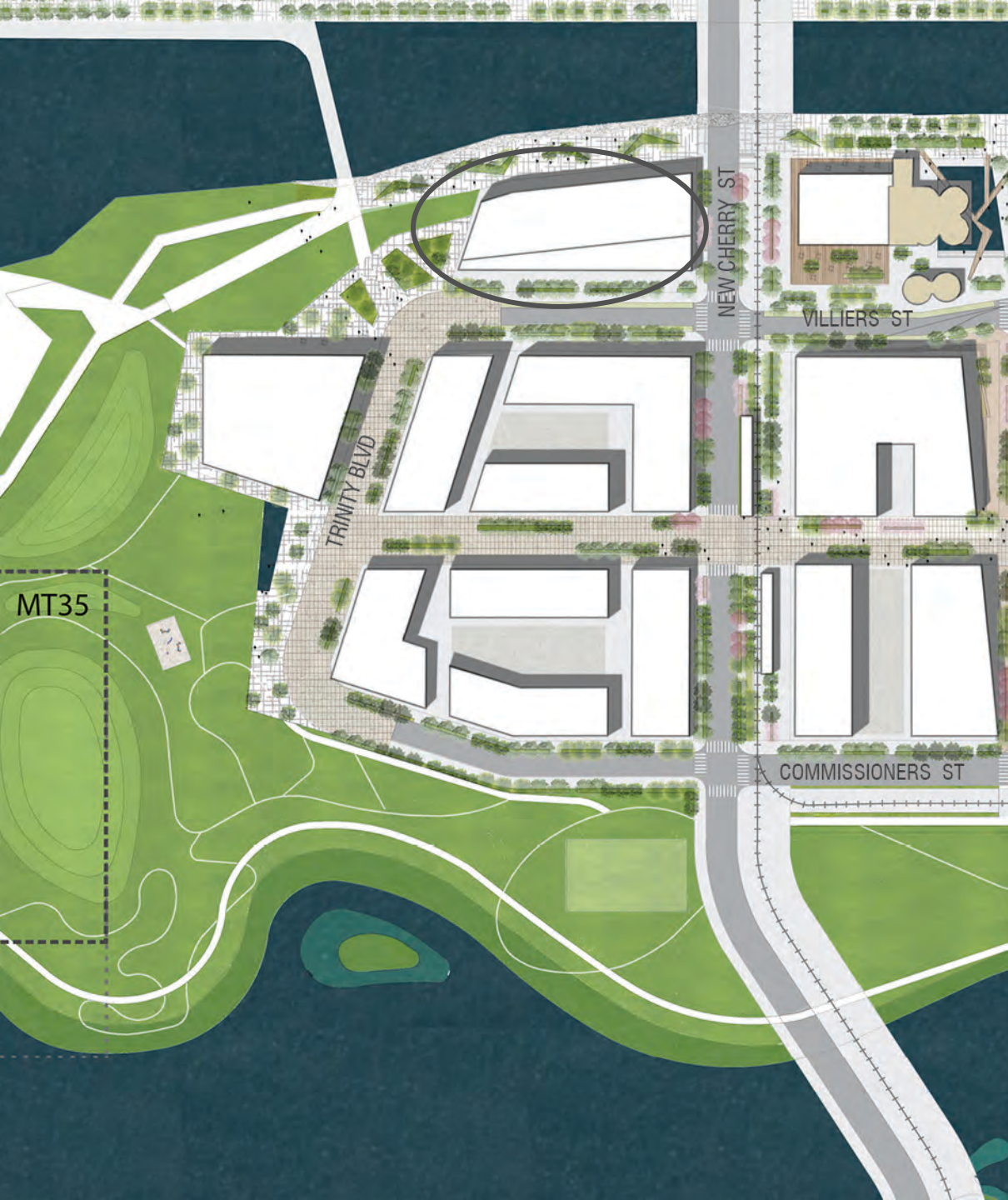


MARINE TERMINAL #35 & WESTERN DOCK

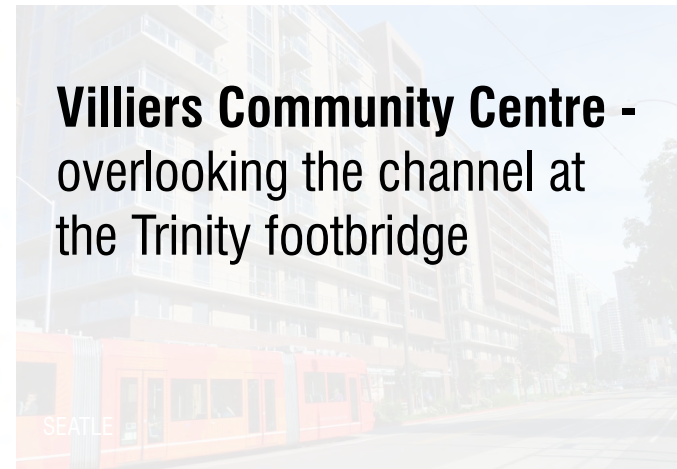
New Cherry Street

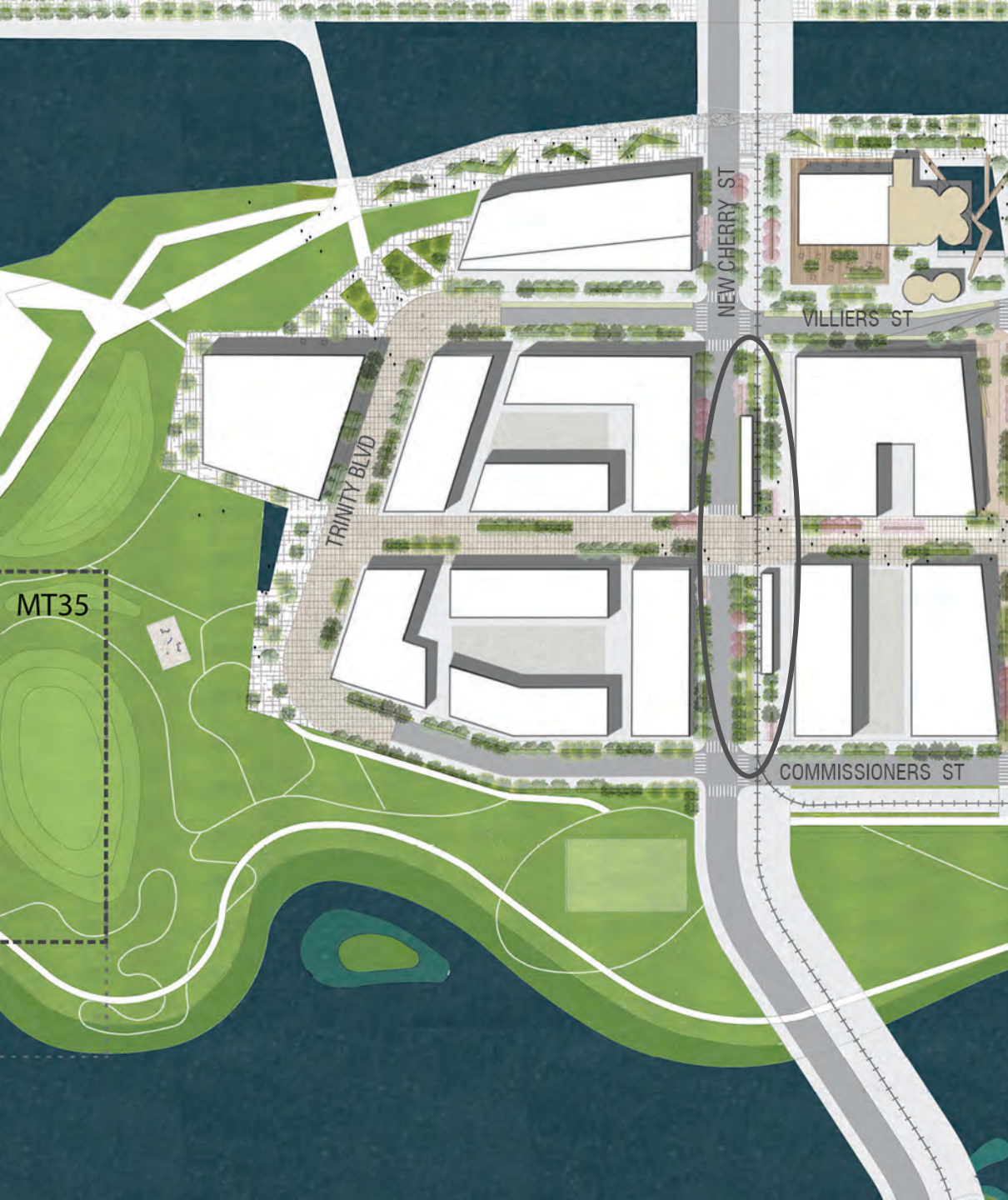
The main gateway and point of arrival to the Island, with dedicated Transit and bike lanes and a wide public boulevard. The focus for commercial and employment related activities.





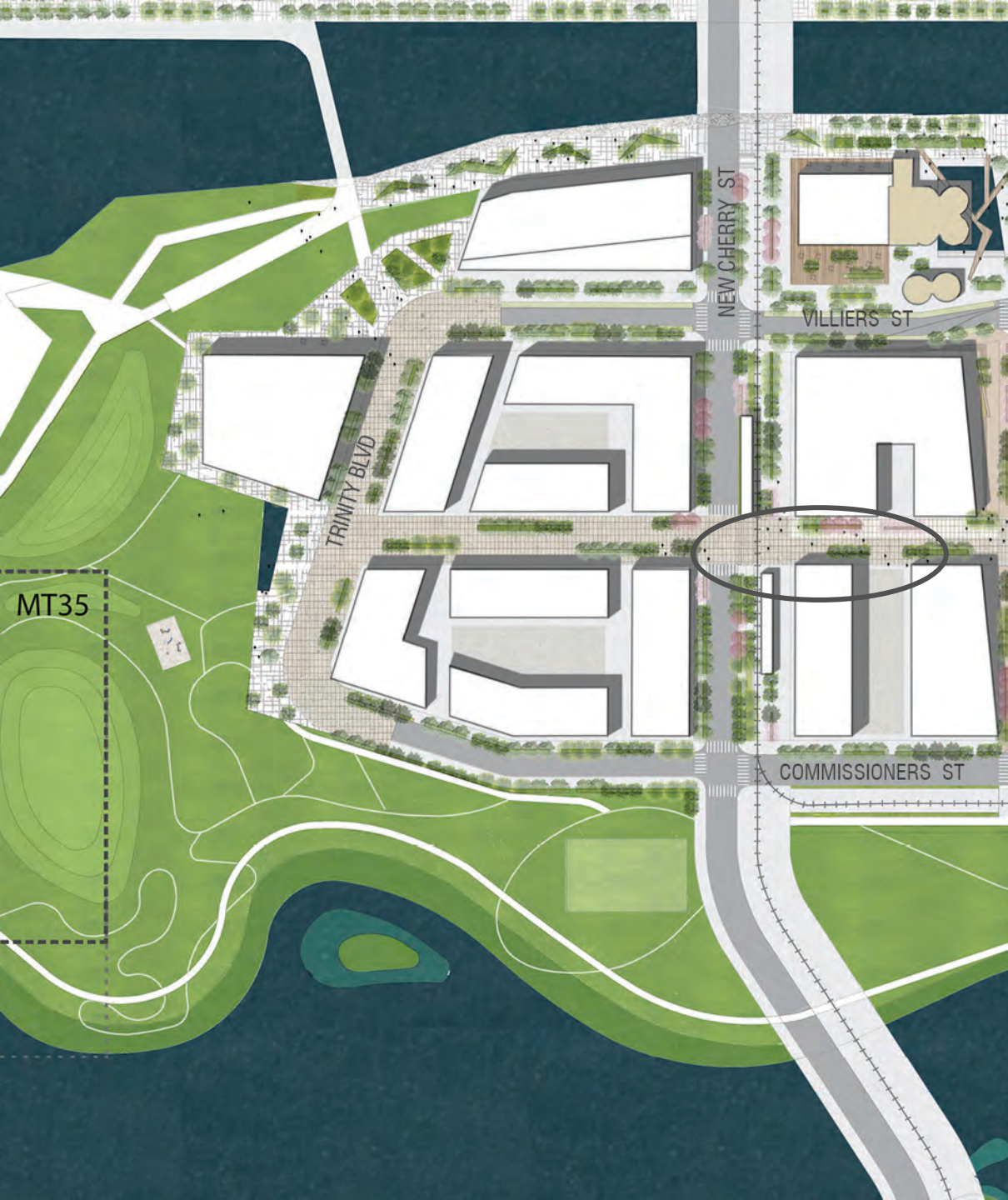
Villiers Community Centre -
overlooking the channel at
the Trinity footbridge





New Cherry Street corridor
– A wide boulevard with dedicated transit, bike lanes and pedestrian space, lined with mid-rise and taller buildings





New Cherry Street Transit Plaza at New Cherry Street and Centre Street – a moment of arrival and pedestrian activity



River Park & Commissioners Street



A transit-focused boulevard connecting into the Port Lands with taller buildings overlooking the naturalized river valley





Commissioners Street – a wide boulevard lined with dedicated transit and cycling and walking pathways along River Park



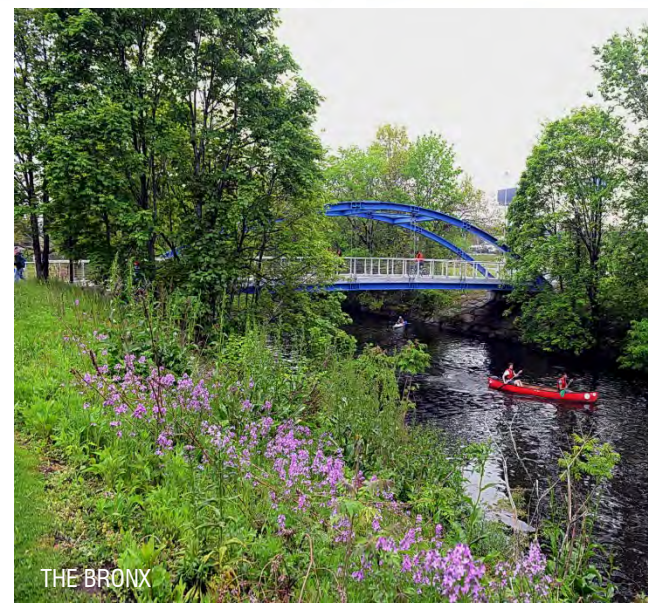
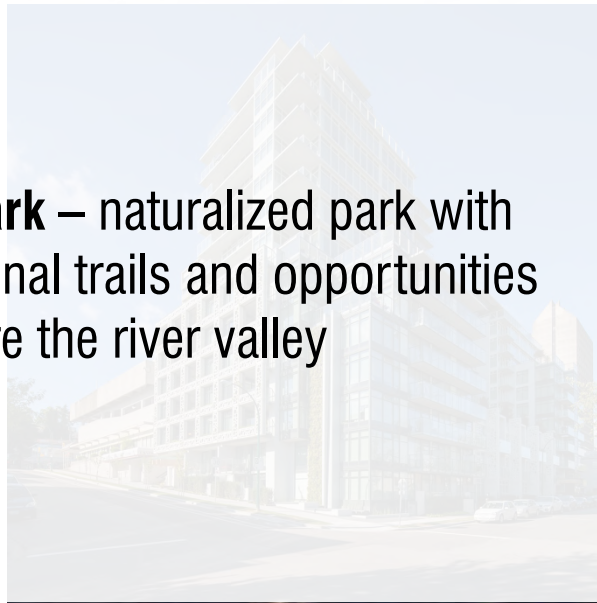


VANCOUVER, BC

**Buildings lining
Commissioners Street and
River Park** – mid-rise and
taller buildings lining the
street with views across the
river valley



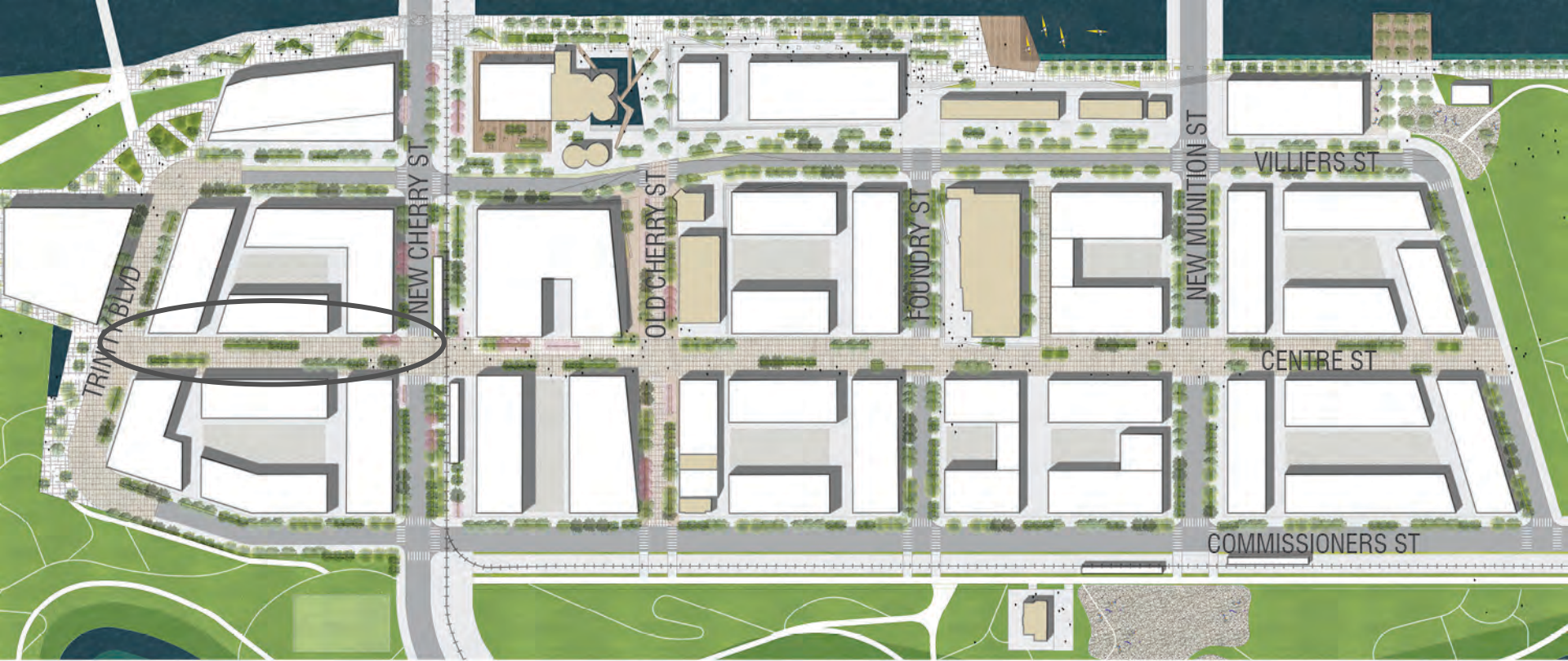
River Park – naturalized park with recreational trails and opportunities to explore the river valley



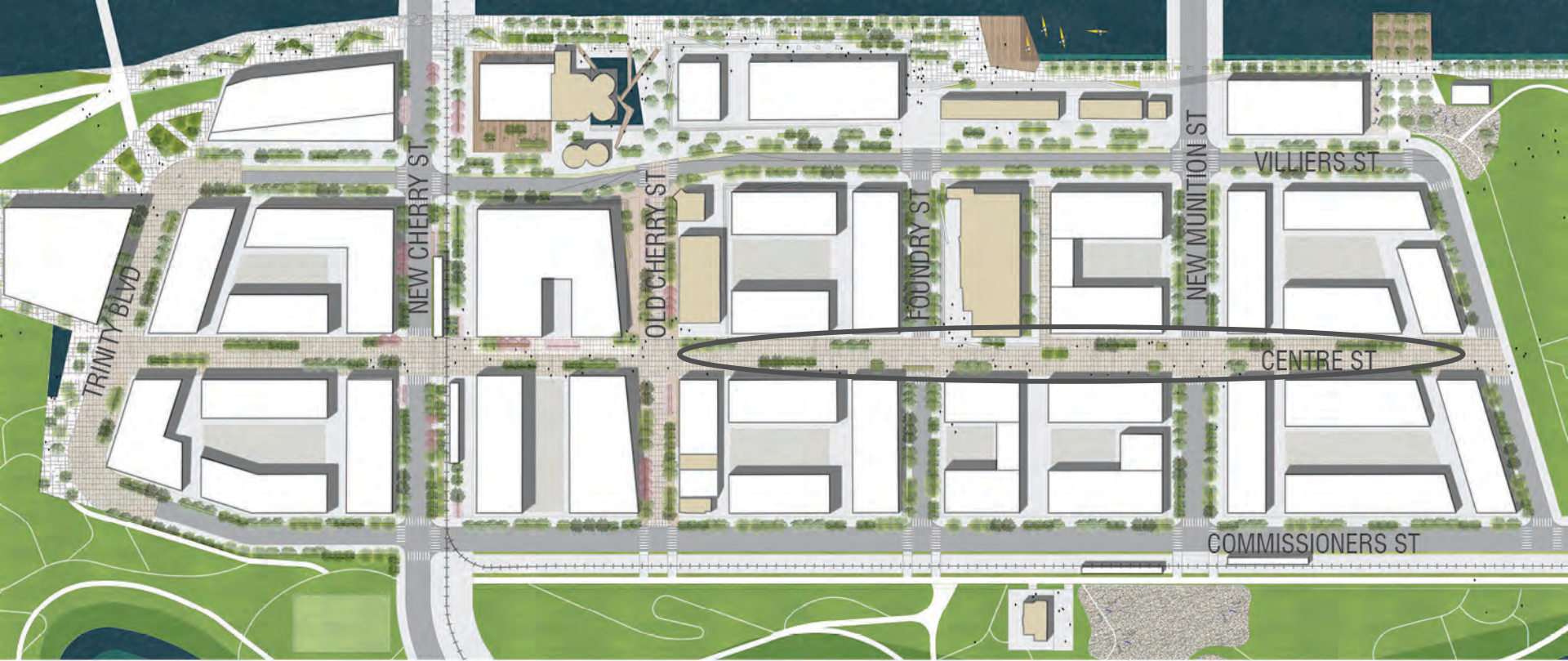
Centre Street

An intimate residential tree-lined walking street for Villiers residents to stroll through the island





Centre Street, west of New Cherry Street – pedestrian-focused area with a mix of activities and access to Promontory Park



Centre Street –east of
Cherry Street, a place for
sitting and strolling through
the island



JERUSALEM



PARIS

Villiers Park

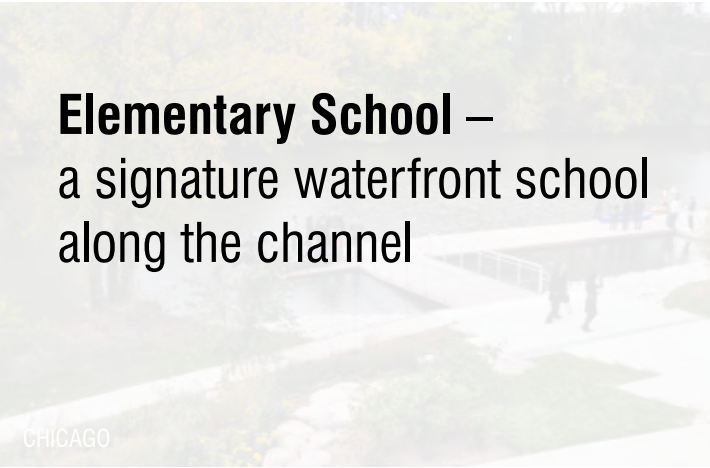
The hub for the local community with an elementary school, playing field and play space





PARIS

Elementary School – a signature waterfront school along the channel



CHICAGO



Kayak and Canoe Launch –
a small-boat launch pad to
explore the area from the
water





Villiers Park – A park for the local community with a playing field and playground

CHICAGO



NEW YORK, NY



A light gray map of the United States is shown in the background. The Northeast region, including parts of New England and the Mid-Atlantic states, is highlighted in a solid blue color. The text "MAKING IT HAPPEN: IMPLEMENTATION" is overlaid on the map in a bold, blue, sans-serif font.

MAKING IT HAPPEN: IMPLEMENTATION

Timeline: From Plan to Build Out



*Subject to Funding