

THE VISION

Villiers Island will be transformed into a remarkable new community located at the convergence of the re-naturalized mouth of the Don River, the Inner Harbour and the historic Keating Channel. Villiers Island will evolve from an industrial port to a connected and complete community with great parks and open spaces along four distinct water's edges.

As the gateway to the Port Lands, Villiers Island will become significant as a regional destination and distinct as a sustainable community. Villiers Island will offer a new kind of island experience on Toronto's waterfront for people living, working, shopping, exploring and relaxing. The transformation of the Island will celebrate and build on the area's industrial and natural heritage and provide a contemporary model for sustainable city-building.



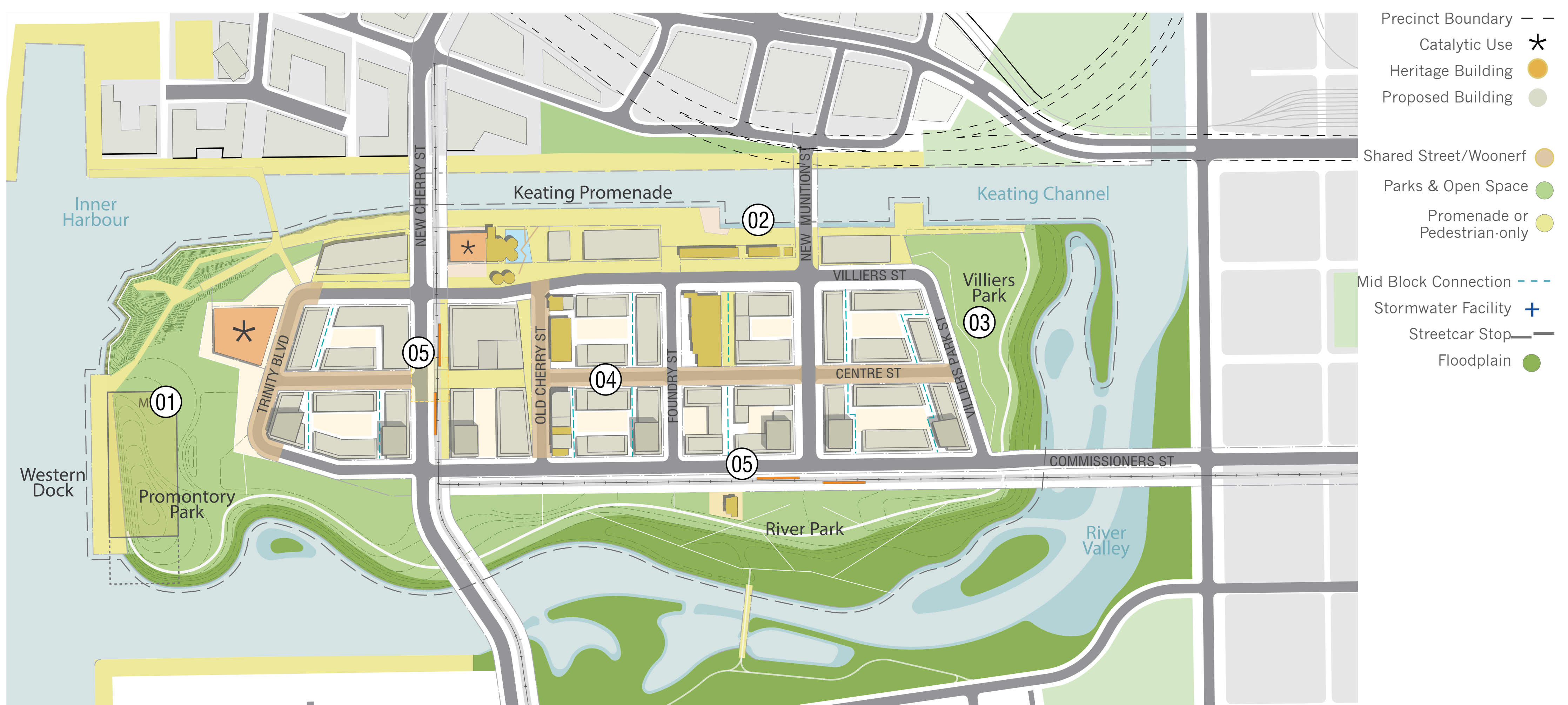
Guiding Principles for the Precinct

The Guiding Principles build on the policies of the Central Waterfront Secondary Plan, advance the vision for the Precinct and provide a framework for the design and development of Villiers Island.

- 01 **Animate and activate the water's edges** to provide a variety of memorable experiences and continuous public access along the river, harbour and channel edges
- 02 **Create a network of spectacular open spaces and waterside parks** to serve the local precinct community, city and region
- 03 **Provide for a catalytic opportunity** that reinforces Villiers Island as a regional destination
- 04 **Reinforce Villiers Island as a gateway** to the Port Lands districts
- 05 **Celebrate the area's industrial heritage** character and legacy through appropriate conservation
- 06 **Prioritize pedestrian, cycling and transit infrastructure to, from and within Villiers Island** by providing connected pedestrian and cycling networks and optimizing planned transit infrastructure
- 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**

PLAN OVERVIEW

The proposed development framework takes inspiration from the Island's industrial, heritage and urban context. A continuous skirt of waterfront parks will wrap around the water's edges, showcasing the island's diversity. Three east-west streets and multiple north-south streets will create ten development blocks, providing for a lively and memorable mixed-use waterfront community.



- 01 Promontory Park and the Catalytic Use** will mark the Island's western edge, overlooking the Inner Harbour with exceptional views to and from the downtown. This will become one of Toronto's landmark waterfront destinations.
- 02 The Keating Channel Promenade and Old Cherry Street** will form the Island's main 'living room' - with active and animated uses along the historic channel. This vibrant heritage cluster will celebrate the Island's industrial port legacy and become a gathering space.
- 03 Villiers Park** will mark the eastern end of the Island, and become a hub for the local Villiers community with a school, active recreation, and connection to River Park and the naturalized river valley.
- 04 Centre Street** will run through the heart of the community and connect the Island's key attractions, including the Catalytic Use and Promontory Park to the west and Villiers Park to the east. This will be a pedestrian-friendly curbsless street with a predominately residential neighbourhood character.
- 05 New Cherry Street and Commissioners Street** will provide the primary circulation and transit corridors to, from, and through the Island, connected to pedestrian-focused streets and a network of multi-use trails and water-based transportation.

Built Form Principles for the Precinct

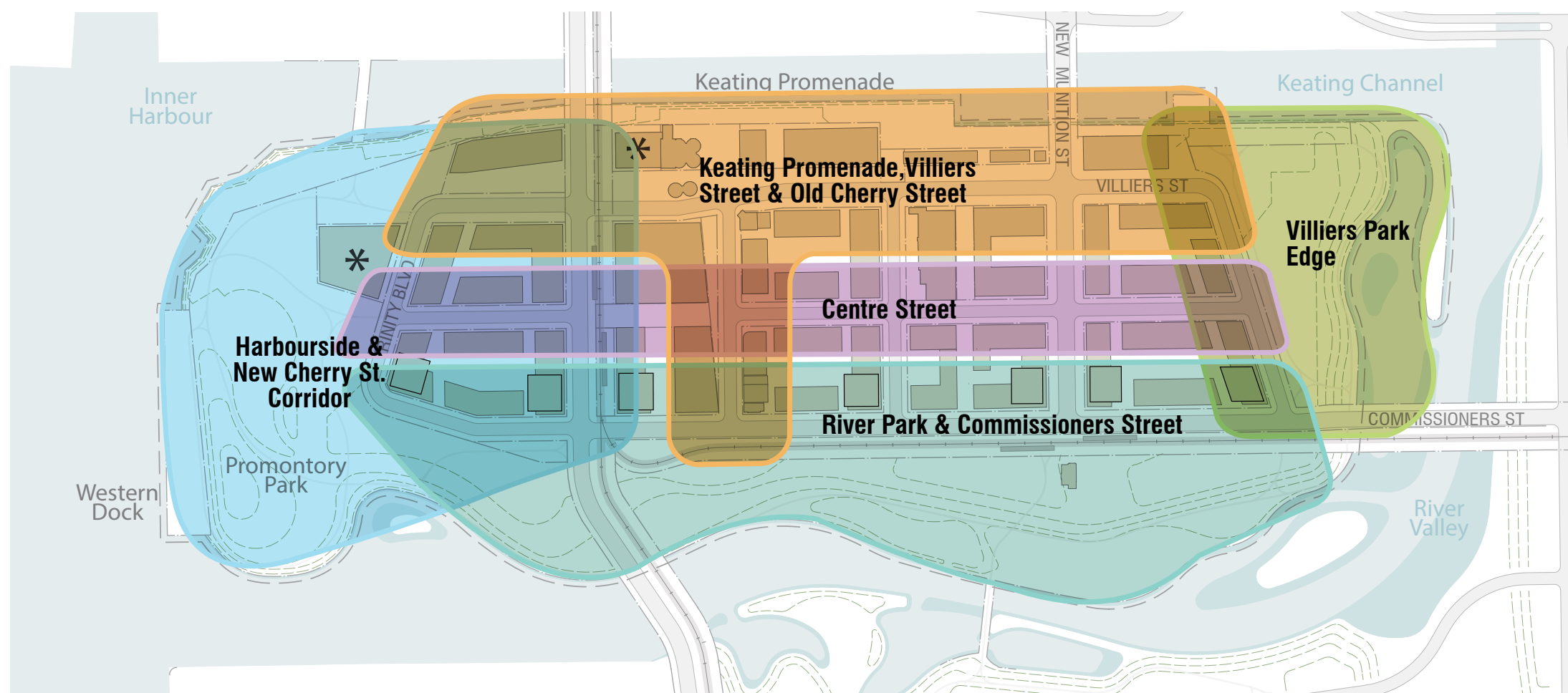
Following the direction of the Central Waterfront Secondary Plan, the predominant built form in Villiers Island will be at a mid-rise scale. Taller elements will be located only in select locations, and must reflect design excellence and earn the sky through the protection of views and sunlight.



- 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 the water's 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

A WALK THROUGH THE ISLAND

At the intersection of the river, city and lake, Villiers Island will be one of the jewels on Toronto's waterfront, offering a special island experience. Villiers Island will consist of a variety of character areas, highlighting different place-making opportunities.



CHARACTER AREAS

- Keating Promenade & Old Cherry Street
- Harbourside & New Cherry Street
- River Park & Commissioners Street
- Villiers Park Edge
- Centre Street



CHARACTER AREA

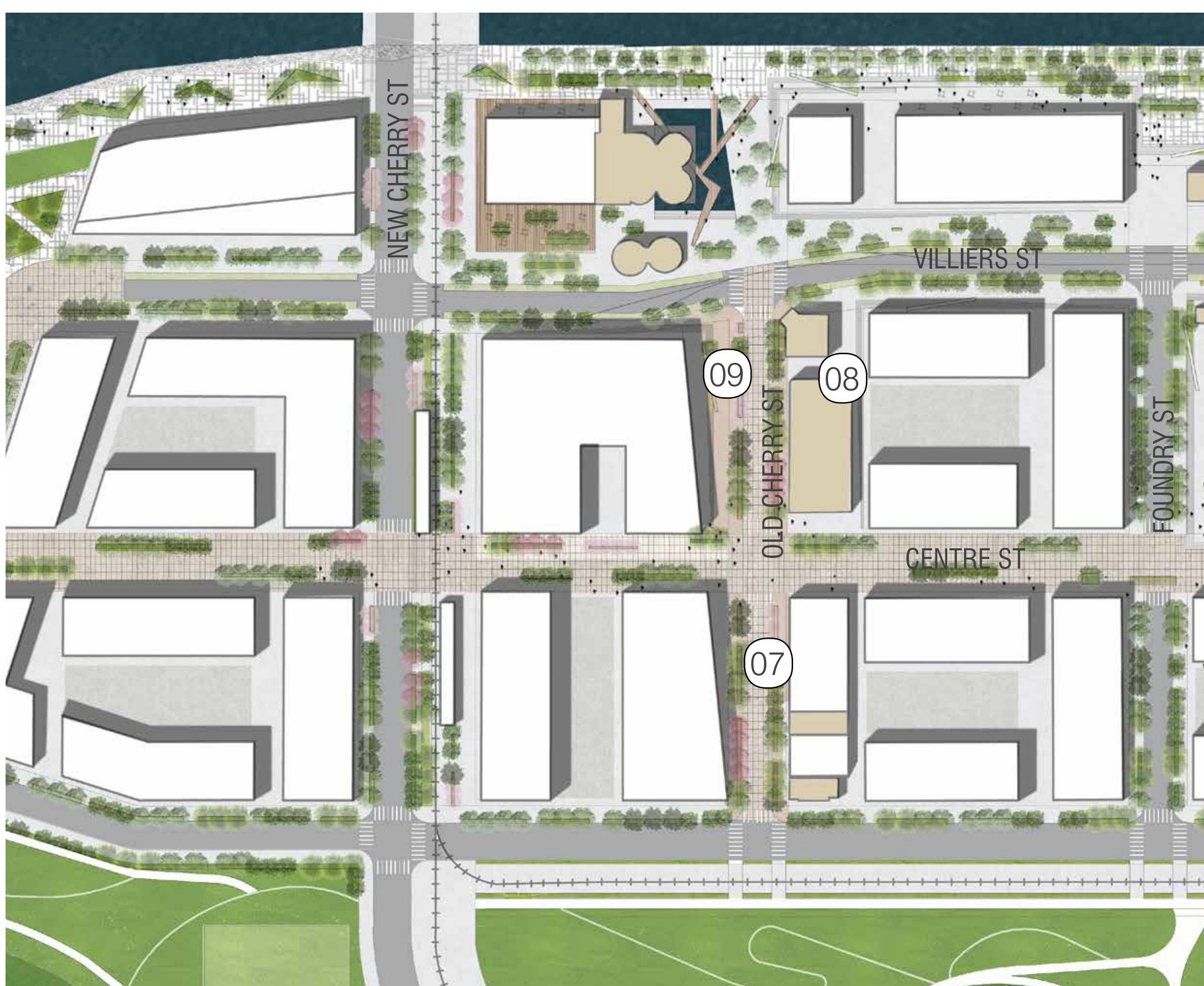
Keating Promenade & Old Cherry Street

Keating Channel Promenade and Old Cherry Street will become a cohesive heritage cluster in the Island, marked by the historic Keating Channel, a concentration of repurposed heritage buildings and the Essroc Silos. The Promenade's canal frontage, lined with low-rise waterside cafes, restaurants and the restored Harbour Commission buildings overlooking the Keating North Precinct will be enhanced by a generous and varied public realm, transforming it into the Island's most distinctive urban gathering space.



DISTINGUISHING FEATURES

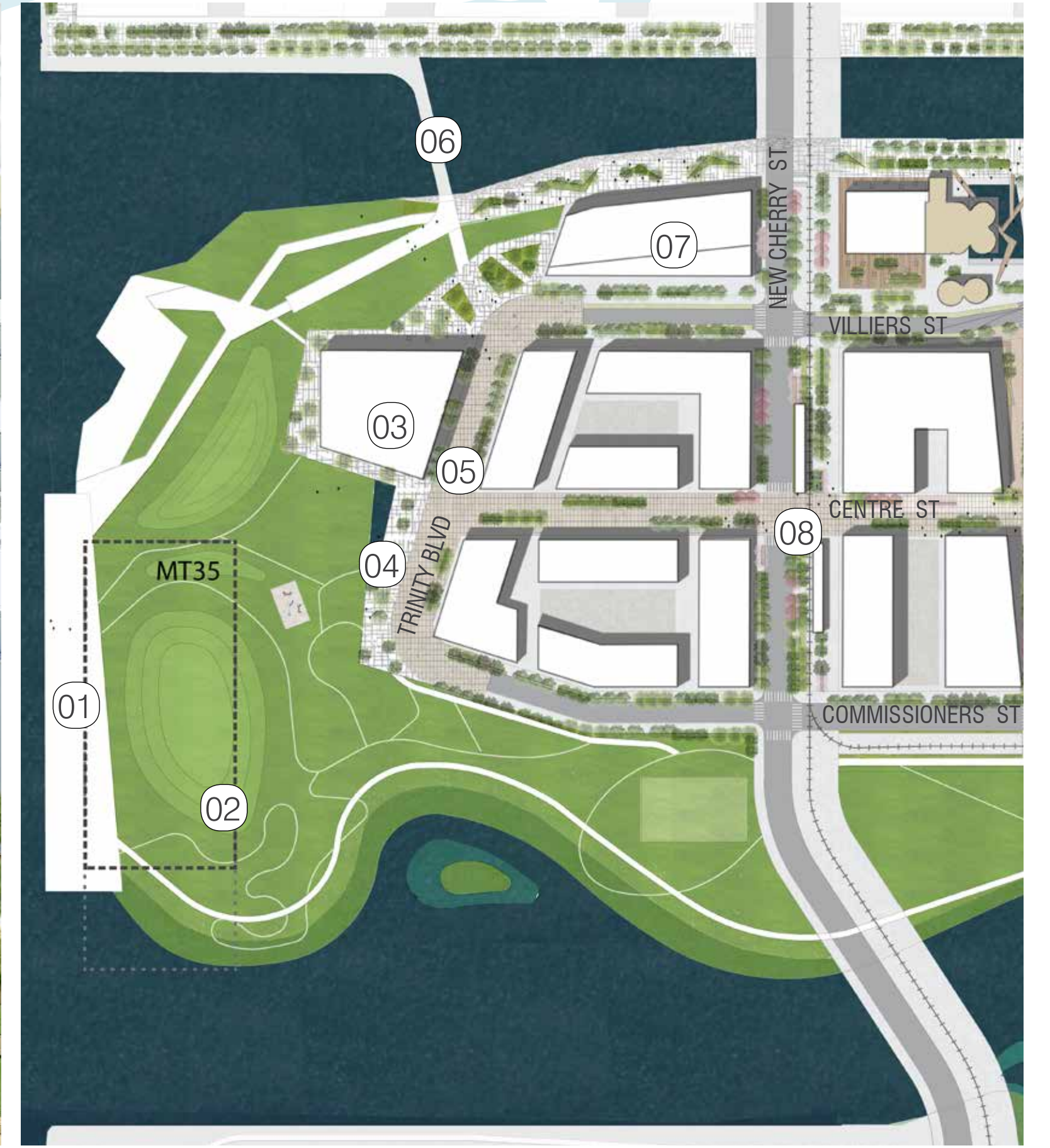
- 01 **The Keating Channel Promenade** will be transformed into a generous multi-tiered promenade along the historic dockwall.
- 02 **Marina Square** will provide a space for small boats to launch and dock and for people to watch boat activity along the channel.
- 03 The **Harbour Commissioner** heritage buildings will be restored and actively reused, and low-rise commercial buildings with cafes, restaurants and outdoor patios will line the channel.
- 04 **Villiers Street** will form the main retail spine of the island with a mix of shops and retail amenities. The street will feature a wide tree-lined promenade along its north side, reinterpreting the historic scale and function of the street.
- 05 **Silos Square** will be a gathering place around the repurposed Essroc Silos featuring an innovative water garden and a series of boardwalks.
- 06 A **Community Catalytic Use** will be a landmark gateway to the island featuring a small scale institutional or community use.
- 07 **Old Cherry Street** will be a pedestrian-focused street celebrating the street's historic role in the Port Lands.
- 08 **The Old Cherry Street historic buildings** will be repurposed with commercial, employment, and retail uses.
- 09 **The Old Cherry Street diagonal plaza** will showcase views to and from Silo Square and along Old Cherry Street.



CHARACTER AREA

Harbourside & New Cherry Street

Harbourside will mark the western end of the Island, and become a lively and active mixed-use waterfront destination, anchored by Promontory Park and the Catalytic Use. New Cherry Street will form the main gateway and point of arrival to the Island, with dedicated transit, bike lanes and a wide public boulevard. New Cherry Street will be lined with mixed-use buildings and become a focus for commercial and employment related activities.



DISTINGUISHING FEATURES

- 01 The **western dock** will be maintained for seasonal ship mooring, and will provide an opportunity for waterfront access when ships are not docked.
- 02 An **elevated promontory** will mark the southern portion of the park and showcase dramatic views to the water.
- 03 The **Catalytic Use site** will host a major cultural, civic or institutional facility and become a significant regional waterfront destination.
- 04 An **overlook plaza** will create a special edge connecting Trinity Boulevard and Centre Street to Promontory Park.
- 05 **Trinity Boulevard** will be a pedestrian-focused street facing the park, with special paving wrapping the Villiers Street and Commissioners Street edges.
- 06 **Trinity footbridge** will connect to the lower waterfront pathway and to Villiers Street.
- 07 The **Villiers Community Centre** will be a highly visible waterfront site and gateway into the Island, and will be the alternate location for an elementary school.
- 08 The **New Cherry Street transit plaza** will be an important area for pedestrian arrival and movement into Harbourside.

CHARACTER AREA

River Park & Commissioners Street

Commissioners Street will be the primary circulation spine through the Port Lands with connections to the Film Studio district and Leslie Street. In Villiers Island, the street will be defined by a strong building edge overlooking the expansive river valley, with separated transit and a wide green public boulevard within a park setting. River Park will provide opportunities for walking and cycling with connections to a network of trails along with the river valley.



DISTINGUISHING FEATURES

- 01 **Commissioners Street** will be a complete street, and integrated with the River Park landscape. Transit will run on a dedicated route along the south side of Commissioners Street.
- 02 **New Munitions transit station** will be located at the intersection of New Munition Street and Commissioners Street, and provide the main pedestrian access into River Park.
- 03 A **dedicated cycling lane and a pedestrian pathway** will be located south of the transit corridor, and will form the northern edge of River Park. This will form the primary east-west cycling route across the Island.
- 04 The historic Toronto **Fire Hall** will be relocated south of Commissioners Street and will be repurposed with complementary park-related uses.
- 05 **River Park** will form the new northern edge of the Don River valley lands, and feature a network of trails along the naturalized edge of the island.
- 06 A **continuous multi-use pathway** in River Park will run along the top of the river valley bank, providing walking and cycling trails along the river valley.
- 07 A **playground** and outdoor recreational amenities for a wide range of ages will be located in River Park at the foot of New Munitions Street.
- 08 The **River Valley footbridge** will provide connection across River Park to Polson and River South precincts.

CHARACTER AREA

Villiers Park Edge

At the eastern end of the Island, Villiers Park will become a hub for the local community, featuring a community park with an active recreational space and an elementary school. Buildings along Villiers Park Street will frame and animate this open space edge of the Island.



DISTINGUISHING FEATURES

- 01 An **elementary school** will be located along the Keating Channel and will activate the channel edge and become a signature urban waterfront school.
- 02 A **playground** will be situated near the elementary school in Villiers Park and along River Park.
- 03 A **multi-use field** with an open lawn will provide a space for casual recreational play.
- 04 The **Historic Keating Channel dockwall and Promenade** will define the northern edge of the area and connect the linear dock wall to the naturalized valley.
- 05 A **winding multi-use trail** will run at the edge of Villiers Park and Villiers Park Street, with connection to the upper river walkway under the Commissioners Street bridge.
- 06 A **lower pathway** will run along the top of the bank of the river valley, with connection to the River Park trail system.
- 07 A **pedestrian connection from Centre Street** will provide access into Villiers Park, aligned with views of the industrial stacks to the east.
- 08 A **kayak and canoe launch** into the Keating Channel and Don River will provide a launch point for recreational boat activity.

CHARACTER AREA

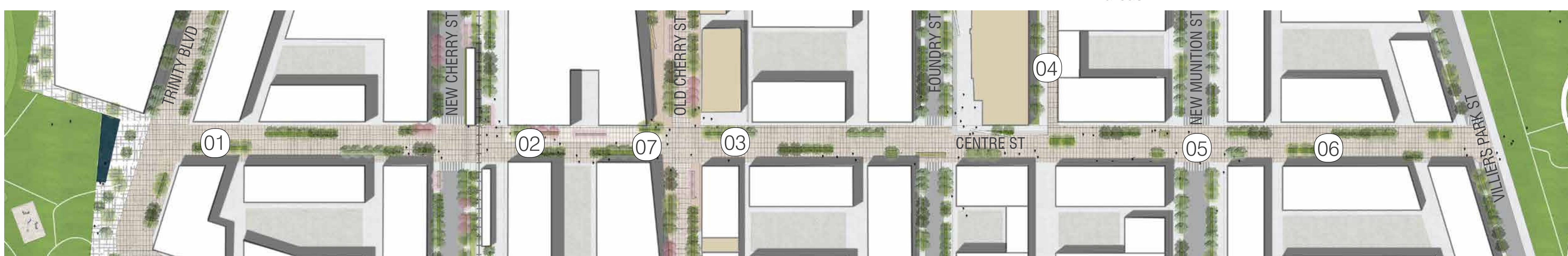
Centre Street

Centre Street will run through the interior of the Island, linking the Catalytic Use and Promontory Park to Villiers Park. This intimate tree-lined pedestrian-priority street will provide local residents with a public space for socializing and strolling. West of New Cherry Street, Centre Street will become a more active zone, while its eastern end will have a quieter, residential character.



DISTINGUISHING FEATURES

- 01 **Centre Street, west of New Cherry Street** will become an active mixed-use zone with access into Promontory Park.
- 02 **Centre Street, between Old Cherry Street and New Cherry Street** will form a hardscape transit plaza, and be a main point of pedestrian movement.
- 03 **Centre Street, east of Old Cherry Street**, will be a quiet street with a residential character, with little to no vehicular traffic. The street will be able to be closed for community-scale events and festivals.
- 04 **Old Munitions Street** will be redesigned as a pedestrian-only mews in the location of existing Munition Street, providing connection up to the Keating Channel Promenade.
- 05 The **street "corners"** at Centre Street and New Munion Street should contain active community-based retail uses to animate, and to mark the secondary gateway into the Island.
- 06 An **mix of trees** will be planted along the entire street length to create a generous canopy.
- 07 **On-street bicycle and vehicular parking areas** will be located interspersed along the street with trees, vegetation and seating areas.

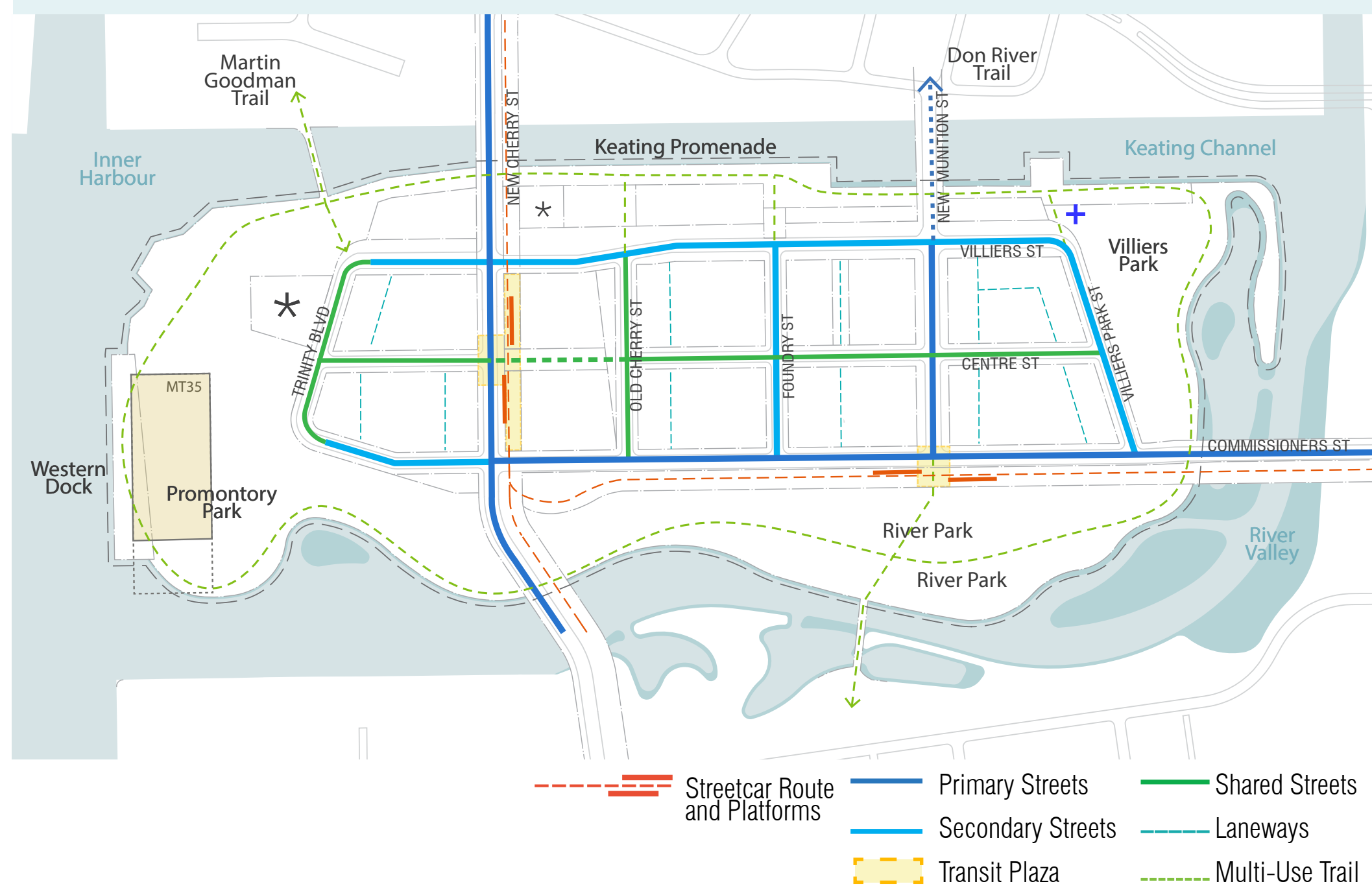


PLAN FRAMEWORKS

The Precinct Plan describes frameworks for guiding the change and evolution of Villiers Island, including a comprehensive and integrated strategy to direct public and private investment and development on the Island.

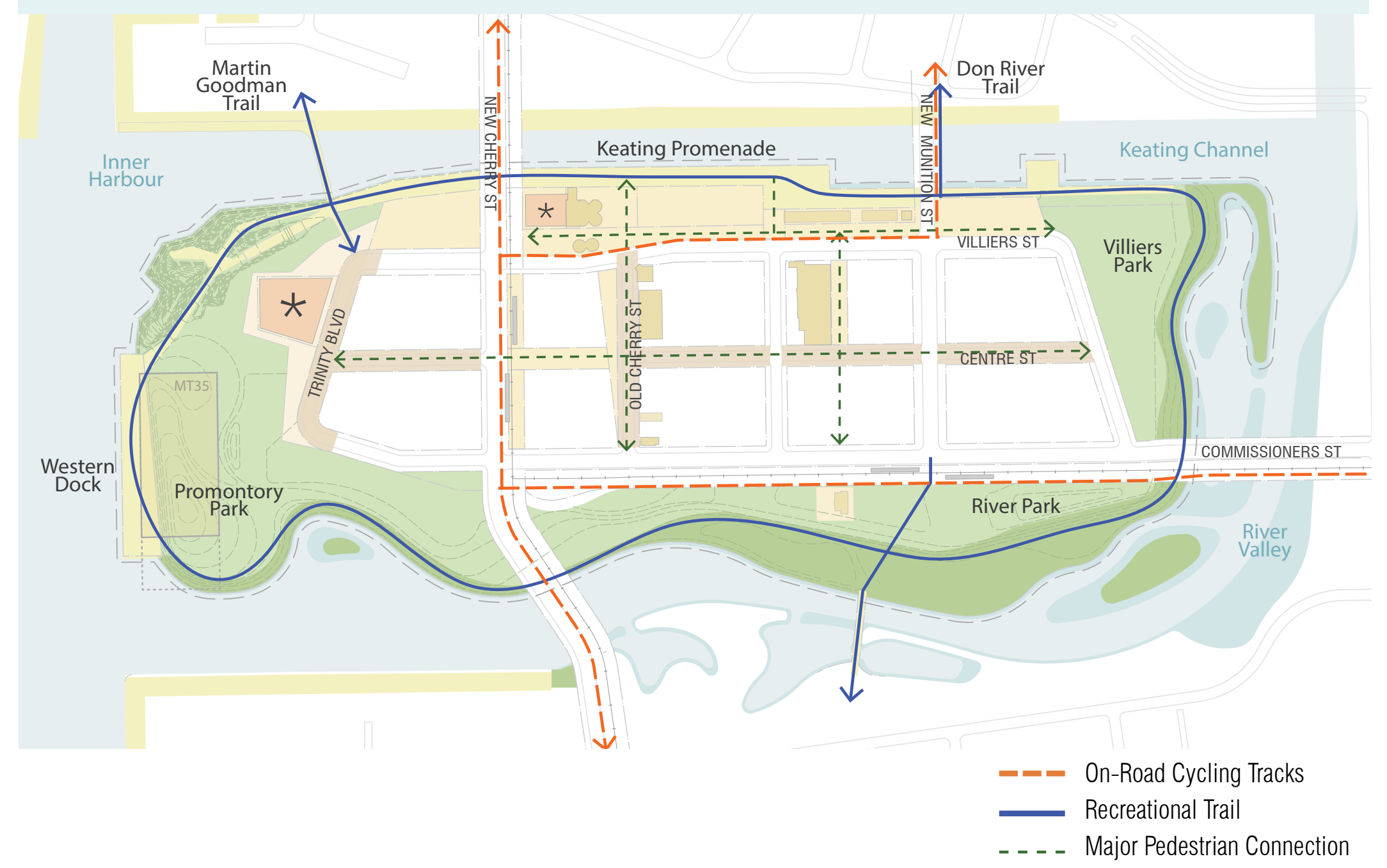
Mobility & Access

Villiers Island will be developed as a transit-supportive and connected island community. A fine-grained street network will support transit, walking and cycling to and within the Island, with multiple connections to the city mainland to the north and Port Lands to the east and south.



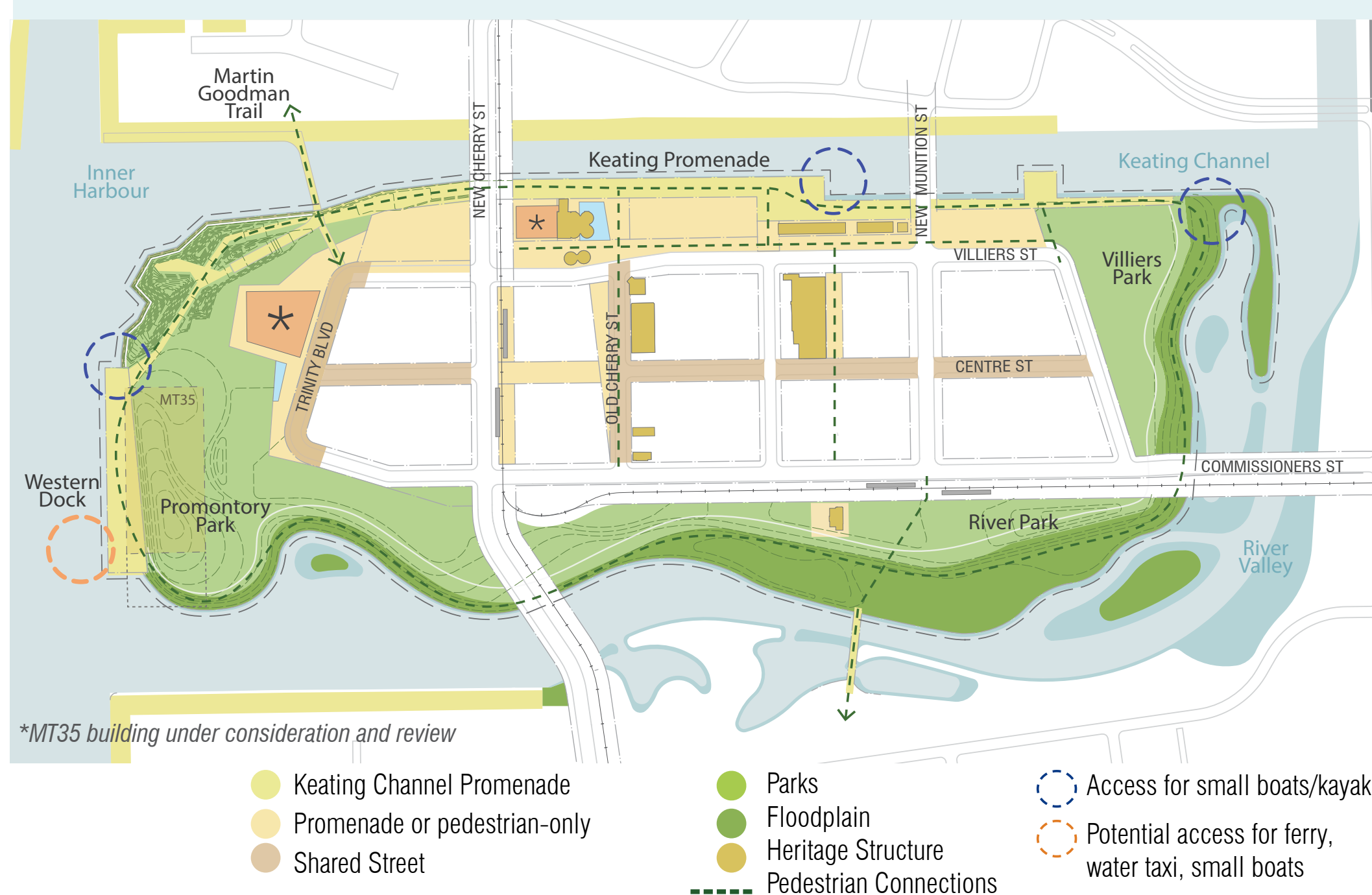
Cycling Network & Recreational Trails

The Villiers Island cycling and pedestrian network includes multiple dedicated cycling lanes and multi-use pathways to ensure safe year-round movement for both commuter and recreational users.



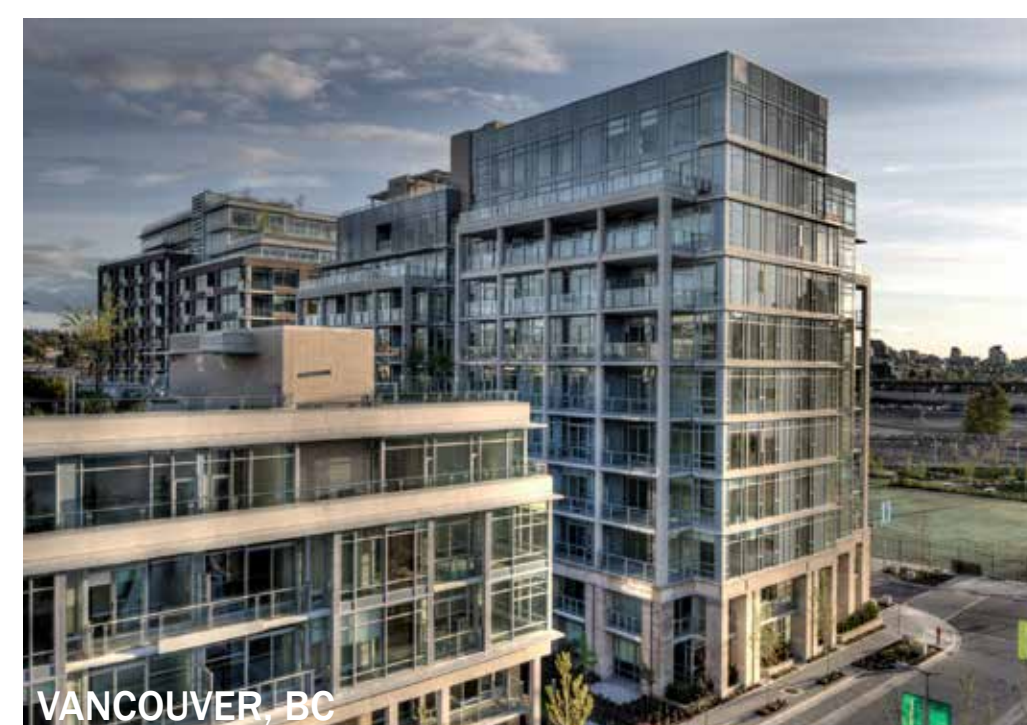
Parks & Open Spaces

The Island's distinct water's edges will be lined with accessible, animated and active waterside parks and open spaces, and provide a mix of waterside experiences and diverse recreational opportunities.



Activity & Uses

Villiers Island will become a vibrant mixed-use community on Toronto's waterfront, consisting predominately of residential uses, but also attracting a mix of retail, employment, recreational and cultural uses to offer a variety of experiences.

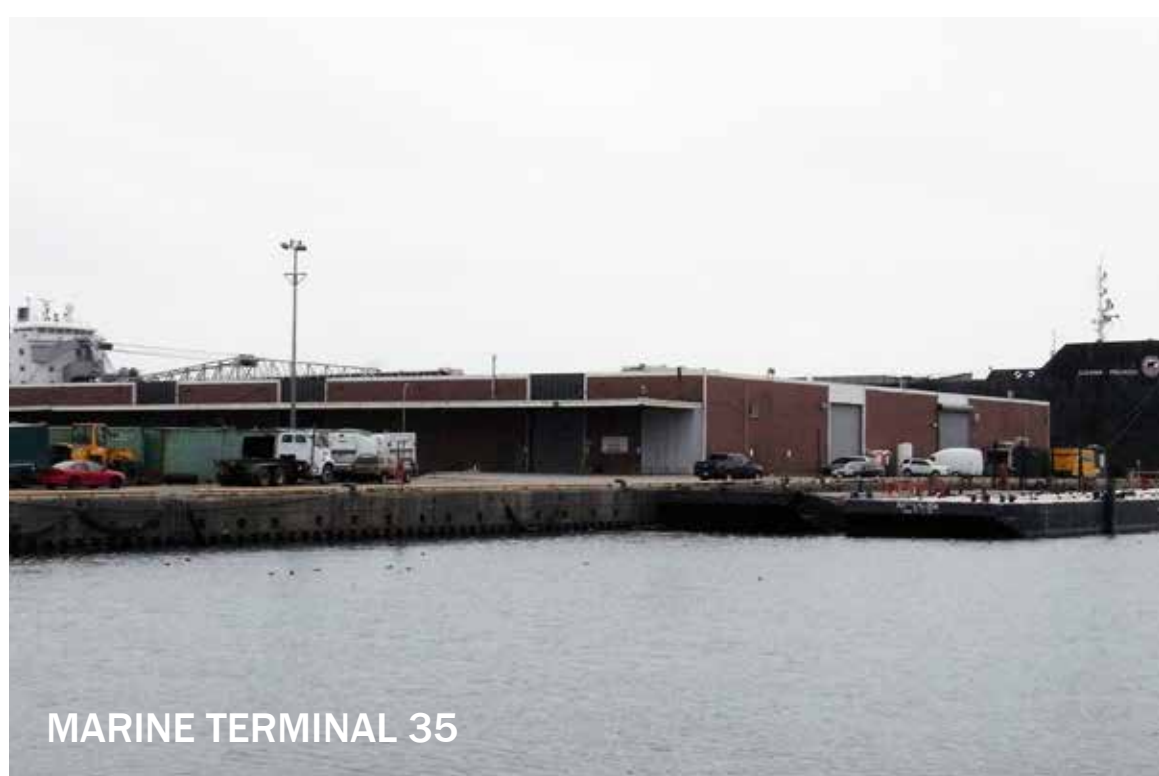
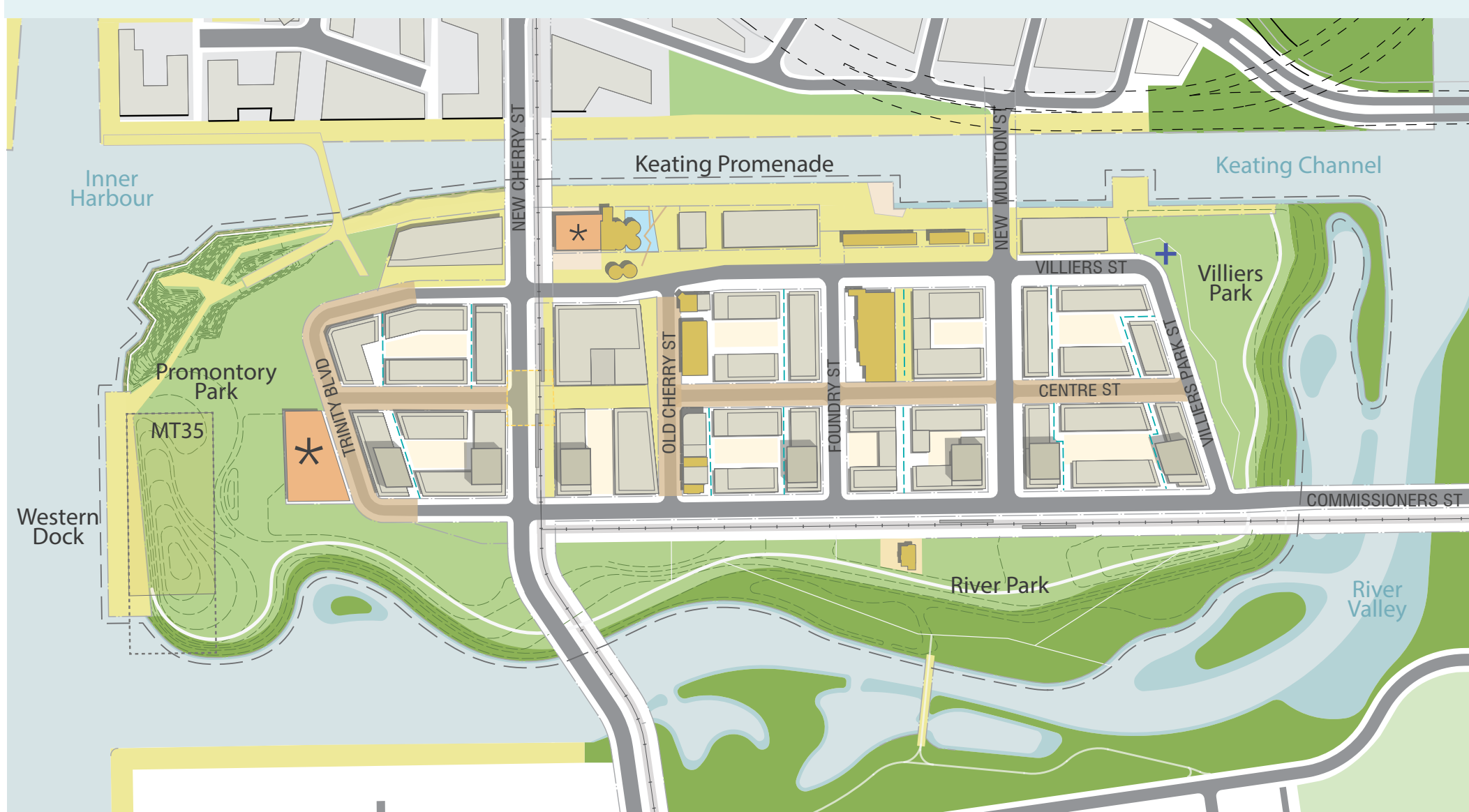


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Alternate Plan with Marine Terminal #35

Marine Terminal #35 is a listed heritage building (constructed in 1959) and occupies the majority of the footprint of the existing Cousins Quay and future Promontory Park. Waterfront Toronto and the City of Toronto are exploring the possibility to retain and repurpose the building and integrate it with the design of Promontory Park. The alternate plan indicates an alternative option to retain Marine Terminal #35 and realign Trinity Boulevard to create a larger open space in front of the building.



Affordable Housing

Waterfront Toronto and the City of Toronto have a strong commitment in the waterfront to creating inclusive neighbourhoods that are attractive for all types of households from a wide range of household sizes, composition, ages and incomes. As such, the objective for Villiers Island and the Port Land is to support:

- The provision of affordable housing in perpetuity through a range of methods, including the provision of land and built units;
- The timely delivery of affordable housing, generally consistent with the phasing of market housing; and
- Affordable housing units distributed throughout the precinct.



Public Art Strategy

The public art framework for Villiers Island aims to maximize the impact, significance can public benefit of the precinct art program, delivering a cohesive public art collection and unique identity for the area that is supported by its artworks.

Site specificity will play an important role in a successful art program for Villiers. The strategy provides a framework of possibilities and priorities as groundwork for specific art opportunities, built on principles of artistic excellence and best practices in artist selection.



Innovation & Sustainability

Villiers Island will be a green, livable, and prosperous community that enhances the natural environment, fosters healthy lifestyles, and benefits the economy. As part of the Lower Don Lands, Villiers Island is a member of the C40-Climate Positive Development Program. This means that the precinct will strive to reduce carbon emissions to below others. Passive design and low energy use intensity targets for buildings, district heating and cooling, and renewable energy generation will help achieve this goal.

The Villiers Island Precinct Plan includes strategies for: climate change resiliency; stormwater management; green infrastructure; walking and cycling infrastructure; and the preservation, rehabilitation, and creation of natural heritage. The plan also calls for affordable housing, transit-oriented mixed-use and inclusive development with a strong focus on attracting diverse employment opportunities and developing intelligent communities infrastructure.

