





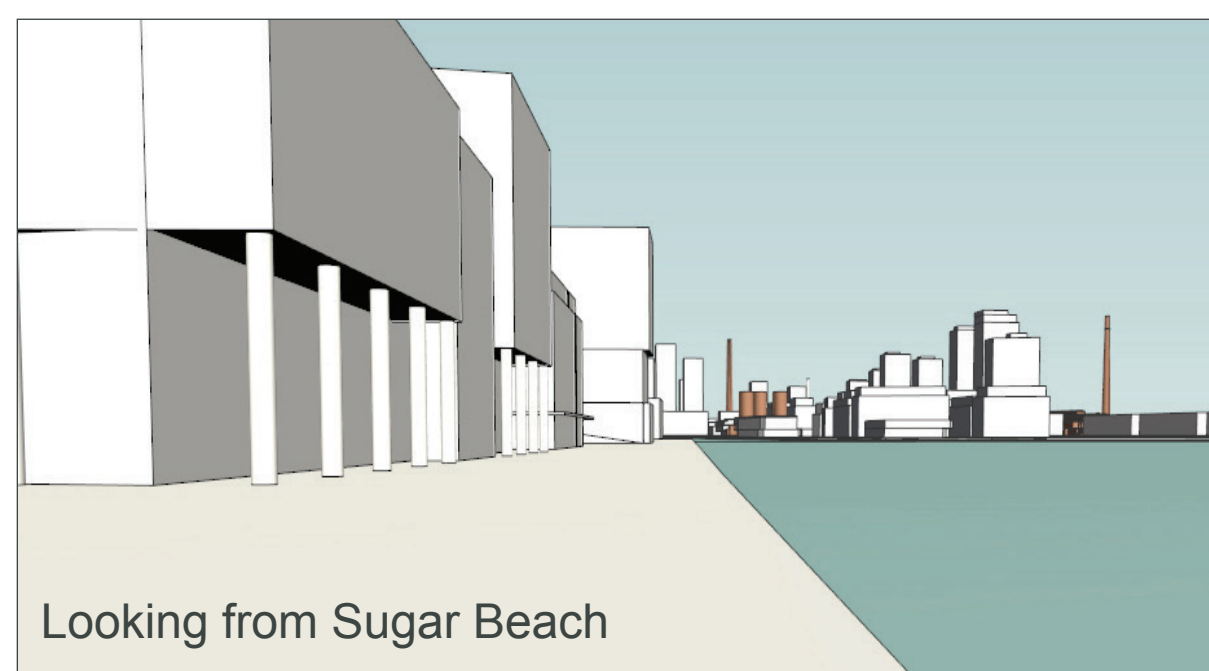
# PORT LANDS CHARACTER + PLACE

## VIEWS

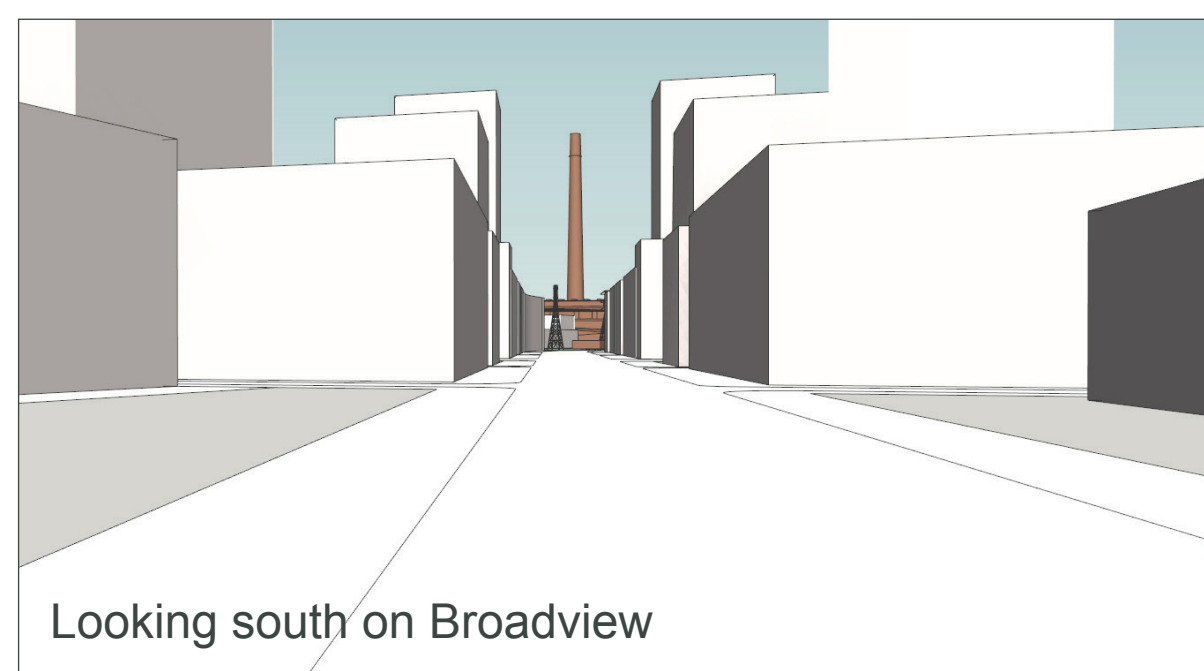
The Port Lands has a **remarkable collection** of dramatically scaled heritage buildings, cultural resources and existing and planned natural gems. **Preserving and showcasing views** of these assets, from a distance, along view corridors and across landscapes and waterways, will define the Port Lands' character and lend prominence to the landmarks around which the area will evolve. This will require **careful composition and massing** of development in the Port Lands

### Views to the Port Lands

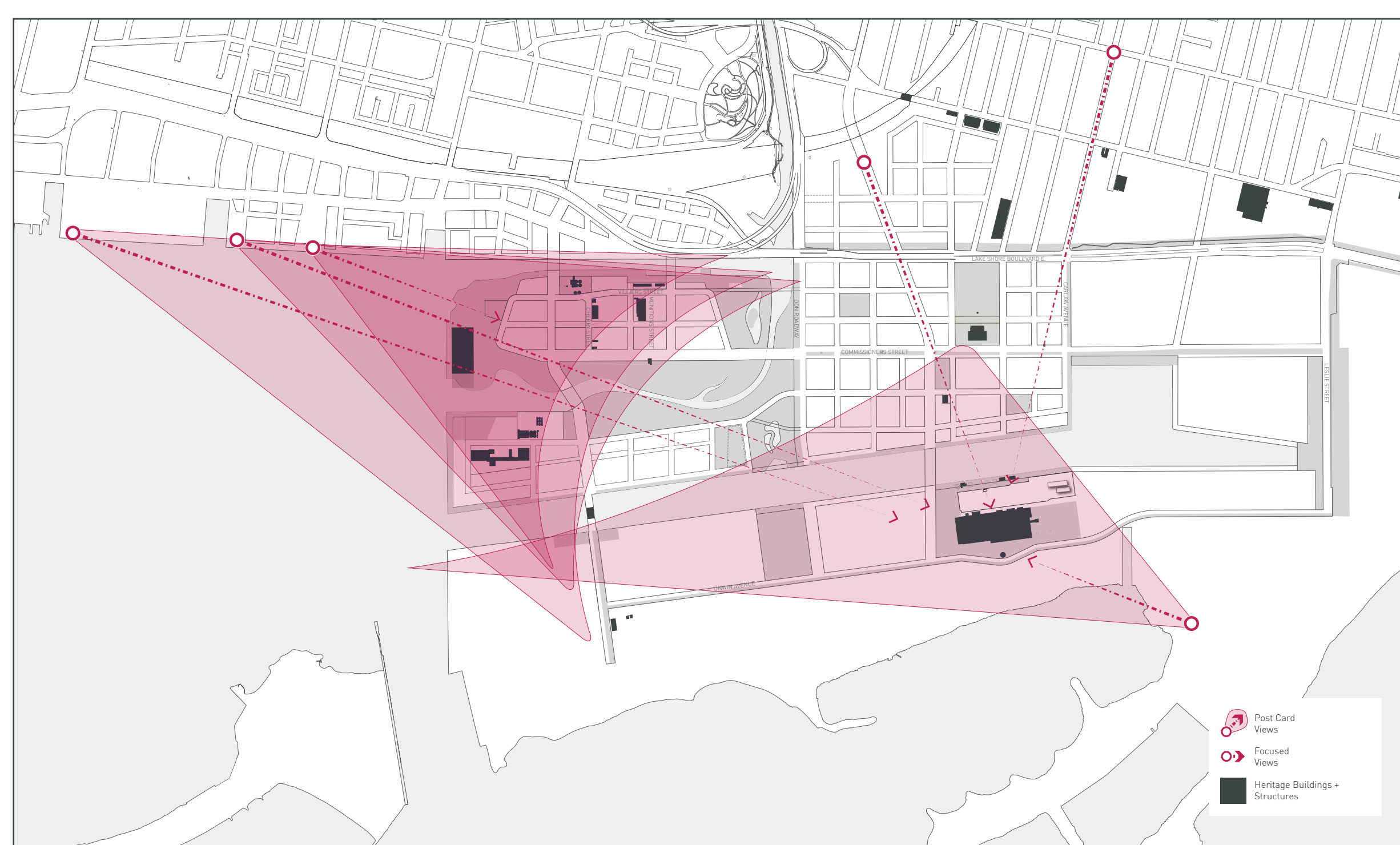
**Post Card** views will showcase a curated skyline that reinforces and celebrates the Port Lands' chimneyscape and scale and variety of heritage and natural assets viewed from destinations along the waterfront and from Tommy Thompson Park. **Focused** views are more intimate and help to visually connect different places, framing and reinforcing the importance of conserved assets. Focused views of the iconic Hearn and its stack will be protected down Carlaw Avenue and the newly created Broadview extension.



Looking from Sugar Beach



Looking south on Broadview



### Landmark Views

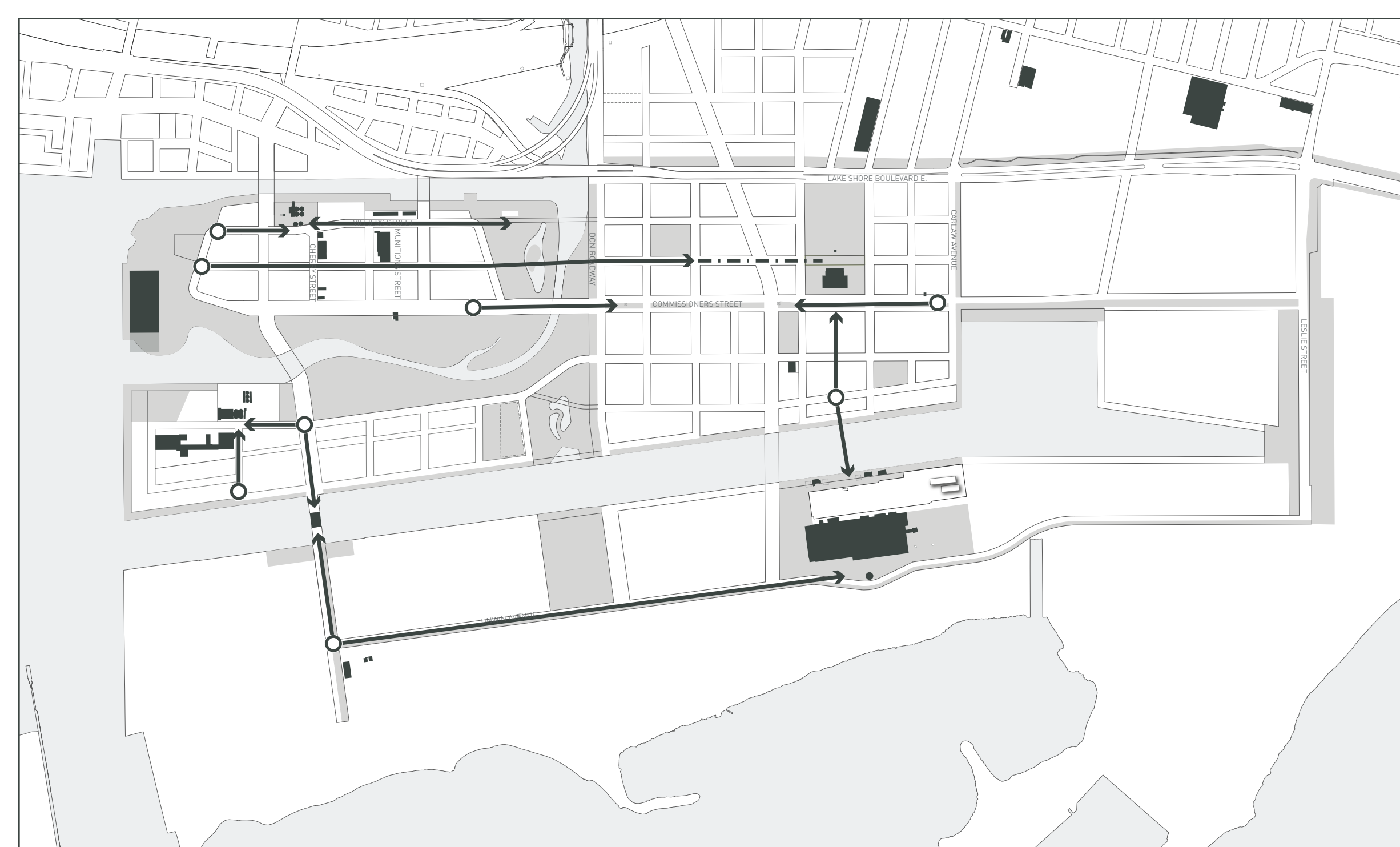
The heritage resources and landmarks of the Port Lands are an important component of defining the character of the Port Lands. **Landmark** views within the Port Lands recognize that heritage and cultural assets will be centre pieces and have a strong presence in the area. View corridors along streets, across development blocks or important cultural heritage landscapes will ensure views to these artifacts and landmarks and preserve relationships between collections of assets where they currently exist.



Looking east on Centre Street



Looking west on Commissioners Street

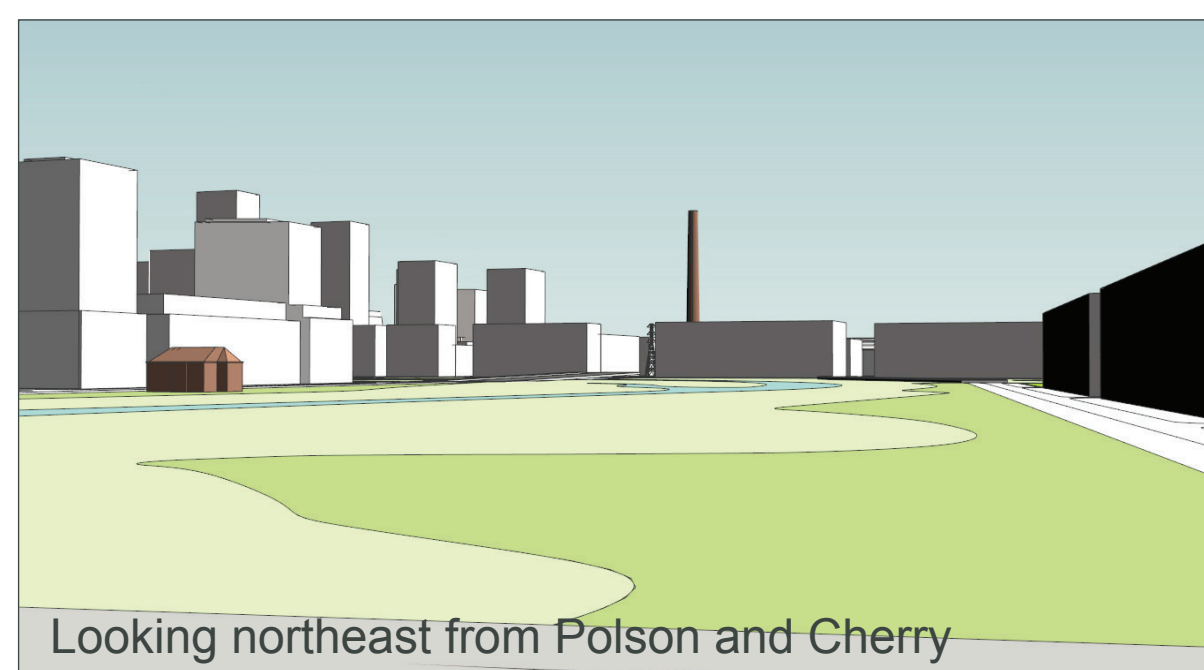


### Scenic Views

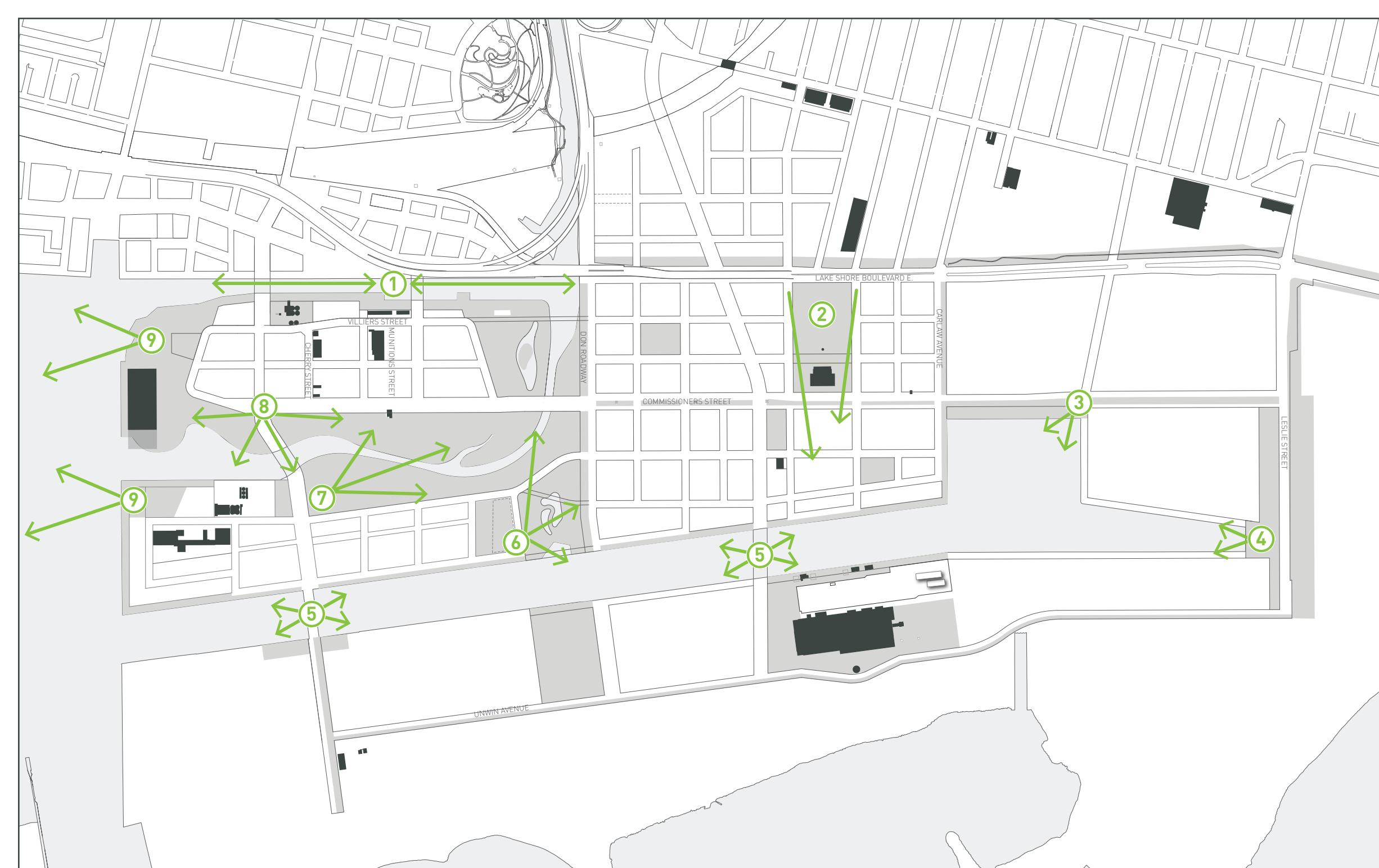
The series of places in the Port Lands will be surrounded by broad landscapes and waterscapes, including the renaturalized mouth of the Don. These spaces will provide long, **scenic** views, capturing the contrasting character of places within the area, and showing off heritage and cultural assets that tell the evolving story of the Port Lands. Built form will be located and scaled to respect these features. Other areas will be transformed into remarkable, publicly accessible open spaces offering great vantages of the theatre of the Port Lands and city.



Looking southwest from Logan and Lake Shore



Looking northeast from Polson and Cherry





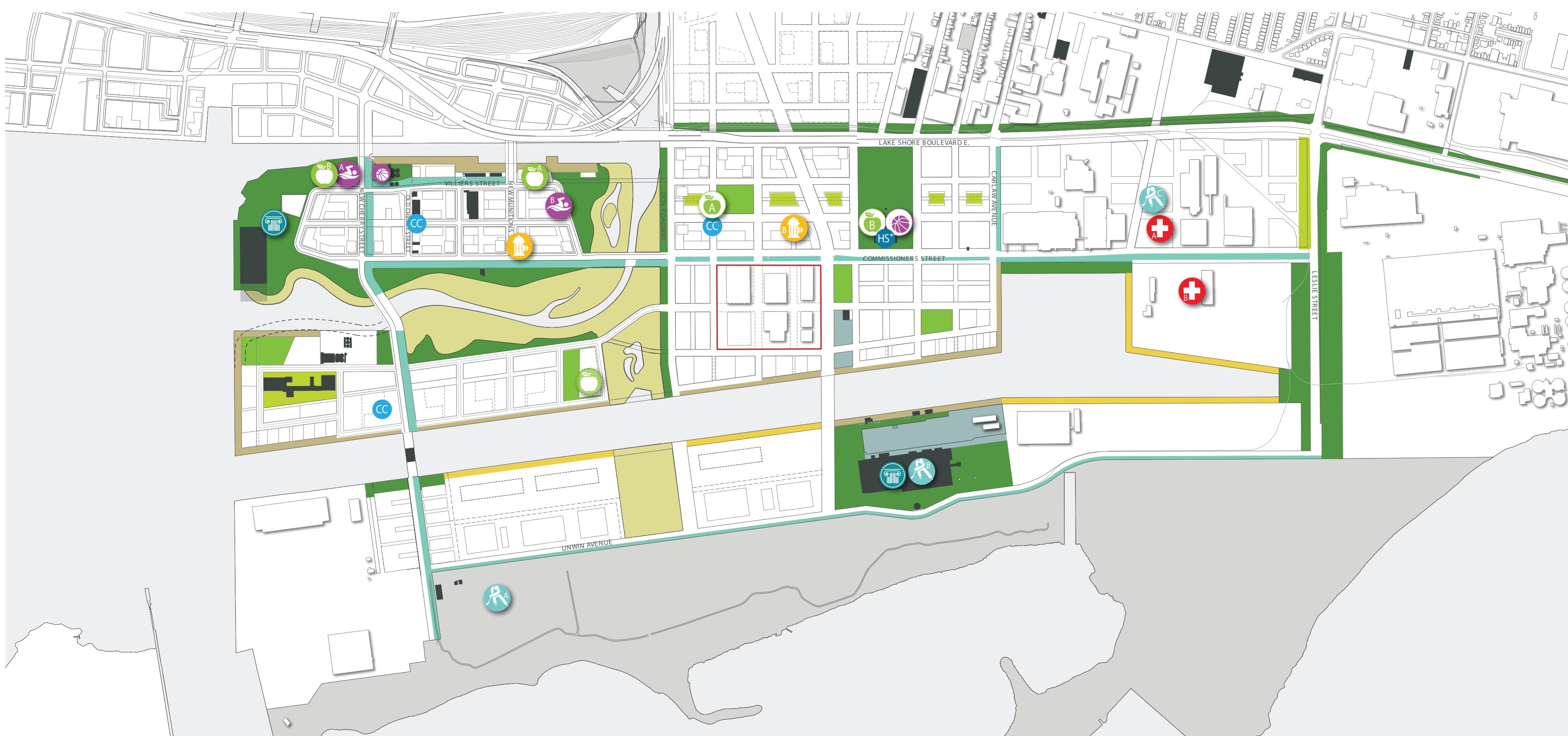
# PORT LANDS CHARACTER + PLACE

## COMPLETE INCLUSIVE COMMUNITIES

The Port Lands is envisioned to be a place where people of all ages and abilities have safe and convenient access to community services and infrastructure needed in daily life. The Port Lands mixed-use precincts will have a variety of housing types and affordability for households of different sizes and incomes.

### Community Infrastructure Principles

- 01 Ensure community infrastructure is geographically distributed across new communities.
- 02 Ensure timely provision of community infrastructure by strategically locating infrastructure within precincts.
- 03 Create clusters and activity centres:
  - a) Locate facilities in proximity to parks
  - b) Co-locate with other facilities or in mixed-use buildings
  - c) Capitalize on opportunities and assets
- 04 Provide frontage on primary streets and ensure facilities have good visibility and access to pedestrian, cycling and transit facilities.
- 05 Locate and design facilities to ensure compatibility with future neighbourhoods by ensuring compact urban form for new facilities and strategically locate regional facilities in non-residential areas.
- 06 Consider redevelopment costs, future operational costs and innovative facility and service delivery models to ensure flexibility and adaptability over time.



#### SCHOOLS

- Villiers Island TDSB Elementary School
  - A. Co-located with a Child Care Centre
  - B. Co-located with a Small Community Recreation Centre
- Co-located TDSB/TCDSSB Elementary Schools with a Child Care Centre
- Film Studio District TDSB Elementary School Options
  - A. Co-located in a Mixed-Use Building
  - B. Co-located in Expanded McCleary Park
- TDSB/TCDSSB
  - Protect for a future joint school site and required if residential permitted in Polson Quay/South River in the future

#### COMMUNITY RECREATION CENTRES

##### Villiers Island Options

- A / B. Small Community Recreation Centre (35,000 sq. ft.)
  - Indoor Pool (30,000 sq. ft.)
  - Multi-purpose space (5,000 sq. ft.)
- C. Community Agency (20,000 sq. ft.)

##### Film Studio District

- Community Hub (60,000 - 70,000 sq. ft.)
  - Double Gymnasium (20,000 sq. ft.)
  - Multi-purpose Space (10,000 - 20,000 sq. ft.)
  - Child Care Centre (7,000 sq. ft.)
  - Human Services Space (20,000 sq. ft.)

#### MULTI-SPORTS COMPLEX OPTIONS (70,000 sq. ft.)

- A. Lake Ontario Park
- B. The Hearn
- C. 560 Commissioners

#### LIBRARIES

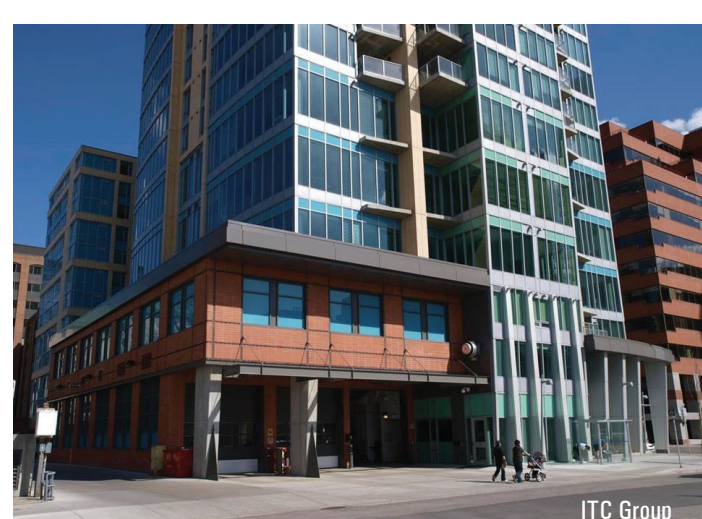
- Neighbourhood Library with Multi-purpose Space (15,000 sq. ft.)
  - \*protecting for potential future residential and required if Port Lands population exceeds 25,000

#### OTHER COMMUNITY INFRASTRUCTURE

- CC Child Care Centre (min. 6,820 sq. ft. + 3,720 sq. ft. of outdoor space) in a Mixed-Use Building
- HS Human Services Space (20,000 sq. ft.) in a Mixed-Use Building
- Cultural/Catalytic Uses

#### EMERGENCY SERVICES

- Fire Station Options (10,000sq. ft.)
  - A. Villiers Island
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**Louise Station, Calgary**  
Affordable mixed-use building with integrated fire station.



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A school and child care facility integrated in an affordable housing project with play space at grade and on the roof.



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Community centre in a five tower residential and commercial mixed-use development.

### Affordable Housing Principles

The City's Official Plan supports the development of complete communities, including a full range of housing to support people living in their neighbourhoods throughout their lives. Proposed mixed-use precincts will be developed as complete, inclusive communities. The Port Lands, as part of the Central Waterfront Secondary Plan, will require 25% of all housing to be affordable, with 20% dedicated to affordable rental housing and 5% modest-sized ownership units. The following affordable housing principles will guide the provision of affordable housing within mixed-use precincts.

**Timeliness:** Affordable units delivered at the pace of market development.

**Permanency:** Affordable housing as a durable community benefit.

**Flexibility:** Combinations of delivery methods to achieve a lasting mix and balance between timeliness and permanency.

**Clarity:** Criteria to inform decisions on delivery methods and implementation at the precinct and site level; as well as a framework that provides a consistent approach to achieve the City's affordable housing objectives.



# PORT LANDS CHARACTER + PLACE

## PORT LANDS ENERGY PLAN

The Port Lands Energy Plan, at a high level, explores potential opportunities and approaches that will reduce energy usage and generate renewable energy within the area. The goal is to eventually achieve net zero energy imported into the Port Lands with a low carbon (CO2) footprint.

### Creating a Net Zero District

Revitalization and redevelopment of the Port Lands presents energy opportunities not found elsewhere in Toronto. The potential for a sustainable series of precincts is enhanced by the unique characteristics of this waterfront district, including:

**Regeneration and Renewal:** Buildings and infrastructure can be designed to optimize energy performance and incorporate low-carbon solutions.

**Massive Scale:** Development will create 2 million square metres of new floor area and an estimated population of 18-25,000 residents and 25-30,000 employees.

**A Diverse Mix of Uses:** Residential, office, retail, industrial, port activities, sports and recreational facilities, film studios and more.

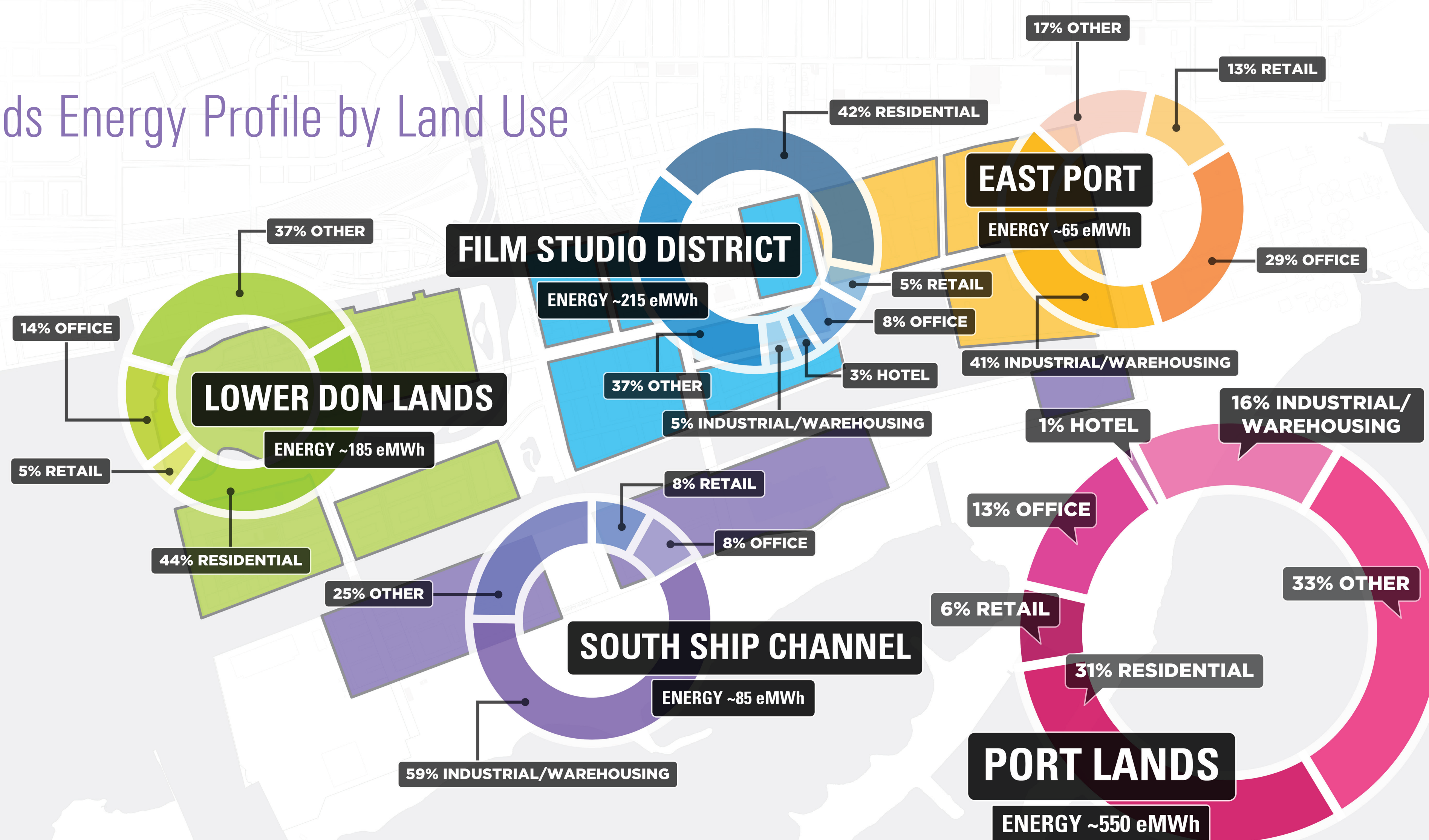
**Local and Low Carbon:** Net zero occurs when energy supply equals demand. The Energy Plan takes this one step further by interpreting net zero as energy solutions that are both local and low-carbon.

### The Port Lands Energy Profile

The Port Lands Energy Profile, which provides an overview of how much energy the Port Lands will need, was calculated based on development projections.

It's anticipated that the Port Lands, at full buildout, will add approximately 550 Megawatt hours (eMWh) of energy demand to the City, resulting in an increase of 88,000 tonnes of CO2. The Port Lands Energy Profile Map provides an overview of projected energy use of each district by land use. The Energy Profile, is the starting point for exploring approaches to get to net zero.

### Port Lands Energy Profile by Land Use



Based on population and employment estimates provided by City Planning

### Getting to Net Zero in the Port Lands

Achieving net zero in the Port Lands will require critical decisions related to building energy use intensities, energy sharing networks and low carbon infrastructure opportunities. The following net zero guidelines will require flexibility over time to adapt to changing conditions, new technologies and building, site-specific and precinct-level opportunities.

- **High performance buildings:** Reduced energy demand through aggressive low energy use intensities (EUI) and passive design.
- **Building scale renewable energy:** Solar photovoltaic cells, wind, biomass, and/or geothermal incorporated into the building.
- **District scale renewable energy:** Connected systems for heat recovery, lake water cooling and thermal networks.
- **Transportation:** Active transportation and electric vehicle infrastructure.
- **Resilience:** Backup power for residential and mixed-use buildings, as well as community reception centres.
- **Education:** Raise awareness of energy conservation through education.



# PORT LANDS CHARACTER + PLACE

## SUSTAINABILITY + INNOVATION

The Port Lands is envisioned to be a sustainable and resilient place where innovative approaches are taken to celebrate the communities, employment areas and people of the waterfront, preserve and enhance natural ecosystems, conserve natural resources, minimize environmental impacts, reduce waste, build wisely and respond to climate change.





# PORT LANDS CHARACTER + PLACE

## COHABITATION + BIODIVERSITY

The Port Lands has extensive habitat and wildlife in the “wilds” south of Unwin Avenue, with connections to the Don River ravine system. Cohabitation focuses on creating a place where nature is interwoven into the urban environment, encouraging and enhancing biodiversity at various scales as development occurs.

### Biodiversity Working Group

The Working Group was established to collaborate, discuss and identify the elements needed for a robust biodiversity framework for the Port Lands. The Working Group consisted of representatives from the City, Waterfront Toronto, Toronto and Region Conservation Authority, academics from the ROM and York University, advisory committees and organizations with a vested interest in advancing biodiversity objectives in the city.

### Three Themes

**Enhance:** Expand the urban tree canopy and increase structural complexity and species diversity.

**Connect:** Create ecosystem connectivity through linking green infrastructure and major natural heritage areas.

**Design:** Integrate habitat opportunities into the urban fabric through the built form.

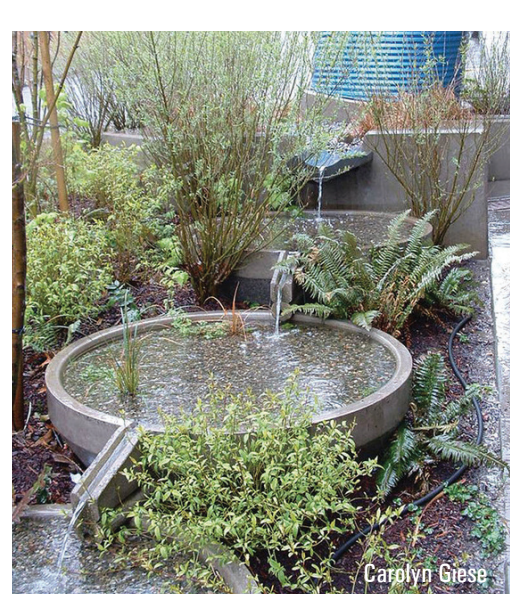
### The Biodiversity Framework

The Framework is organized by five structural layers that represent a range of habitat and movement opportunities at various scales. The most effective approach to support biodiversity is linking high quality habitat using a number of connections and corridors that allow wildlife movement.

- 01 **Major Natural Systems** are large north-south and east-west biodiverse landscapes that comprise high quality terrestrial, wetland and aquatic habitat.
- 02 **Other Parks and Open Spaces** are larger spaces that have greater opportunity for habitat creation to supplement the Major Natural Systems. Over time, these parks and open spaces could evolve into more desirable habitats.
- 03 **Liminal Linkages** are the corridors that will provide the opportunity for species movement between the structural layers. The establishment of strategic habitat corridors will ensure the integration of the Port Lands natural heritage with the City's existing and future open space network.
- 04 **Nodes and Patches** consist of local parks, courtyards and outdoor publicly accessible private spaces that will form a finer grained series of “biodiversity islands”.
- 05 **Naturalized Development** are developments that include “natural” elements within building and site design that mimic natural habitat and functions and further facilitate a robust, inter-connected urban ecology. Examples include permeable pavement, green roofs, food gardens, natural landscaping and water features.



City Hall Rooftop Garden, Toronto



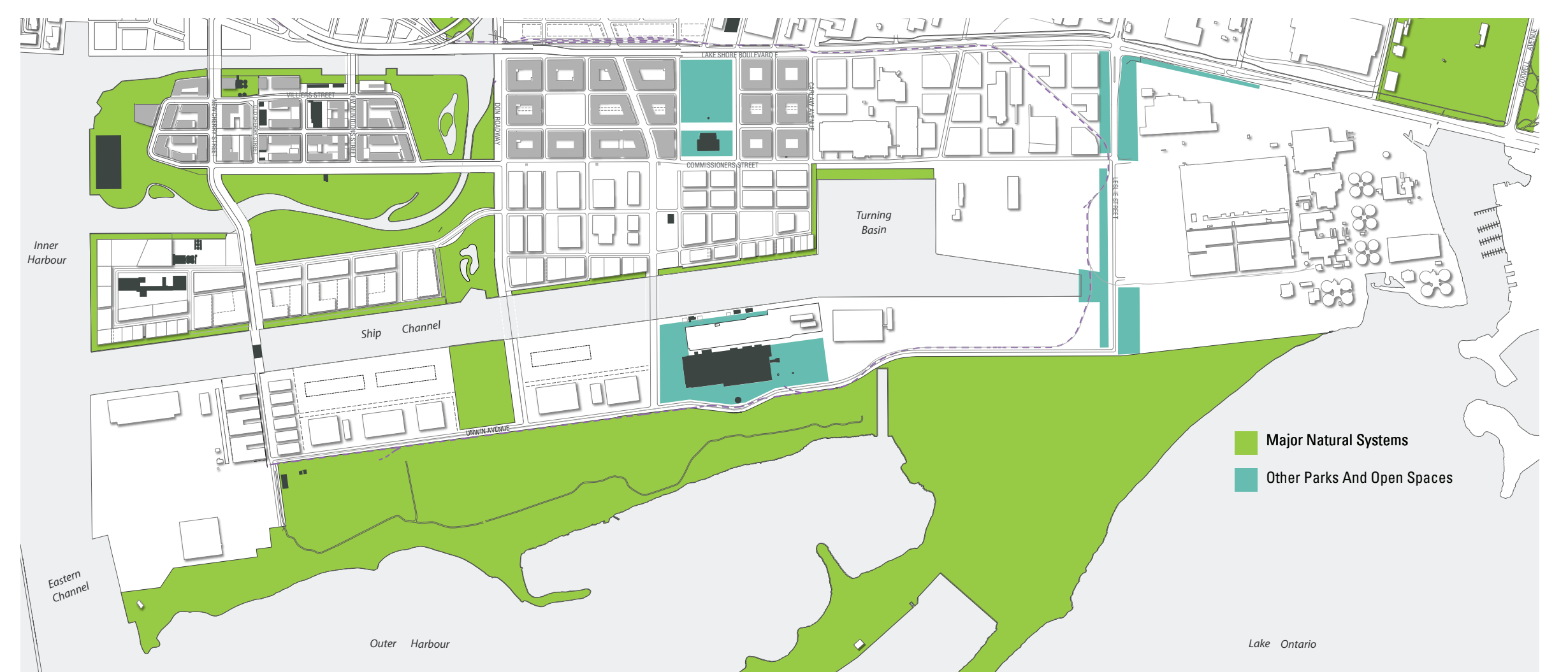
Cascading Rain Garden, Seattle



Naturalized Development in Bo01, Malmö



01 Major Natural Systems



02 Other Parks and Open Spaces



03 Liminal Linkages



04 Nodes and Patches



# PORT LANDS CHARACTER + PLACE

## ART + CULTURE

Arts and culture will play a central role in representing the many facets of the Port Lands, including its history, ecology, waterscape, economy and emerging communities. Public art will help to create a sense of place in the diverse and distinct precincts in the Port Lands.

### Public Art Principles

**Unique Sites:** Public art in the Port Lands will be unique and significant to the area. Art work will capitalize on the area's characteristics, build on its existing assets and will be sensitive to site-specific conditions.

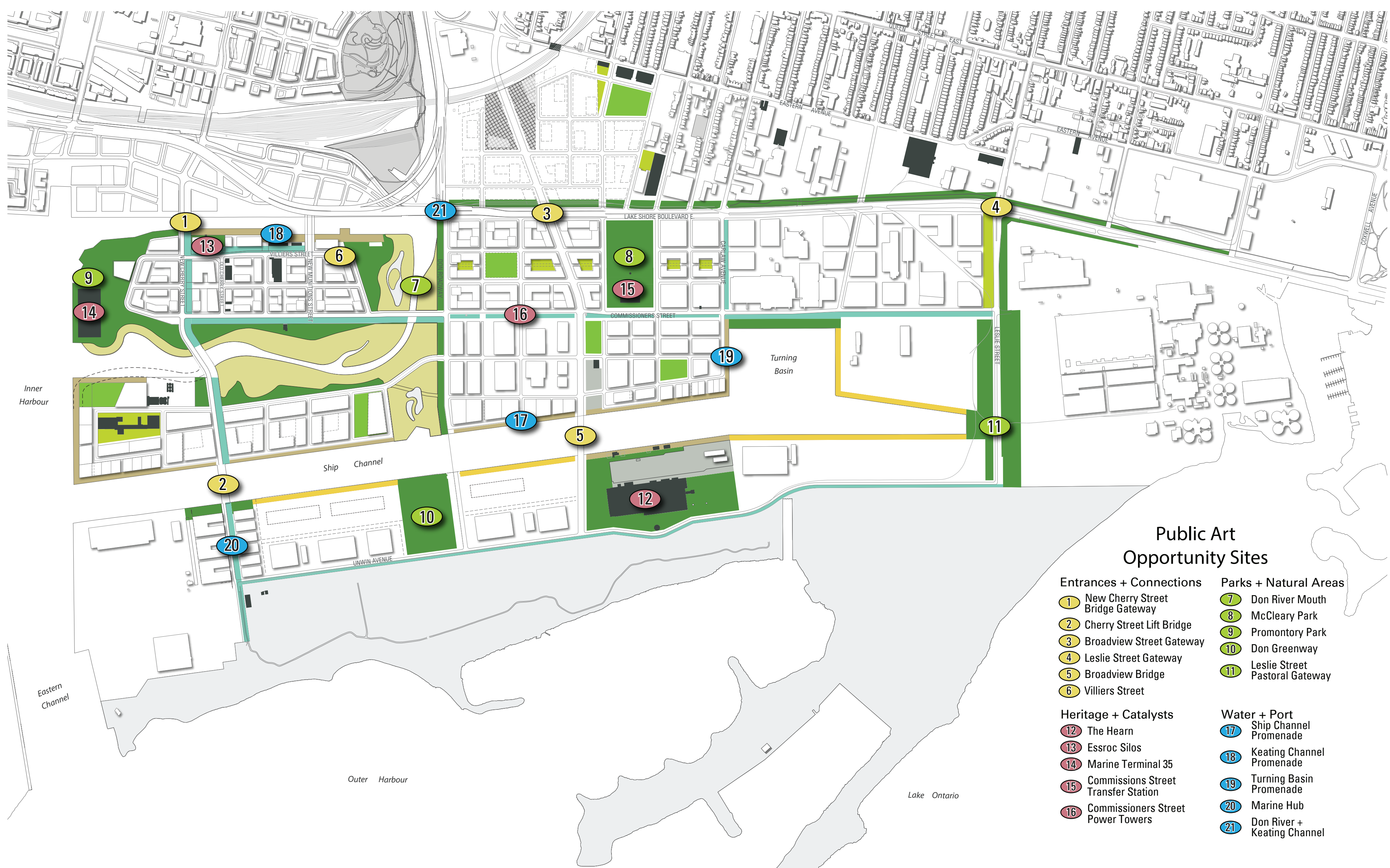
**Dialogue Between Public Art and Audience:** Dialogues between artists and their audiences, conducted in the streets and open spaces of the Port Lands via the medium of art installations, will be valued for the complexity and interest they bring to the public realm.

**Excellence:** Public art in the Port Lands will be of the highest calibre and will be produced using innovative and sustainable practices reflective of the Port Lands Framework Plan's strong emphasis on environmental responsibility.

**Enhancing the Public Realm:** Public art will be located in the public realm to enhance and beautify the streets, parks and open spaces; contribute to the unique character of each precinct; promote an awareness and enjoyment of art; and complement existing and future creative industries that will locate in the area.

### Public Art Opportunity Sites

There will be numerous opportunities to embed public art in the public realm over time as the Port Lands evolves. Potential sites have been identified including gateways, landmarks, and iconic locations. Art installations in these or similar places, possibly inspired by the Port Lands' monumental industrial architecture or its vigorously regenerating natural environment, will meaningfully enhance the quality of the public realm, and the public's experience of the Port Lands.



The Hearn and Portland Energy Centre



Dock Mooring



Commissioners Street Power Towers



Cherry Street Lift Bridge



Future Don River Mouth (MVVA Inc.)



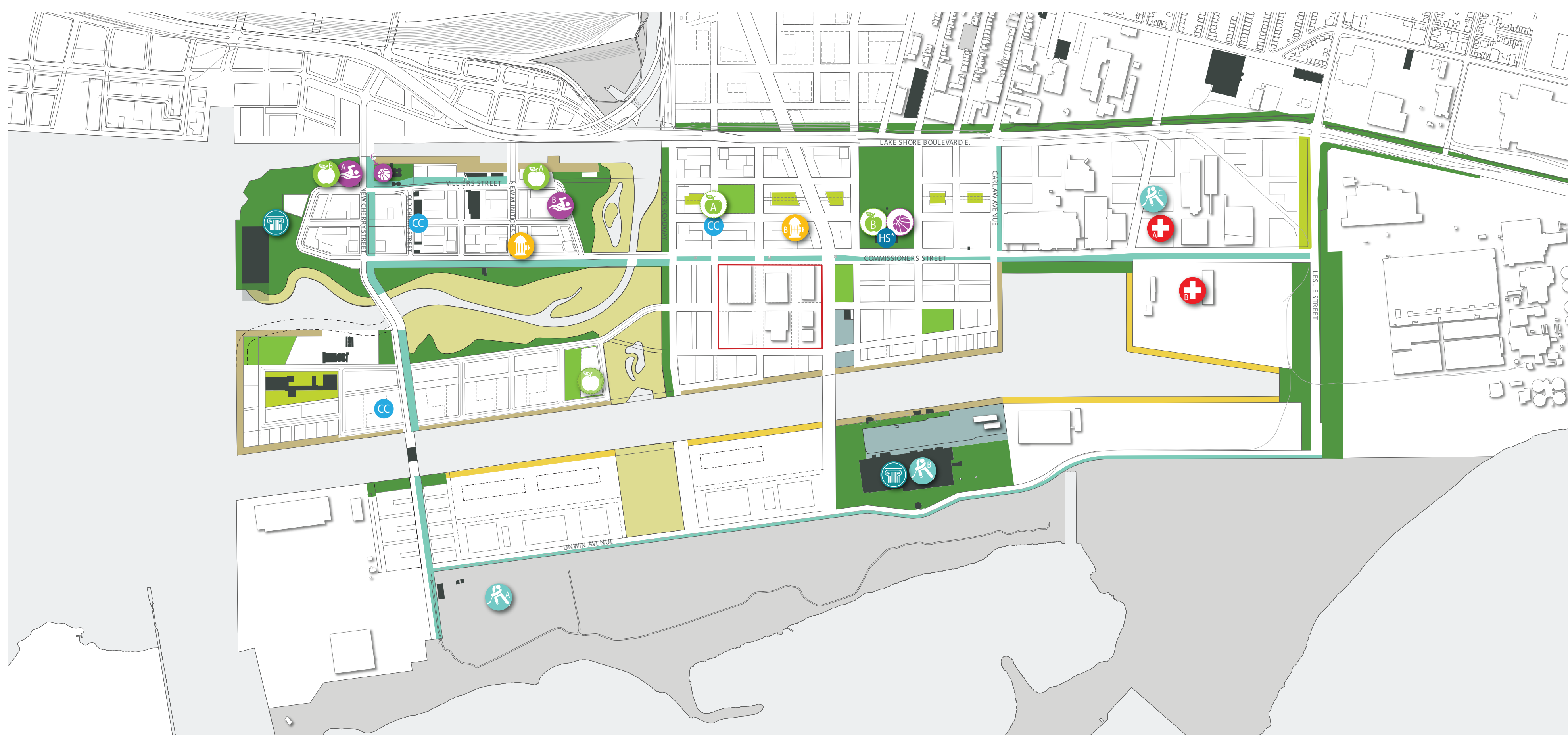
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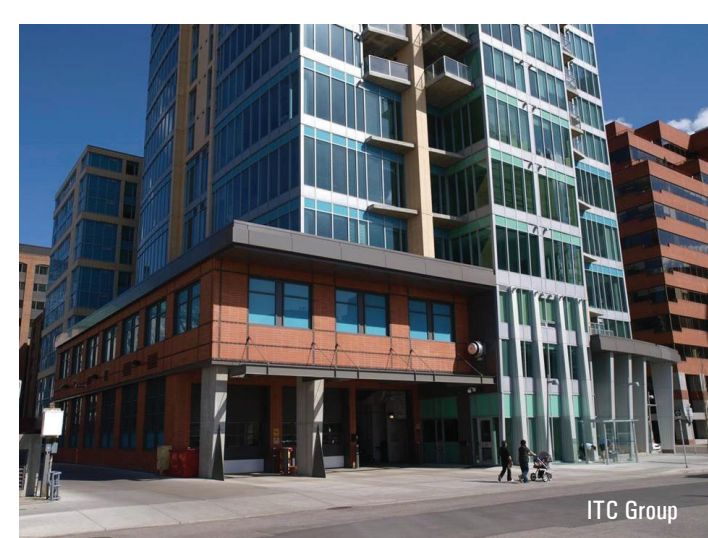
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