



Session 03 - CHARACTER AND PLACE

SHAPING THE FUTURE:

Placemaking in the Port Lands + Connecting South of Eastern

November 14, 2015 Open House

George Brown College - Waterfront Campus

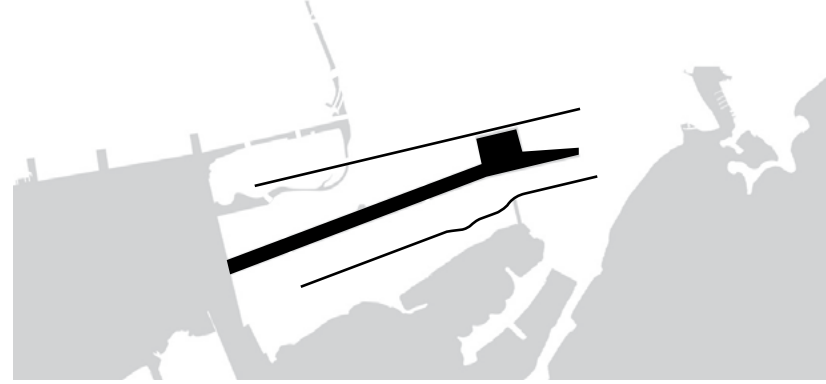
50+ YEAR PLAN

**Guidance for the near, medium
+ longer terms so that we know
what to expect tomorrow, but
also to provide flexibility for
what is yet to come**





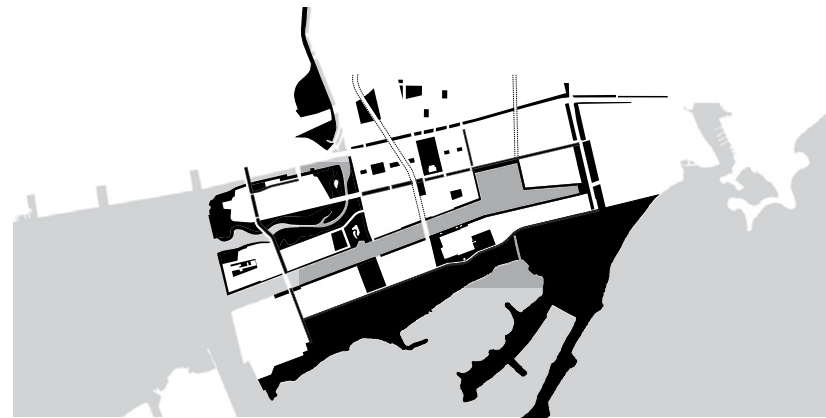
1. STITCHING TO THE CITY



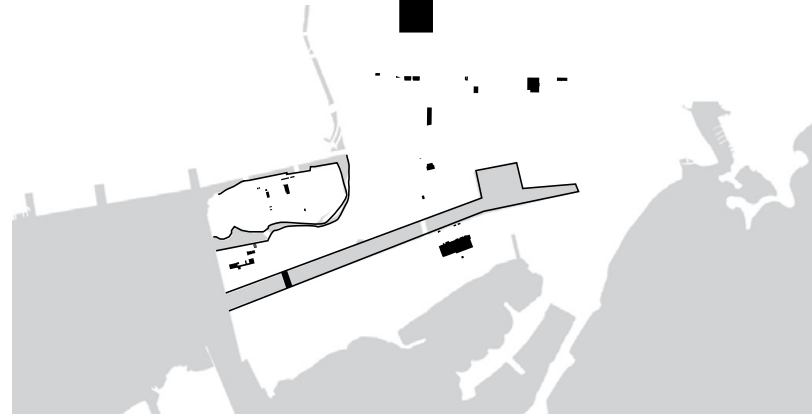
2. UNITING THE HARBOUR AND THE WILDS



3. RESILIENT URBAN FABRIC



4. GREEN AND BLUE

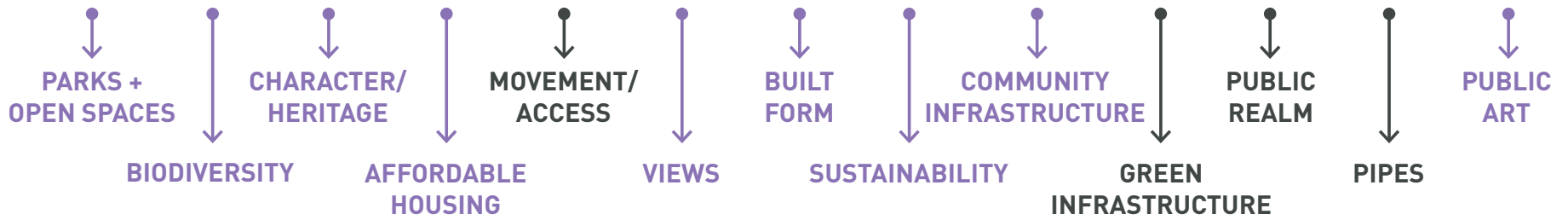


THE EXCEPTIONS AND THE EXCEPTIONAL

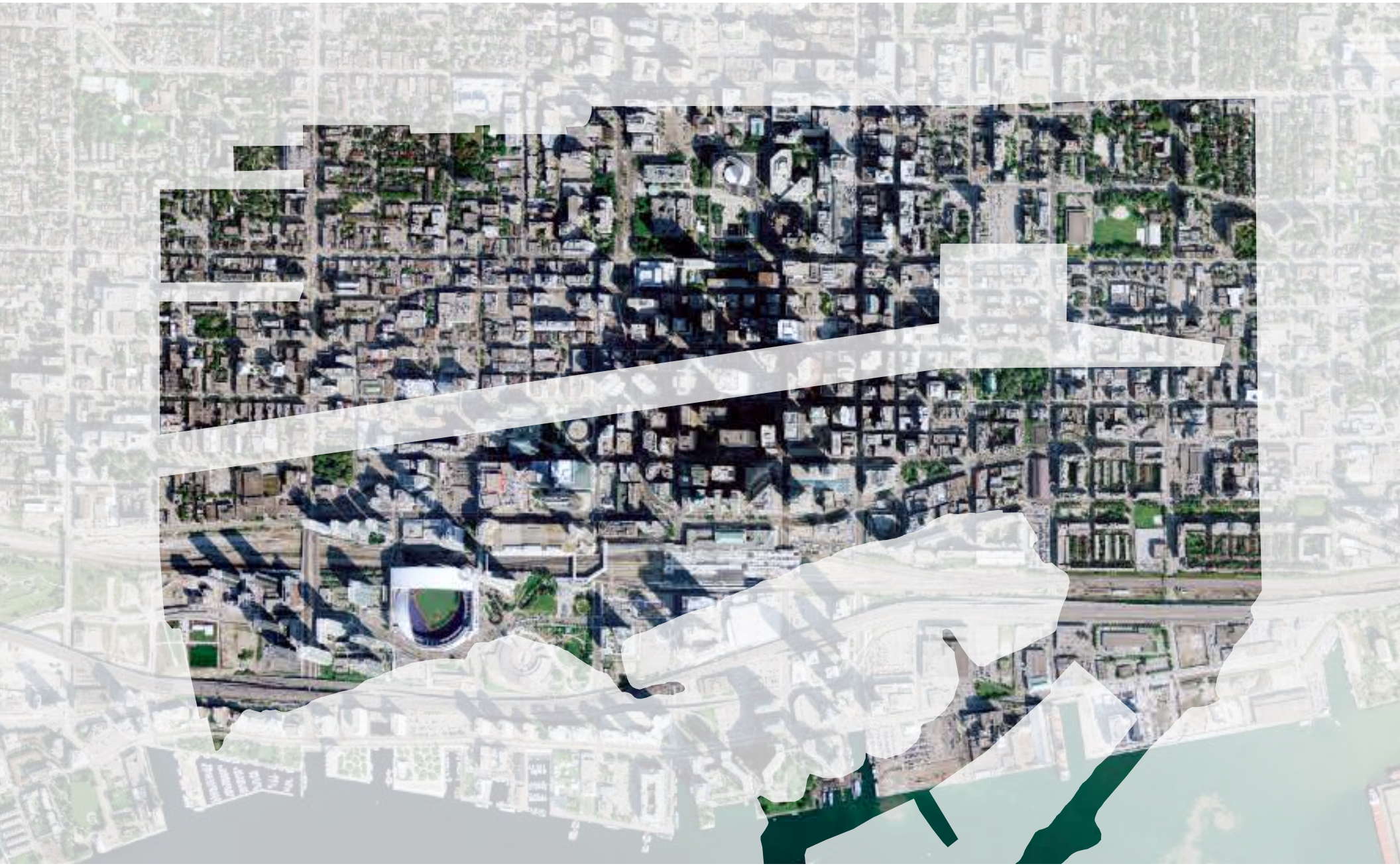
PORT LANDS PLANNING FRAMEWORK

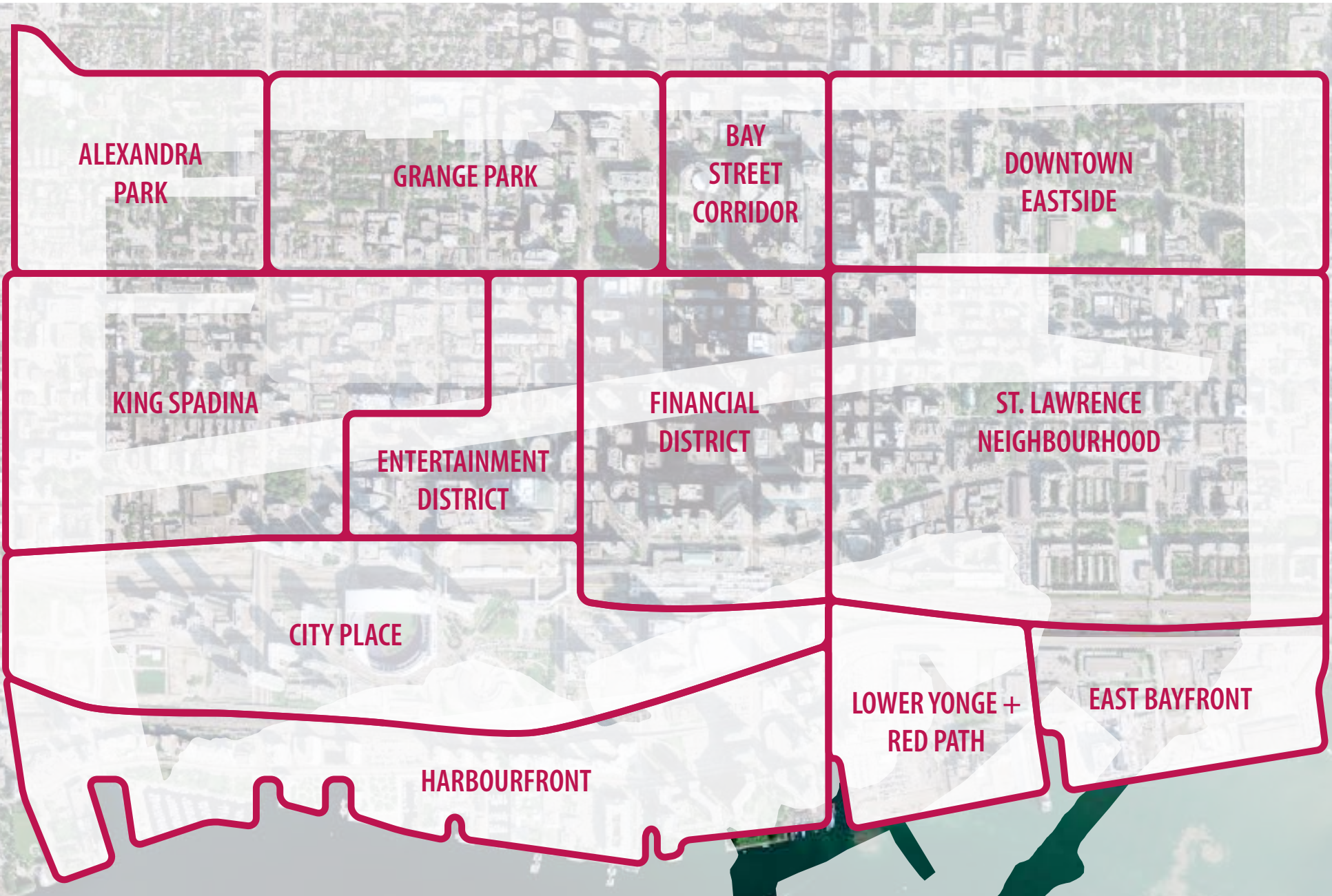
A HIGH-LEVEL, LONG-TERM PLAN

LAND USE + URBAN STRUCTURE



PLACES IN THE PORT LANDS





**ALEXANDRA
PARK**

GRANGE PARK

**BAY
STREET
CORRIDOR**

**DOWNTOWN
EASTSIDE**

KING SPADINA

**ENTERTAINMENT
DISTRICT**

**FINANCIAL
DISTRICT**

**ST. LAWRENCE
NEIGHBOURHOOD**

CITY PLACE

**LOWER YONGE +
RED PATH**

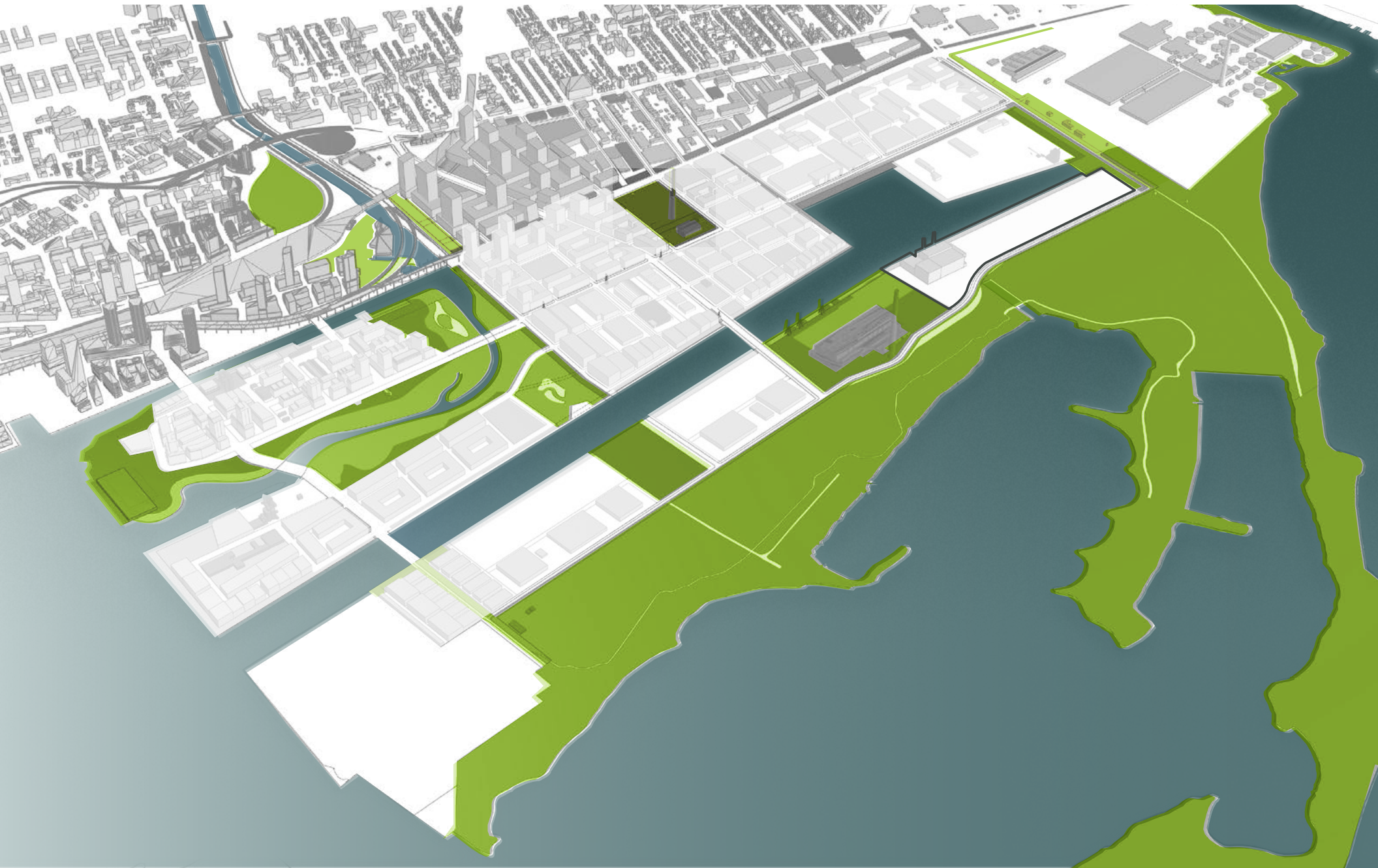
EAST BAYFRONT

HARBOURFRONT

Like a piece of architecture, the city is a construction in space, but one of a vast scale, a thing perceived only in the course of long spans of time...At every instant, there is more than the eye can see, more than the ear can hear, a setting or a view waiting to be explored

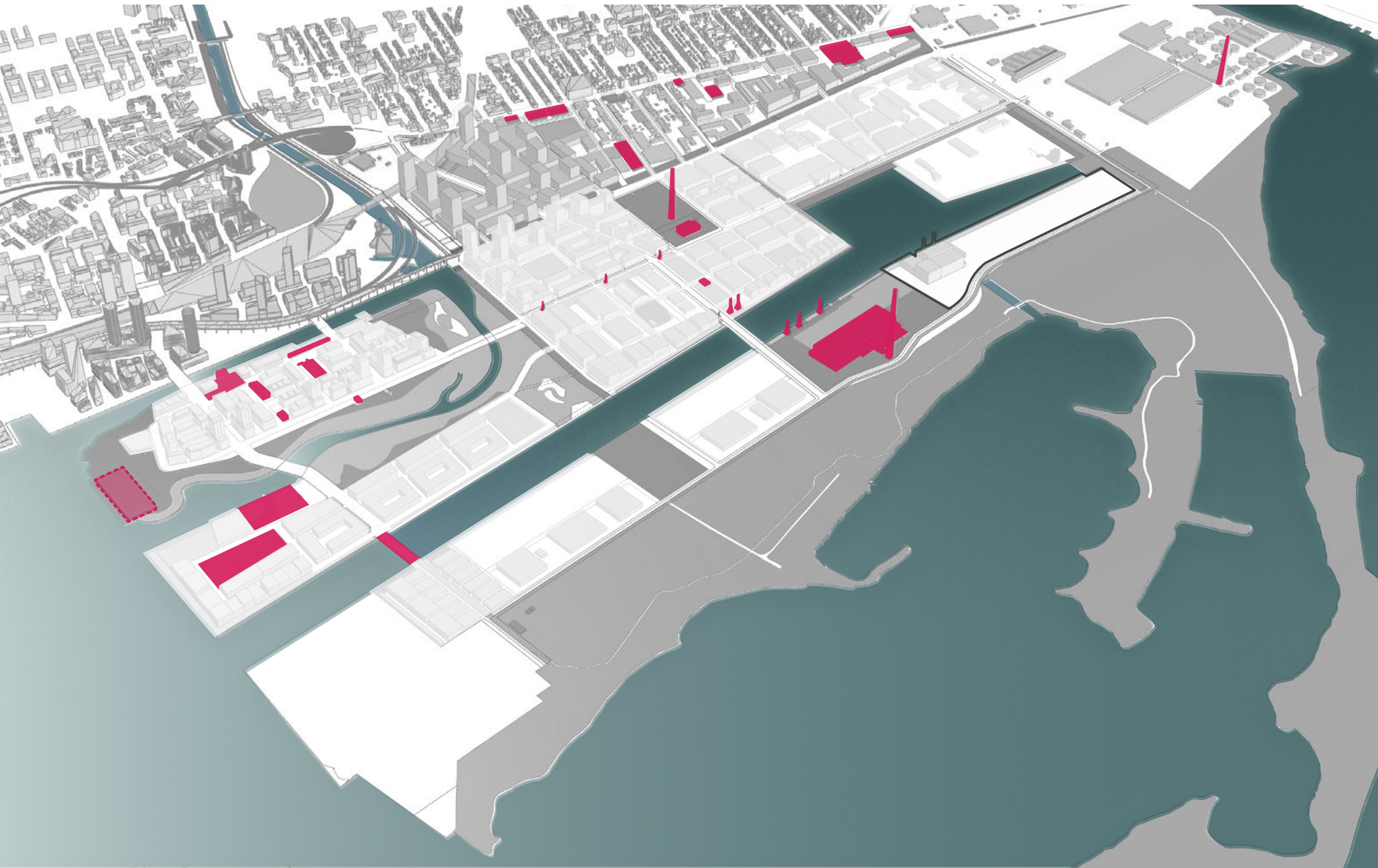
Kevin Lynch - The Image of the City

BLUE + GREEN



CHARACTER DEFINING

HERITAGE RESOURCES + LANDMARKS



**A series of memorable and
unique urban districts that take
their cue from the exceptions +
exceptional of the Port Lands +
achieving broader city building
objectives**

MEMORABLE + UNIQUE DISTRICTS



**With balanced and enhanced
land use direction that provides
flexibility for the future
evolution of key areas**

LAND USE ANALYSIS

KEY ACTIVITIES + REFINEMENT FOCI

FOUR KEY ACTIVITIES

1. ENSURING A CRITICAL MASS:

- Contiguous lands capable of supporting complete communities with synergies to emerging areas
- Consideration of densities and resulting population

3. LAND USE COMPATIBILITY:

- Detailed noise measurements and air quality model
- Separation distances
- Mitigation potential
- Impacts from film activities

2. FILM SECTOR CONSULTATION:

- Location Managers, Production Managers + Producers
- Film Studio Owner Interviews
- Feedback + Input from the Film + Entertainment Office

4. LONG-TERM CITY BUILDING OBJECTIVES:

- Ensuring a true mix
- Growing the film, media + creative sectors
- Maintaining a land base
- Orderly development

LAND USE ANALYSIS

KEY ACTIVITIES + REFINEMENT FOCI

FOUR REFINEMENT FOCI

1. COMPLETE, MIXED-USE COMMUNITIES:

- Self-sufficient and five-minute living
- Framed by spectacular parks + open spaces
- Supports and will be supported by a broad range of community infrastructure

3. INDUSTRY + PORT THRIVES:

- Sufficient lands to support continued uses and services
- Impacts addressed while allowing for areas to undergo comprehensive redevelopment

2. A FILM-FRIENDLY FUTURE:

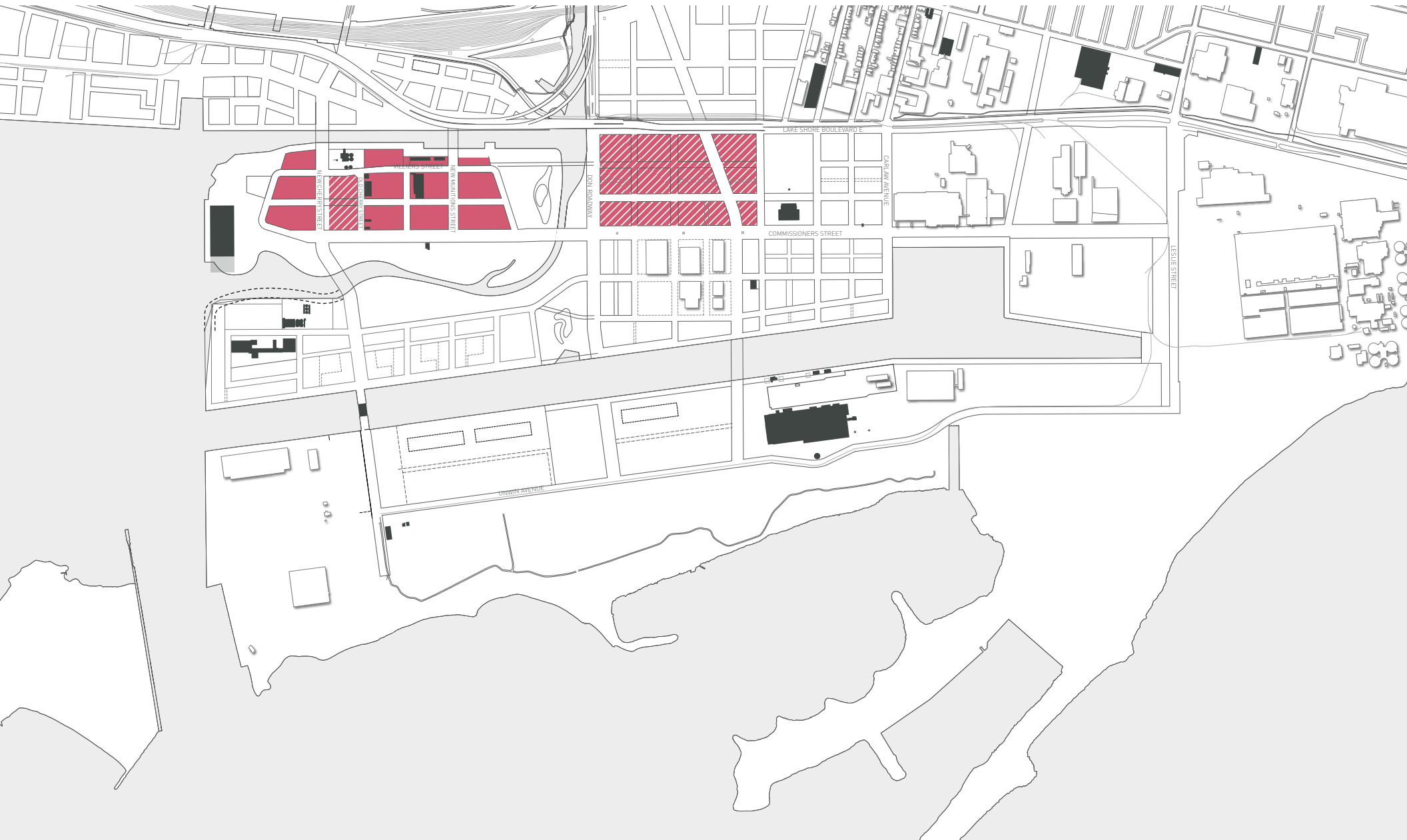
- Diverse range of film activities accommodated
- Flexibility + adaptability for a changing industry
- Ancillary uses + needs - backlots, shooting streets and dedicated location parking

4. GROWING + SUSTAINING OUR ECONOMY:

- Strategic location close to the Downtown
- Diverse opportunities
- Judicious use of land
- Near-term versus longer-term

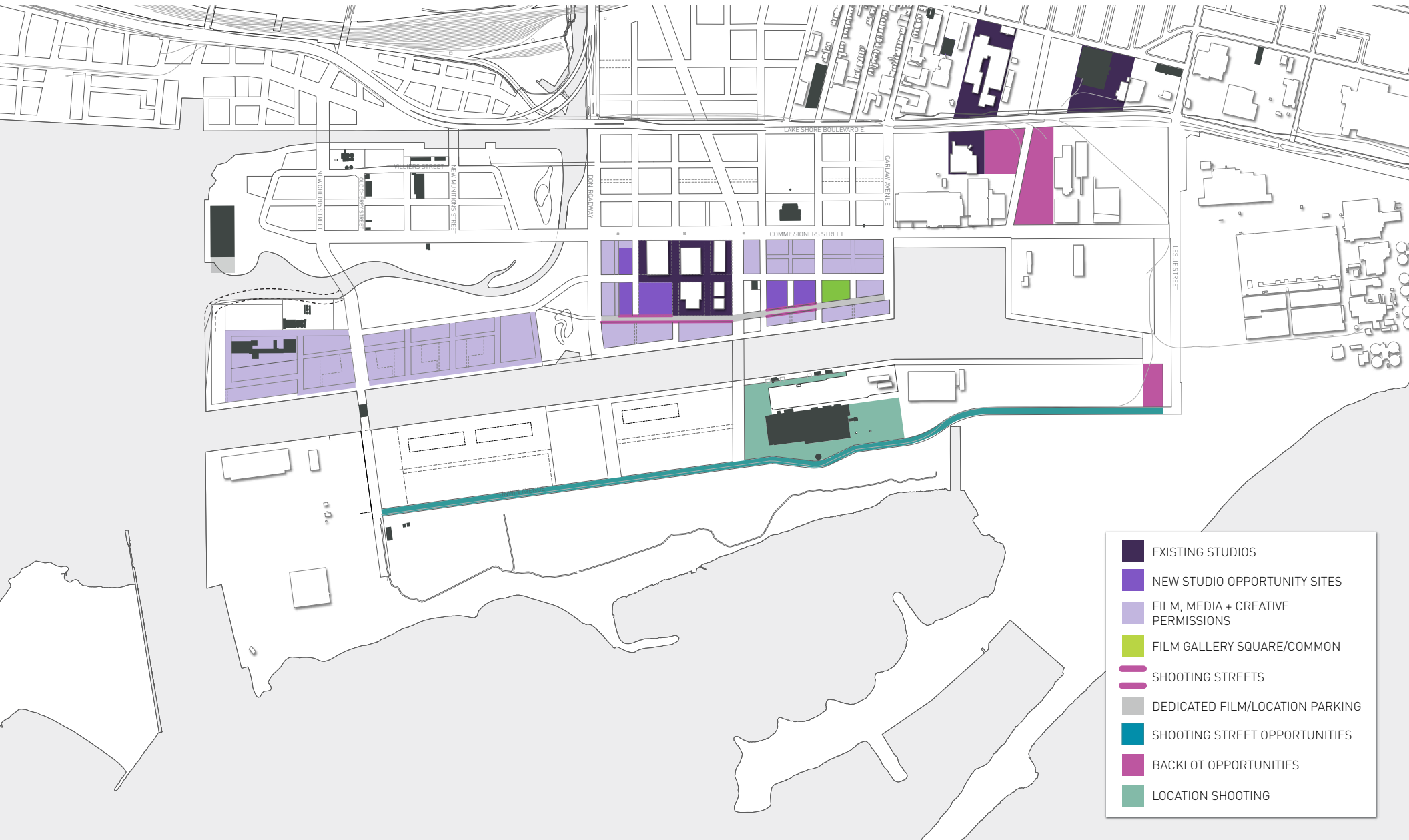
1. ENSURING A CRITICAL MASS

COMPLETE MIXED USE COMMUNITIES

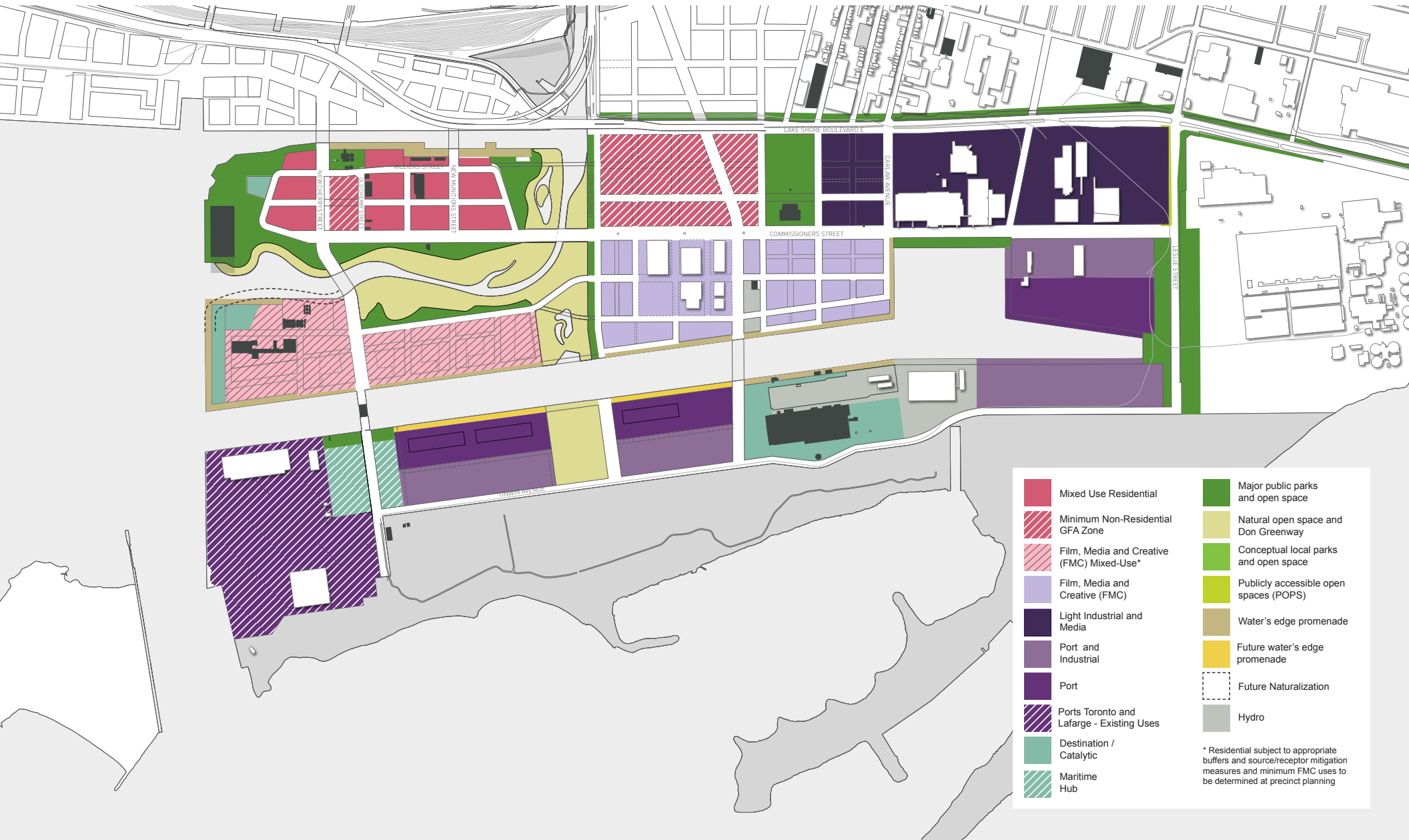


2. FILM SECTOR CONSULTATION

A FILM-FRIENDLY FUTURE



PREFERRED LAND USE DIRECTION



PORT LANDS

POPULATION + EMPLOYMENT



10-15K Housing Units



18-25K People **25-30K** Jobs

BUILDINGS WITH LONGEVITY + ADAPTABILITY

**Enhanced built form direction
that strengthens policies in the
CWSP to shape development
now and achieve what's
important, while allowing for
flexibility for creative precinct
planning**

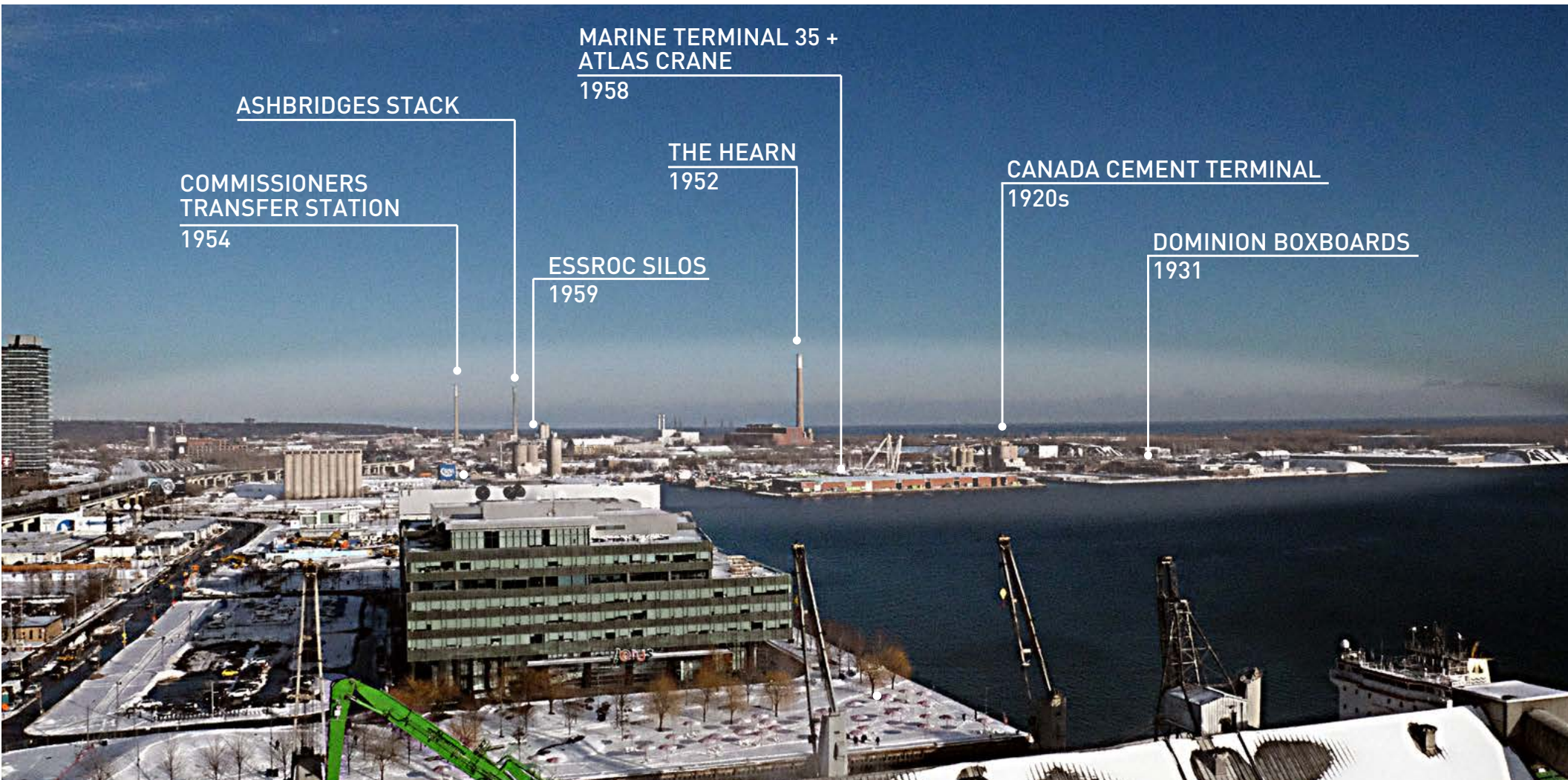
BUILT FORM

POLICY CONSIDERATIONS

- Distinct precincts and variation in form
- Character and integration of surrounding landscapes, wilderness areas, shorelines and artifacts
- The Port Lands skyline from the city and maintaining prominence of industrial artifacts
- Transitions in scale to heritage resources
- Animation of public spaces and extensive glazing at street level
- Pedestrian comfort year round
- Minimum building heights for all uses to support an urban character
- Building materiality to support longevity, adaptability and reuse
- Flexibility in design for a wide range of uses
- Integration of naturalization, in building, streetscape and park design to support biodiversity objectives
- Screening and use of structures for outdoor storage

THE PORT LANDS

SKYLINE TODAY



ASHBRIDGES STACK

COMMISSIONERS
TRANSFER STATION
1954

MARINE TERMINAL 35 +
ATLAS CRANE
1958

THE HEARN
1952

ESSROC SILOS
1959

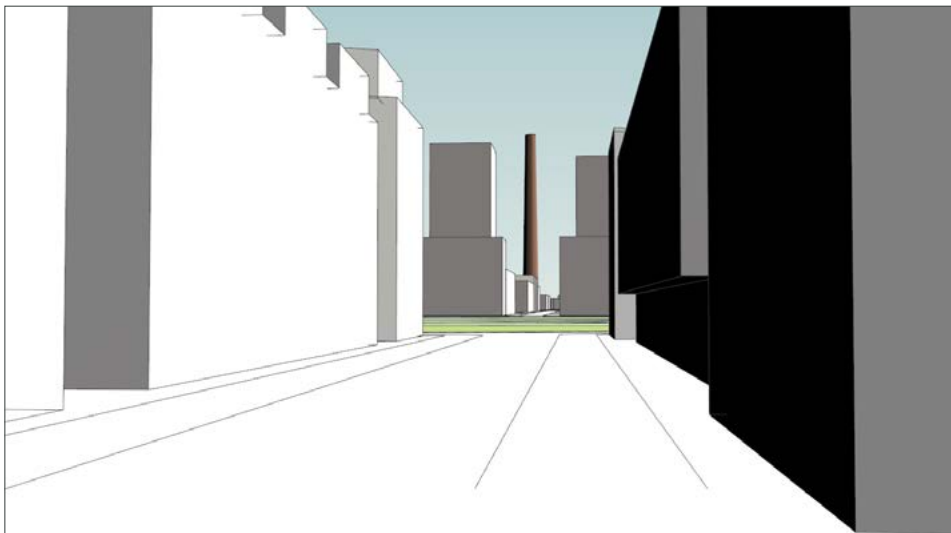
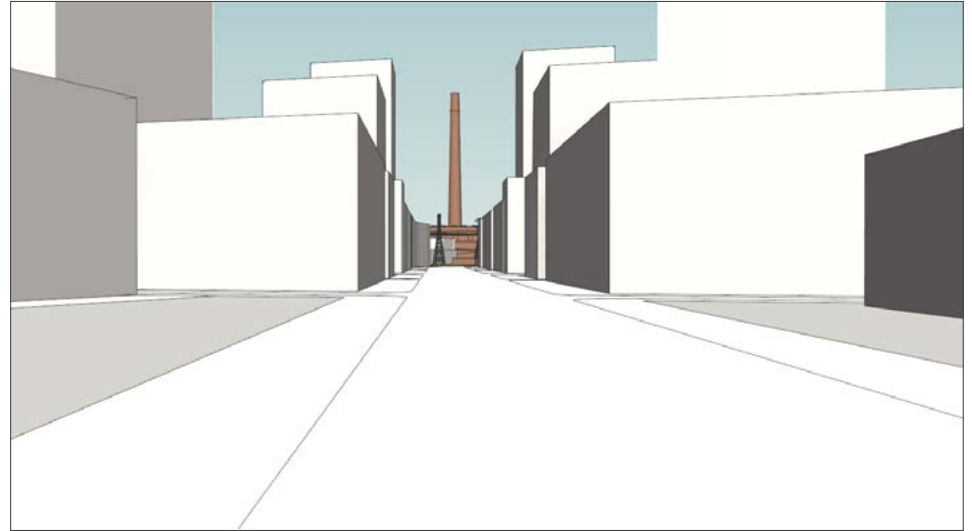
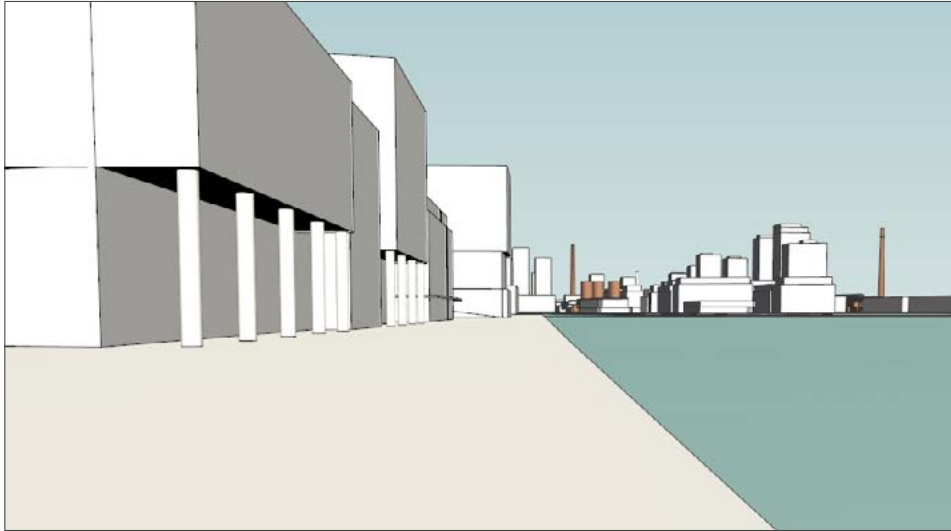
CANADA CEMENT TERMINAL
1920s

DOMINION BOXBOARDS
1931

PORT/INDUSTRIAL COLLAGE

VIEWS

Postcard, Focused, Landmark and Scenic



VIEWS

Postcard, Focused, Landmark and Scenic



Viewed from the Spit, the Port Lands profile layers with the city skyline to highlight diverse concentrations of built form, punctuated by the chimneyscape and CN tower in the distance

BUILT FORM

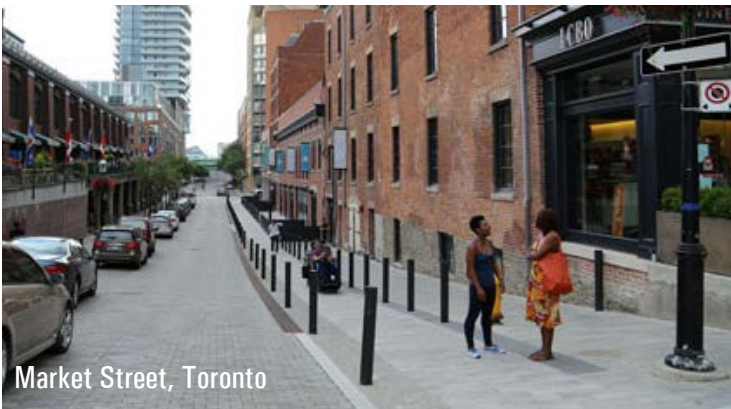
PRECEDENTS



False Creek, Vancouver



Dockside Green, Victoria



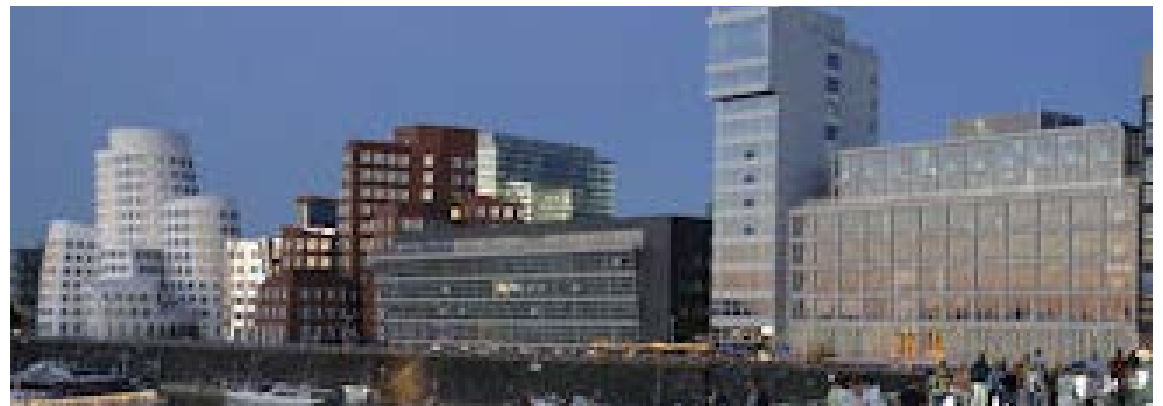
Market Street, Toronto



Boxpark, Shoreditch, London UK



Miami Design District



BIODIVERSITY + COHABITATION

**The vision for the Port Lands
is more than people and jobs.
The Port Lands is rich with life
today. The renaturalization
of the Don will contribute
to further enrichment and
regeneration and renewal of
places will provide access for
life**

COMPLETING THE NETWORK OF GREEN



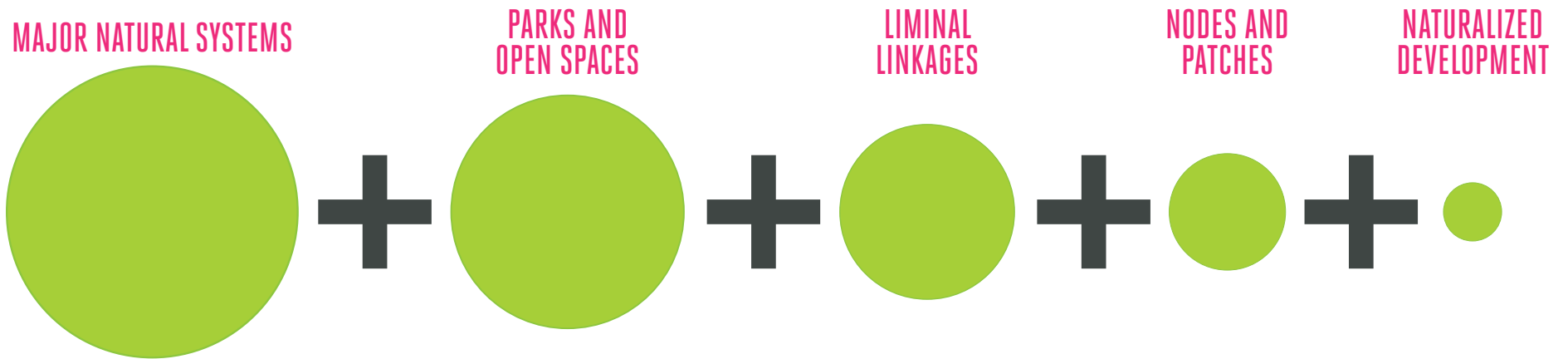
We established a working group with nature enthusiasts, experts and staff to brainstorm the elements for a robust biodiversity framework

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; and planning for wildlife movement.
- **Design:** integrating habitat opportunities into the urban fabric through the built form.

FIVE STRUCTURAL LAYERS



MAJOR NATURAL SYSTEMS



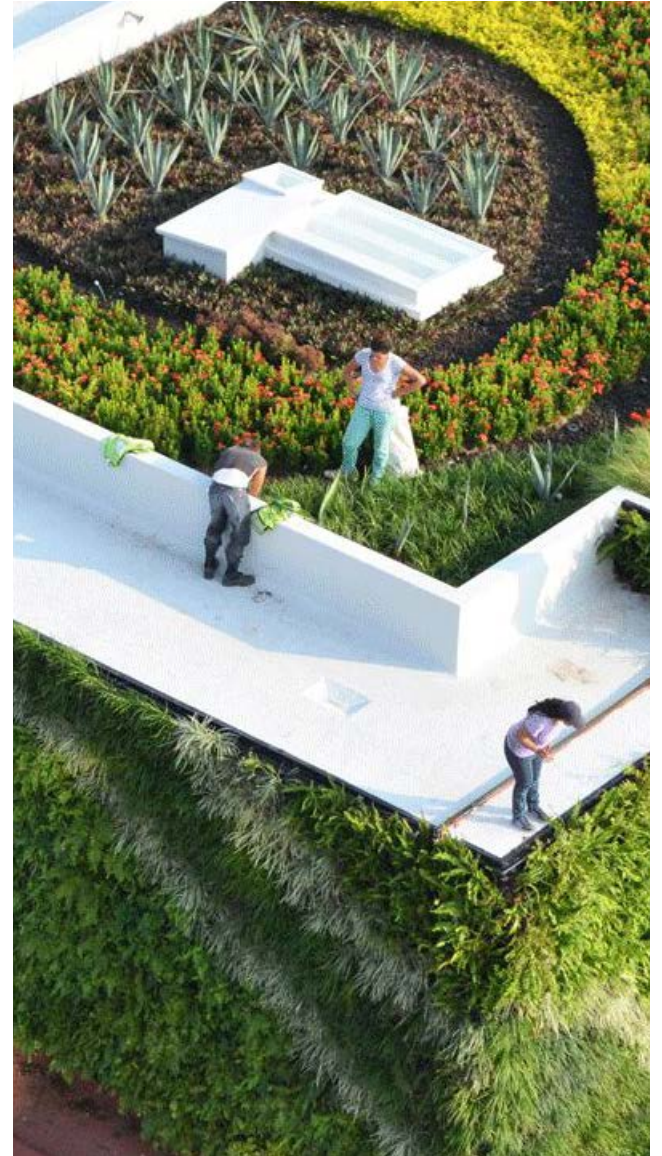
LIMINAL LINKAGES



NODES AND PATCHES



NATURALIZING DEVELOPMENT



PUTTING THE FRAMEWORK INTO PRACTICE

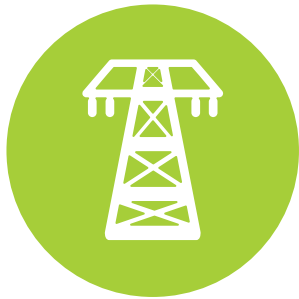
- **Education:** public participation opportunities, innovative biodiversity and natural heritage interpretative signage, support educational programs, include educational information as part of purchase and sale agreements
- **Monitoring:** develop a monitoring strategy, as areas redevelop and prior to next phases of development assess the effectiveness of previous efforts and modify as needed
- **Legal Framework:** implement more robust direction in the CWSP consistent with the PPS, incorporate CWSP direction in implementing by-laws (e.g. landscaped setback requirements), address biodiversity as a key component during precinct planning
- **Partnerships:** create partnerships between the different agencies to support objectives and better enforcement

**COMPLETE, SUSTAINABLE
COMMUNITIES AND EMPLOYMENT
AREAS**

**The Port Lands is envisioned to
be a sustainable and resilient
place and showcase of new and
emerging technologies and
approaches as the area builds
out**

SUSTAINABILITY + INNOVATION

A NET ZERO ENERGY
DISTRICT



ECOLOGICAL INTEGRITY



HUMAN HEALTH
+ WELL BEING



CLIMATE CHANGE



INNOVATION + ECONOMY













MOBILITY + ACCESS



COMMUNITY INFRASTRUCTURE



-  Schools (including options)
-  Community Centre/Pool
-  Community Centre/Hub
-  Libraries
-  Child Care Centre
-  Human Agency Space
-  Catalytic/Cultural
-  Fire Station Options
-  Emergency Medical Services Options
-  Arena Options

AFFORDABLE HOUSING + INCLUSIVE COMMUNITIES

20% Affordable Rental

5% Ownership

Timeliness:

- Affordable units will be delivered at the pace of market development

Flexibility:

- Combinations of delivery methods to achieve a mix and balance between timeliness and permanency

Permanency:

- Affordable housing as a durable community benefit

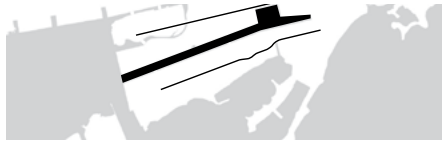
Clarity:

- Criteria and frameworks for evaluation of affordable housing provision and solutions

**BRINGING IT ALL
BACK TOGETHER**



1. STITCHING TO THE CITY



2. UNITING THE HARBOUR AND THE WILDS



3. RESILIENT URBAN FABRIC



4. GREEN AND BLUE







Q + A