

Toronto PIC Core Urban Design Guidelines

LUAC PRESENTATION
February 14, 2020 ♥

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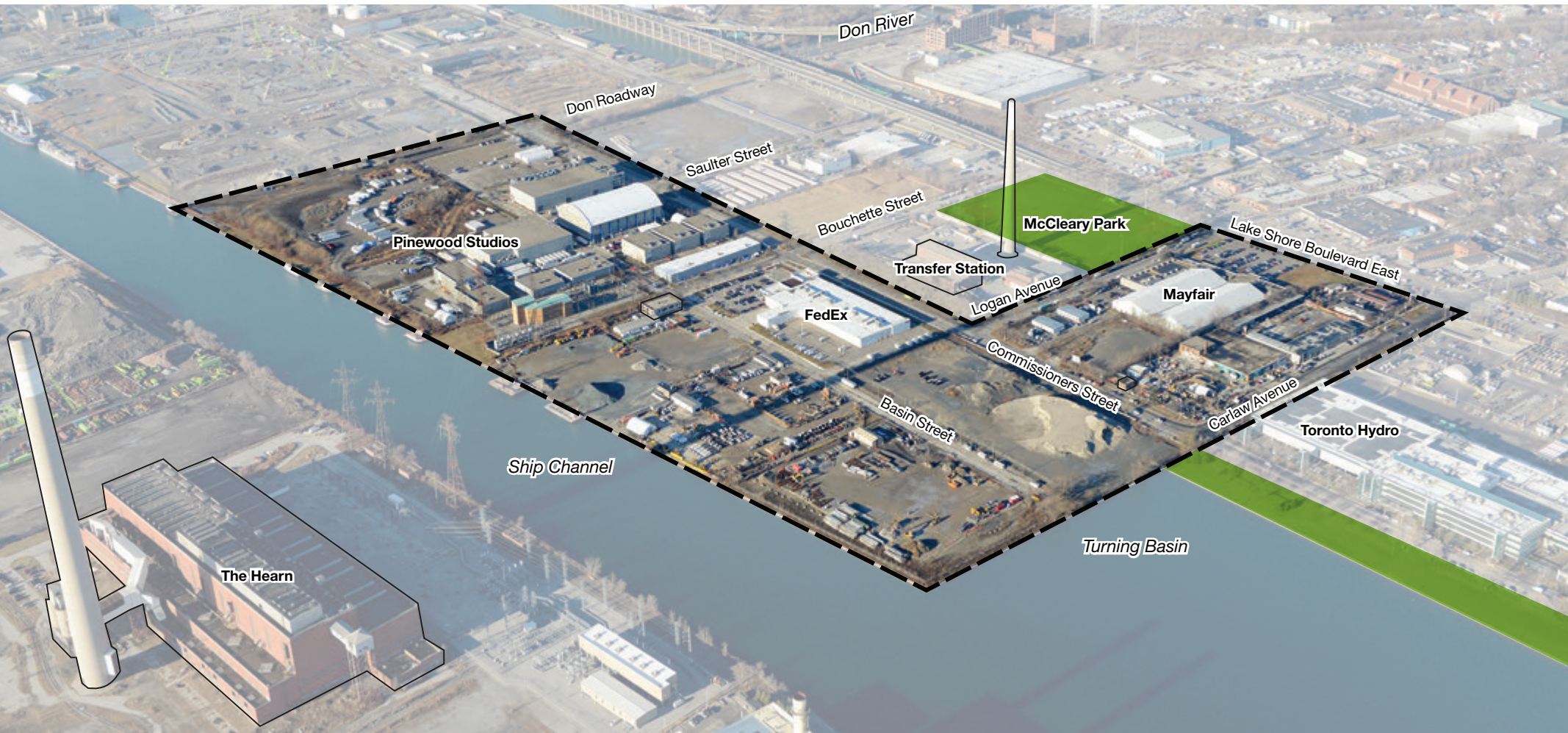
PIC Core in Context



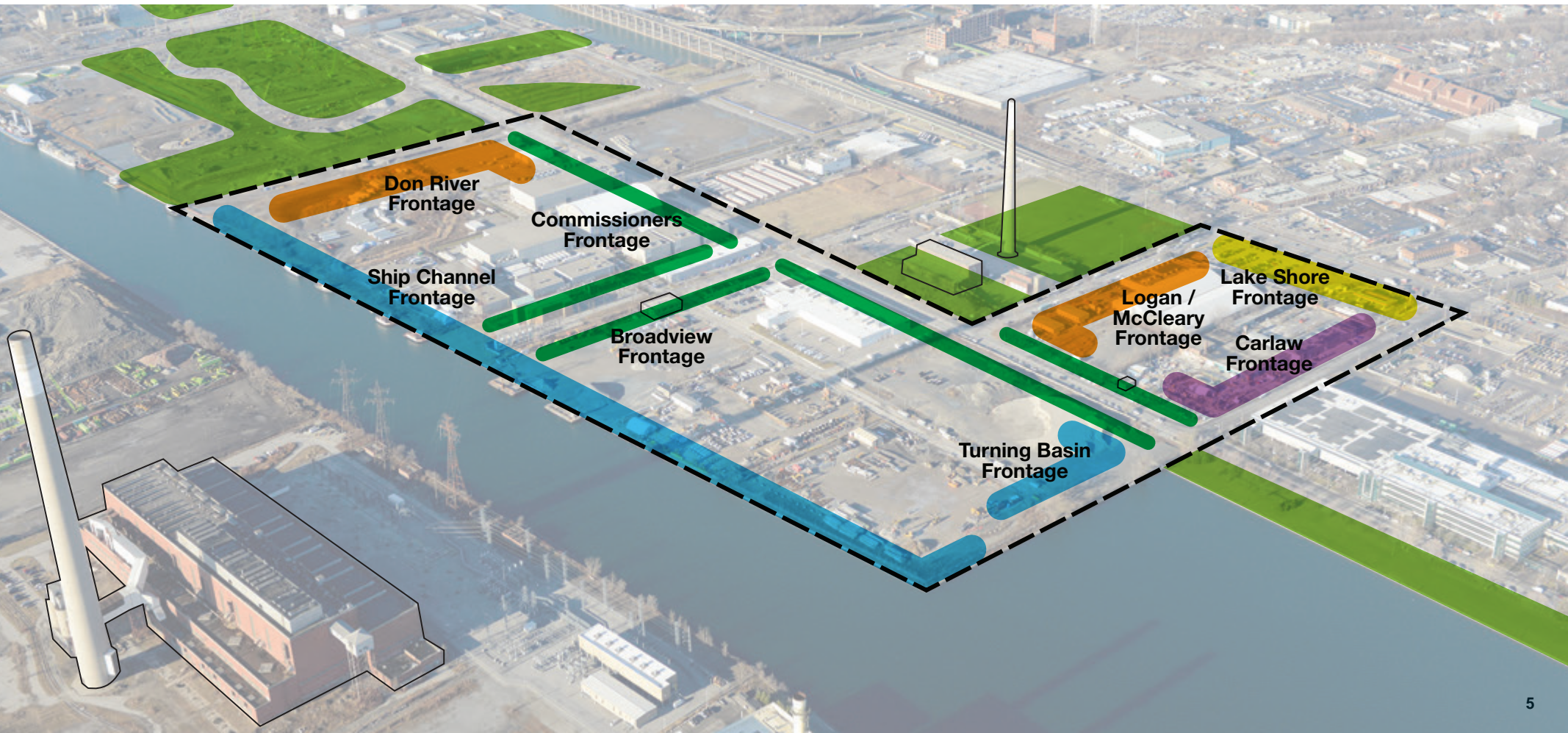
PIC Core: Precincts and Quadrants



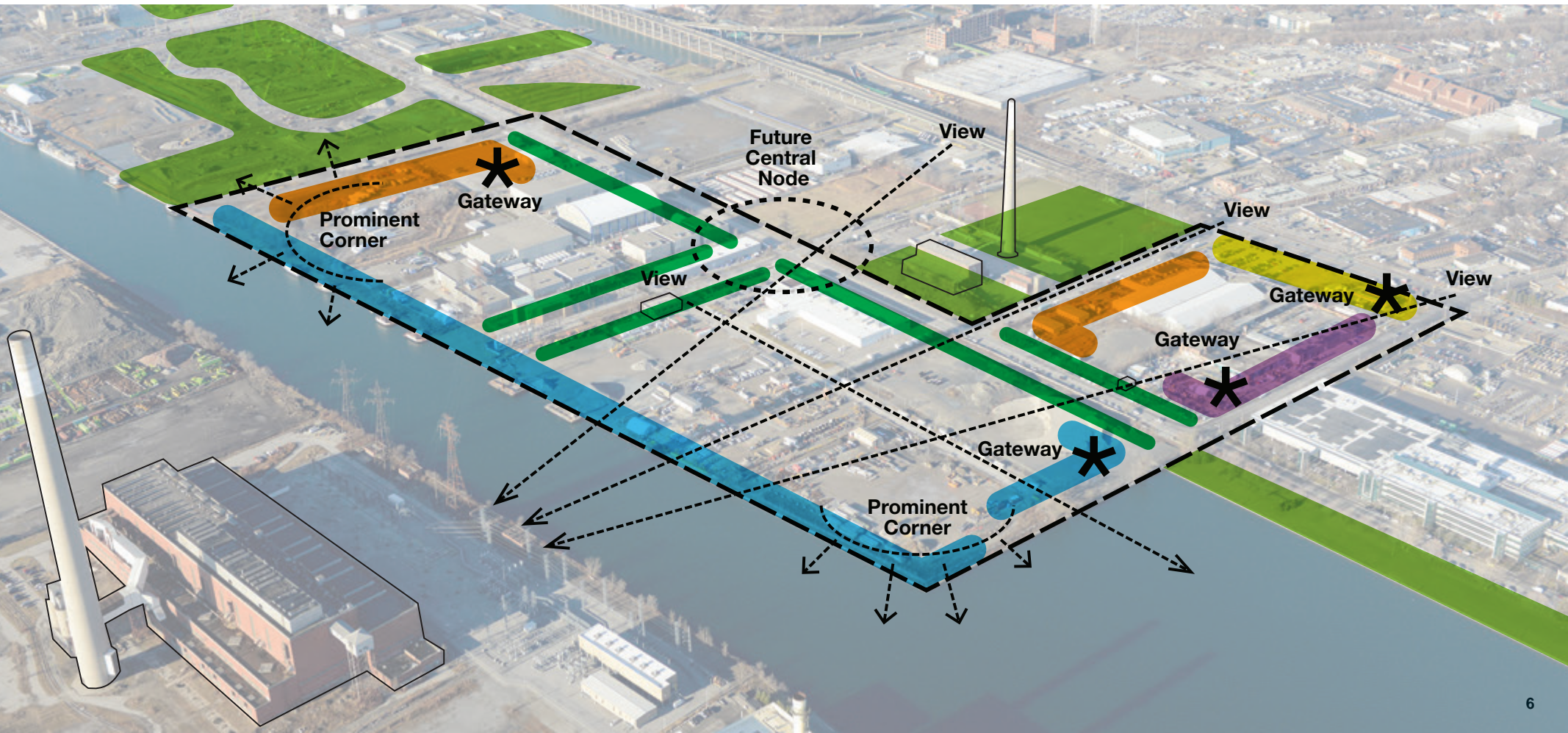
PIC Core: Existing Elements



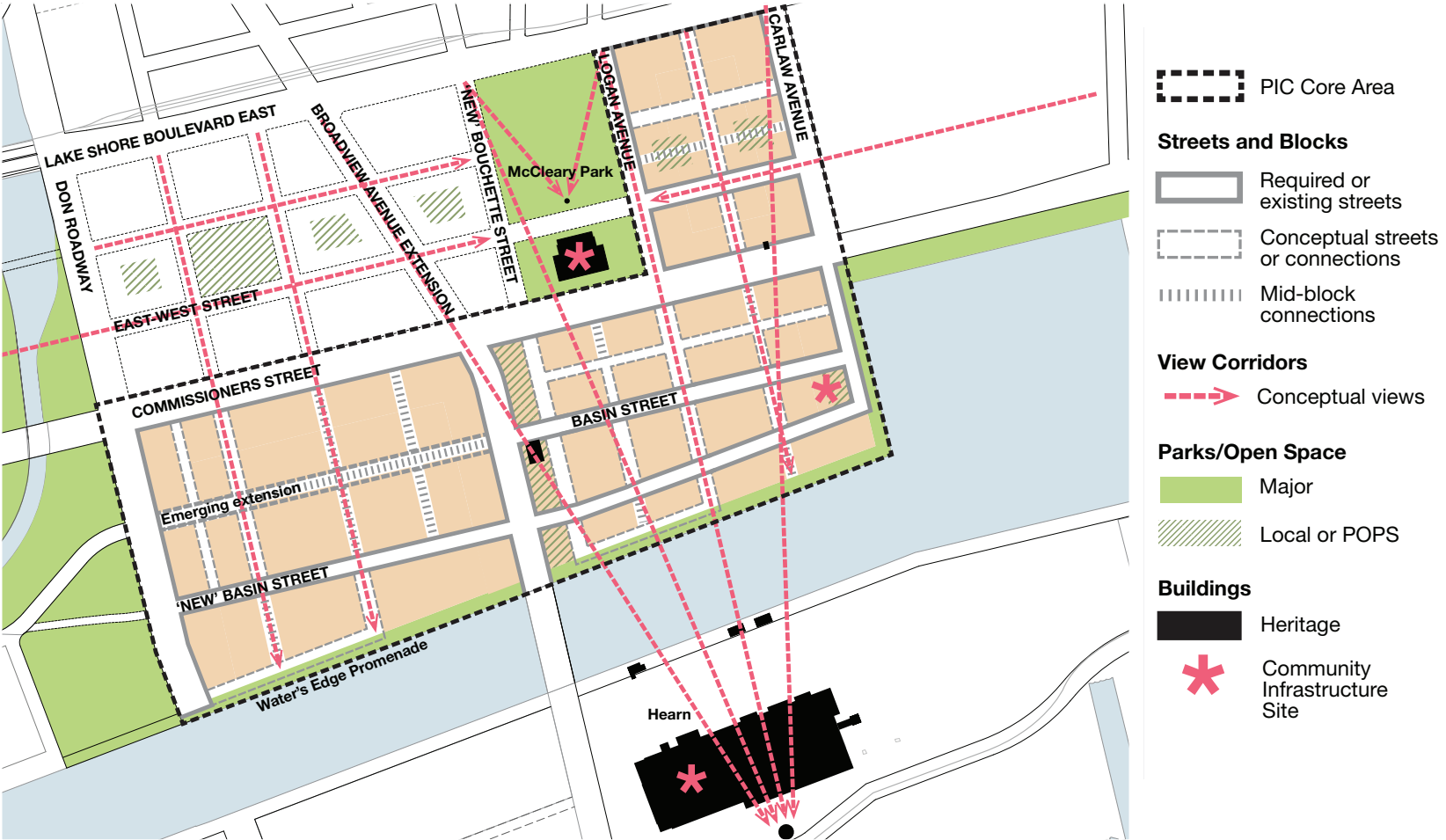
PIC Core: Edges



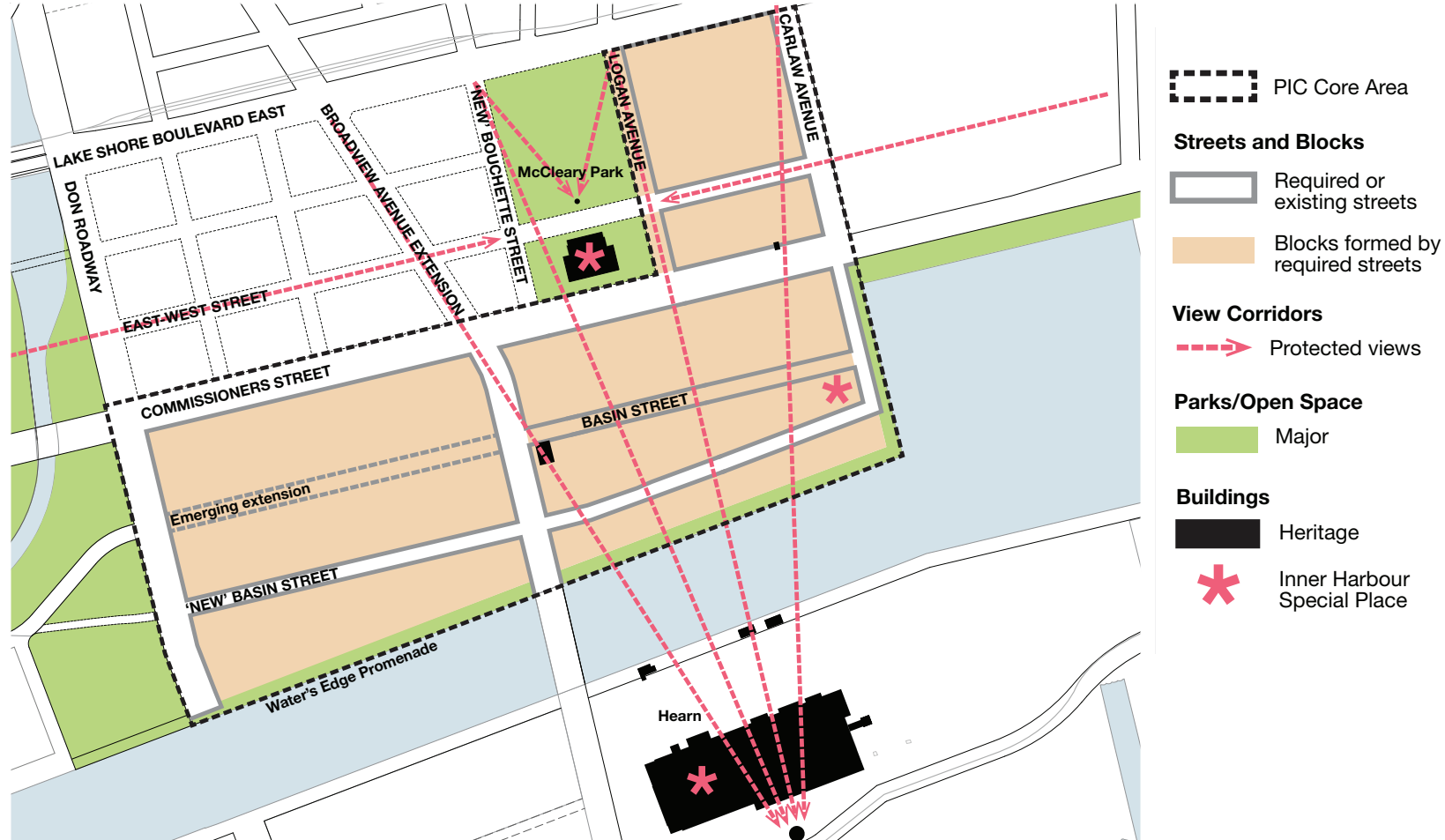
PIC Core: Other Features



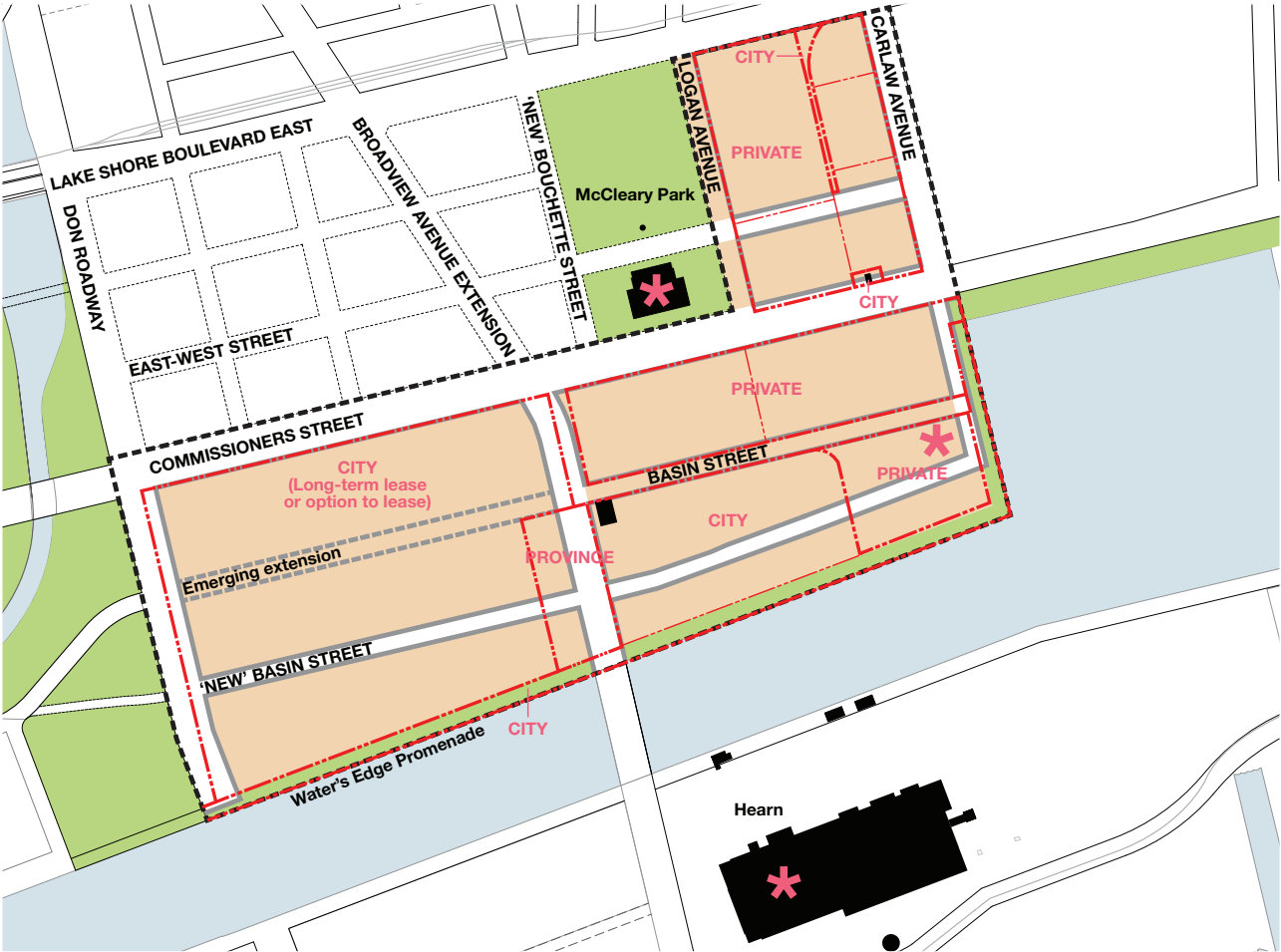
Port Lands Planning Framework



OPM Requirements



Ownership Overlay



PIC Core Area

Ownership

- Ownership type division
- Individual ownership division

Streets and Blocks

- Required or existing streets
- Blocks formed by required streets

Parks/Open Space

- Major

Buildings

- Heritage
- Inner Harbour Special Place

Existing Buildings



Pinewood Offices (Quadrangle)



Pinewood Mega Studio (Alsop)



Sun Oil Building (heritage)



Gas station



Mayfair Club



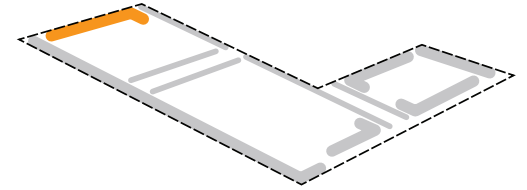
FedEx Building



Buildings on Carlaw



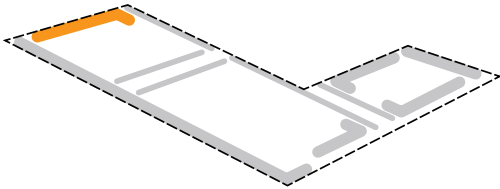
Former Toronto Hydro building (heritage)



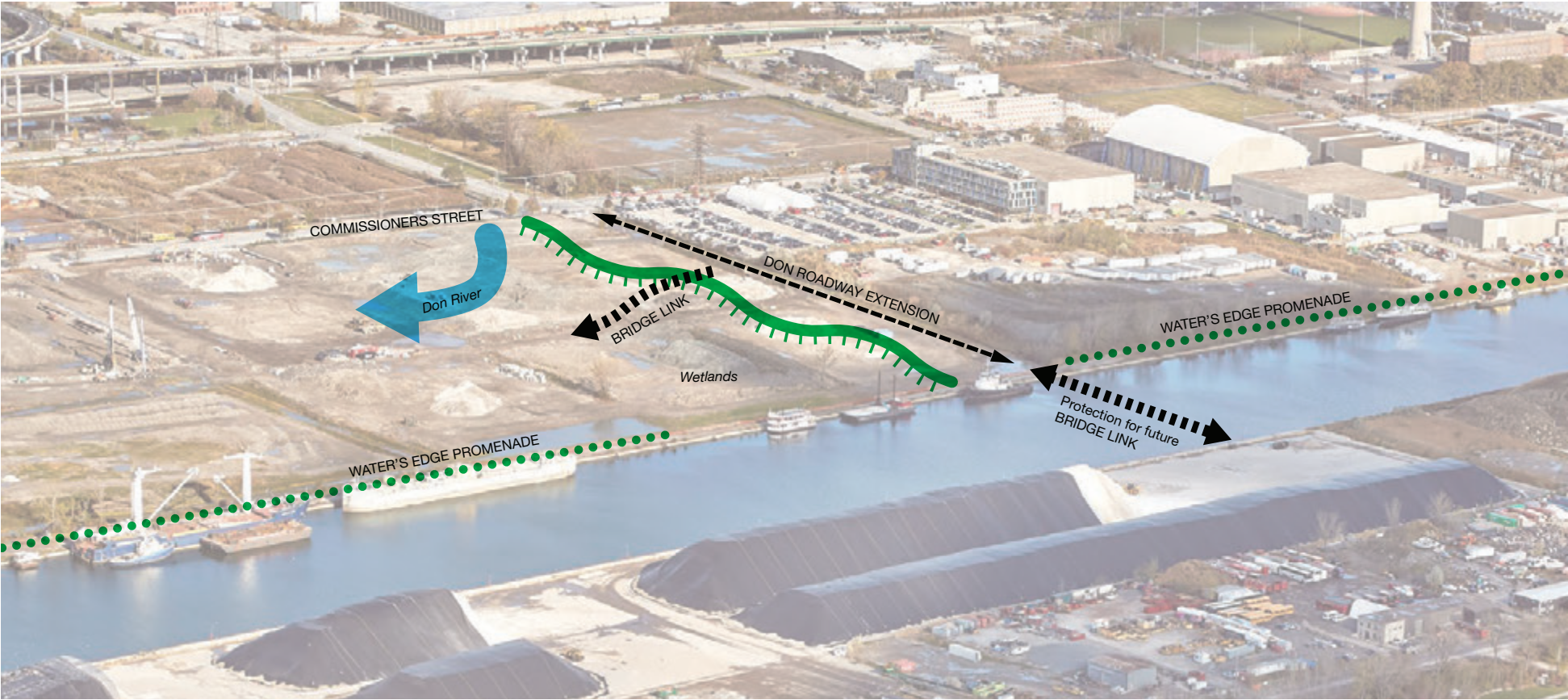
Don River Frontage

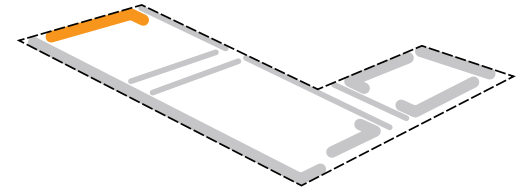


Existing condition (2019)



Don River Frontage

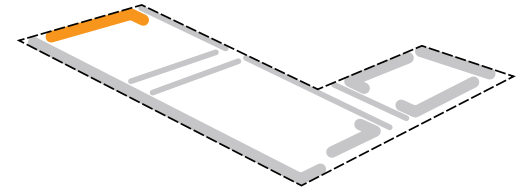




Don River Frontage



Conceptual rendering, Port Lands Planning Framework (facing south)



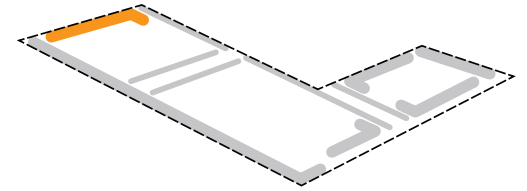
Don River Frontage



Conceptual rendering, current direction for Don Roadway (north of Commissioners, facing south)

Don River Frontage

- Frontage onto a major new public space, achieving expansive views.



Potential Landscape Precedents



Riverwalk, Roosevelt Island, New York, USA



River Valley Promenade, Calgary



South Waterfront Greenway, Portland, USA



Manhattan Waterfront Greenway, New York, USA

Don River Frontage

- Buildings will be visible from a great distance, forming a clear urban edge or skyline.
- Facades will be sunlit for much of the day.
- Opportunity to extend greening of naturalization of river up the sides of buildings.

Potential Built Form Frontage



Maison Radio-Canada, Montreal



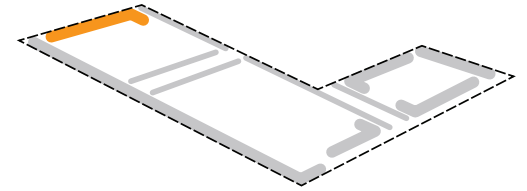
The Reflector, Dublin, Ireland

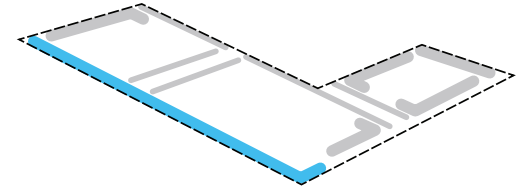


Lovejoy Wharf, Boston, USA



Acros Prefectural International Hall, Fukuoka, Japan

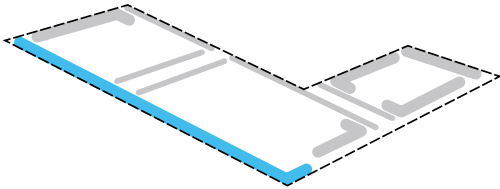




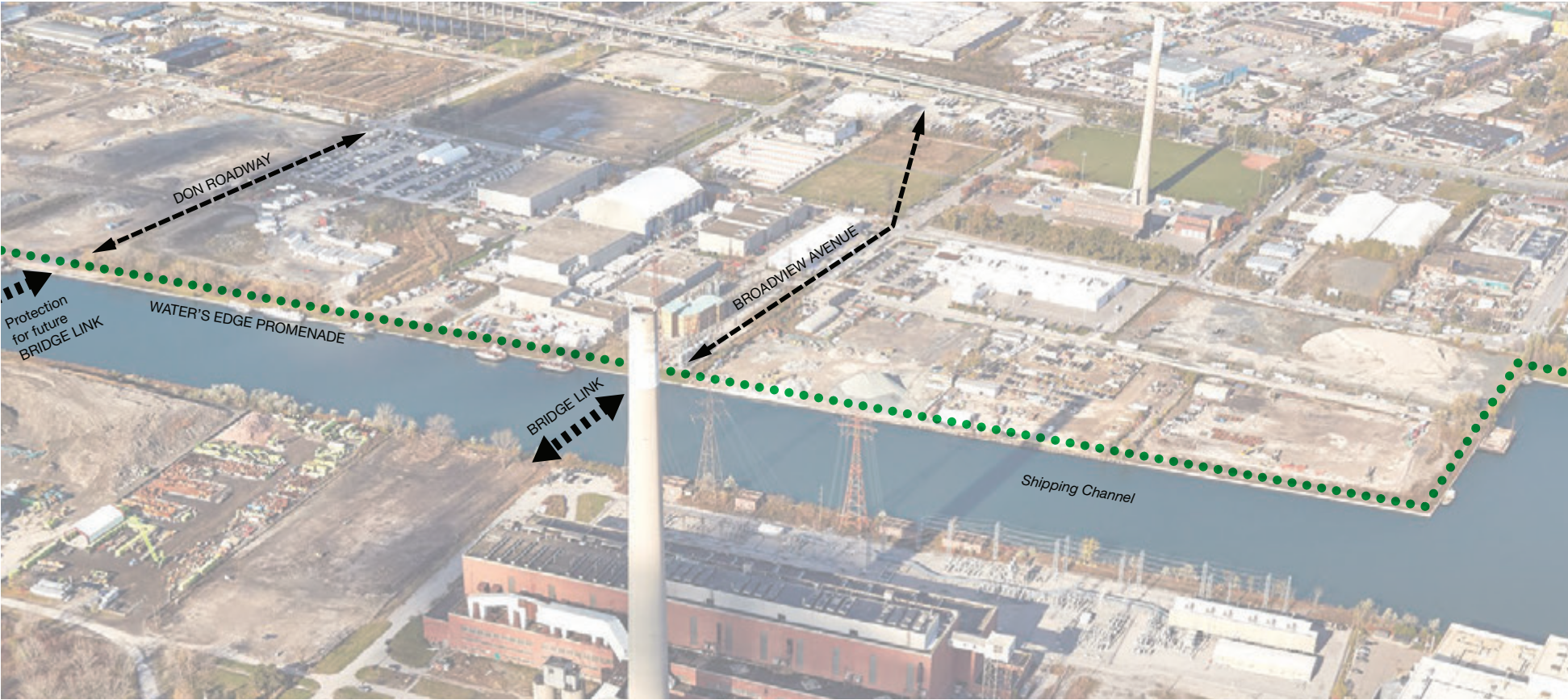
Shipping Channel Frontage



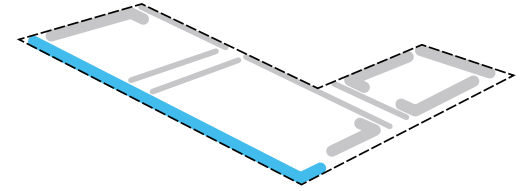
Existing condition (2019)



Shipping Channel Frontage



Shipping Channel Frontage



Conceptual renderings with and without waterfront street, Port Lands Planning Framework (facing east)

Shipping Channel Frontage

- Major edge, and opportunity for a new waterfront public space.
 - Long-term vision is an urban promenade, similar to East Bayfront.
 - In the short to medium-term, however, it may operate more like a recreational trail.

Potential Landscape Precedents



Presqu'île Rollet Park, Rouen, France



South Waterfront Greenway, Portland, USA



West Toronto Railpath



Wickney Canal, London, UK

Shipping Channel Frontage

- Opportunity to frame the Shipping Channel with active uses.
- Interface between PIC Core uses (such as film studios) and the public realm.
- In some cases, access roads may run between building facades and the water's edge promenade.

Potential Built Form Frontage



HafenCity, Hamburg, Germany



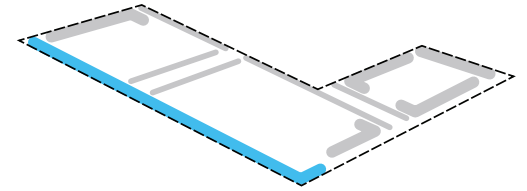
Center for Urban Waters, Tacoma, USA

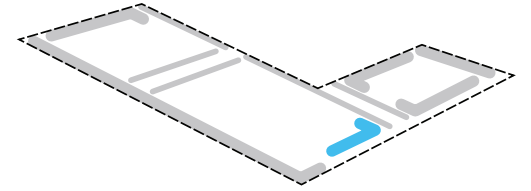


Trondheim, Norway



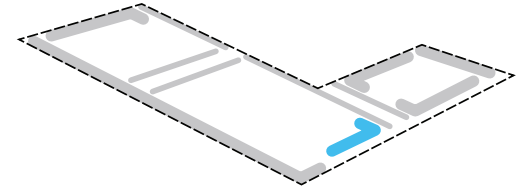
Aker Brygge, Oslo, Norway



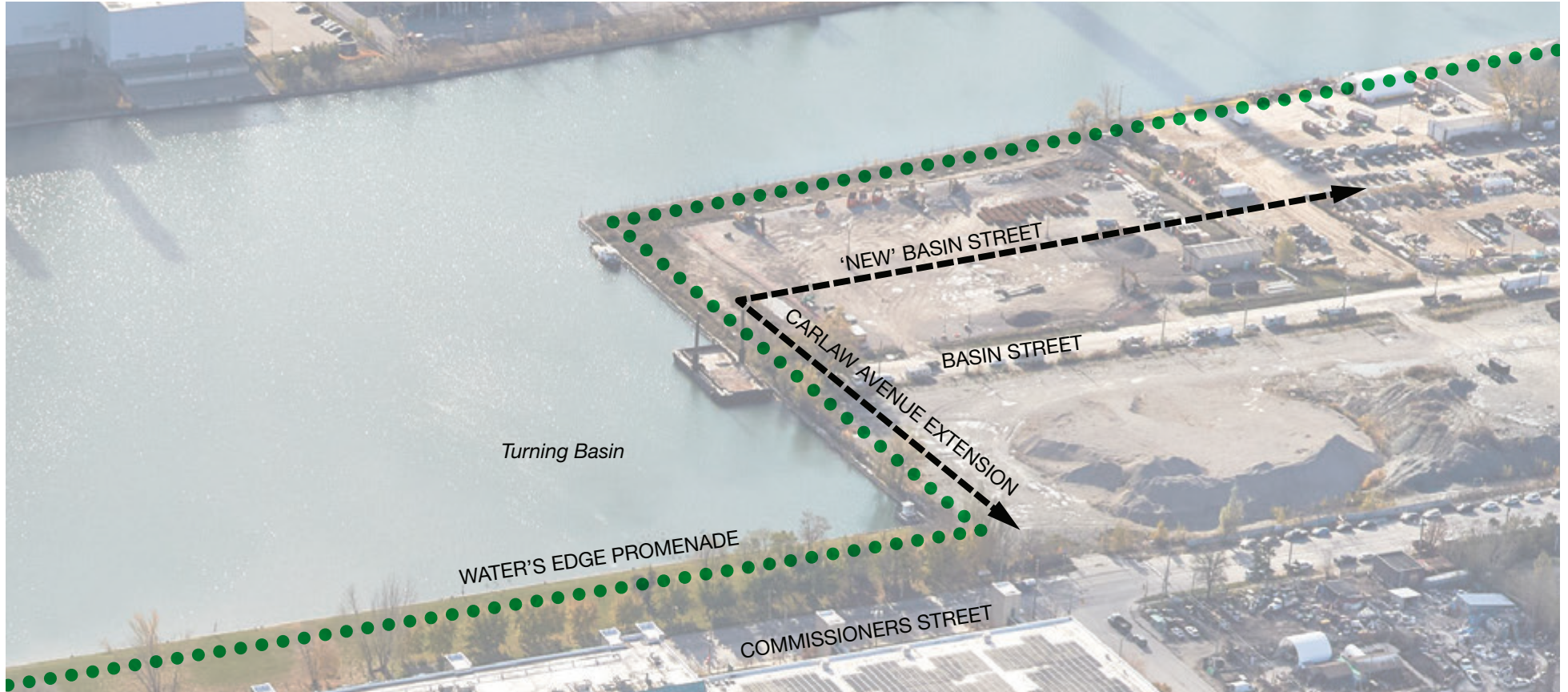


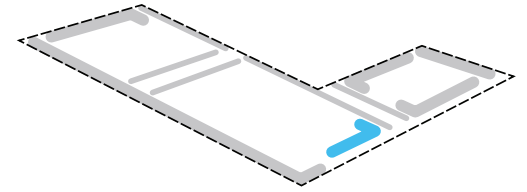
Turning Basin Frontage





Turning Basin Frontage





Turning Basin Frontage



Conceptual rendering, Port Lands Planning Framework (facing south along Carlaw extension)

Turning Basin Frontage

- Similar to Shipping Channel frontage, but will incorporate an extension of Carlaw Avenue.
- Unique views of the Turning Basin and existing linear green space on Commissioners Street.

Potential Built Form Frontage



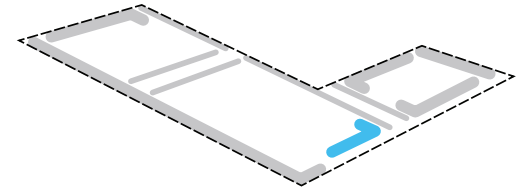
HafenCity, Hamburg, Germany

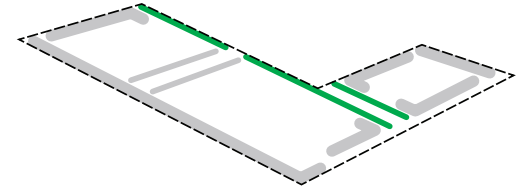


TBWA Office, Amsterdam, Netherlands



Hanover Dock, Dublin, Ireland



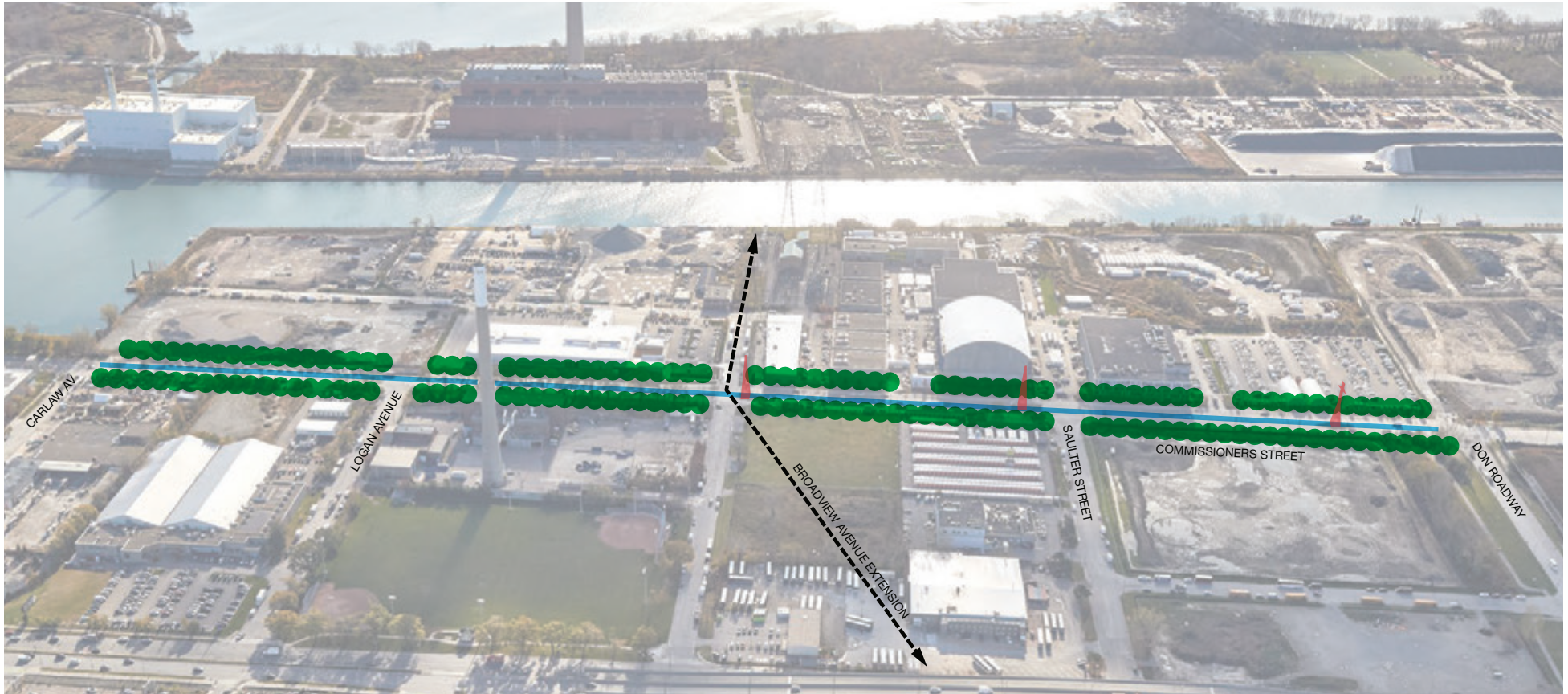
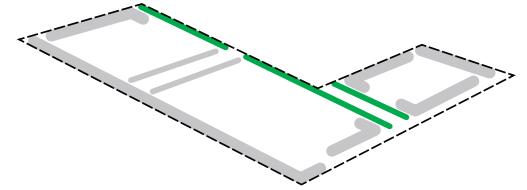


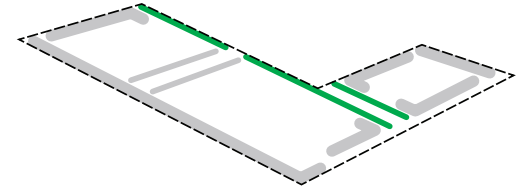
Commissioners Frontage



Existing condition (2019)

Commissioners Frontage





Commissioners Frontage



Conceptual rendering, Port Lands Planning Framework (between Don Roadway and Broadview extension, facing east)