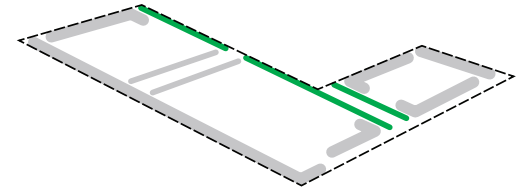


Commissioners Frontage

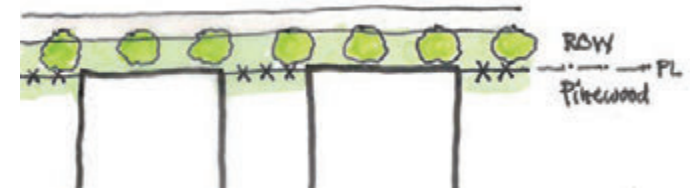
Potential Landscape Screening Treatments



Parking concealed behind green frontage (Carpet Factory, Liberty Village)



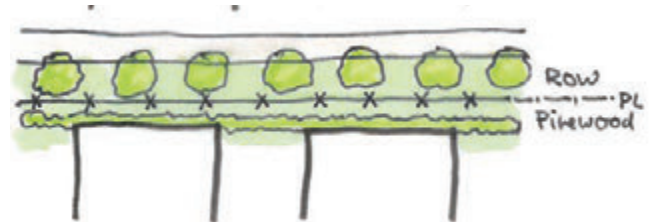
Menu of Options



Existing / Emerging Approach



Fence Setback



Building Setback

Commissioners Frontage

- PIC Core's primary spine.
- Long term vision includes streetcars in designated right-of-way south of hydro lines.
- Green character, with treed boulevards.
- Future McCleary Park frontage includes stand of mature trees.
- Major frontage of Pinewood studios.
- May include mix of active and less active frontages.
 - Opportunity to use landscape, building materials and articulation to add interest to pedestrian experience.

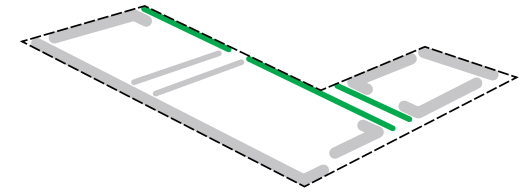
Potential Built Form Frontage



Culver City Studios (Amazon), Los Angeles, USA



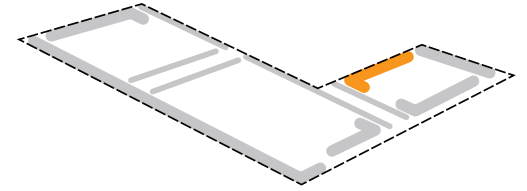
Samsung Research Centre, Mountain View, USA



Broad Art Foundation, Los Angeles, USA



Pixar Studios, San Francisco, USA

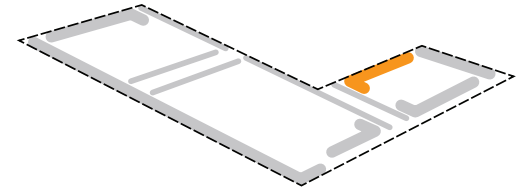


Logan / McCleary Park Frontage

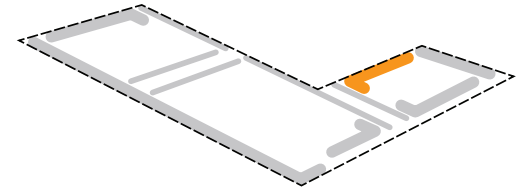


Existing condition (2019)

Logan / McCleary Park Frontage



Conceptual renderings of Logan (facing south) and an expanded and revitalized McCleary Park (facing northwest), Port Lands Planning Framework



Logan / McCleary Park Frontage

- McCleary Park to be expanded to include Transfer Station as community hub.
- Opportunity for larger, more active buildings that frame the park edge, similar to Don Roadway frontage.
- Porosity of frontage could provide entrances into courtyards and other spaces within the block.

Potential Built Form Frontage



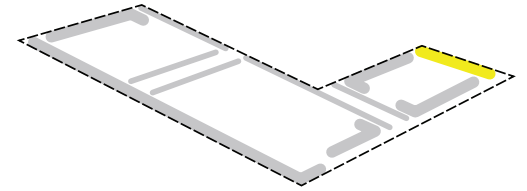
Mission Bay, San Francisco, USA



SA Water Company Offices, Adelaide, Australia



Chodov Park, Prague, Czechia



Lake Shore Frontage



Existing condition (2019)

Lake Shore Frontage

- Part of larger reconsideration of Lake Shore Boulevard's character, prompted by major redevelopment in other areas.
- Broad width of Lake Shore Boulevard provides opportunity for large buildings, but also substantial greening.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Porosity of frontage could provide entrances into courtyards and other spaces within the block.

Potential Built Form Frontage



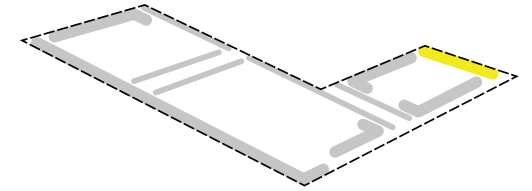
T3, Minneapolis, USA

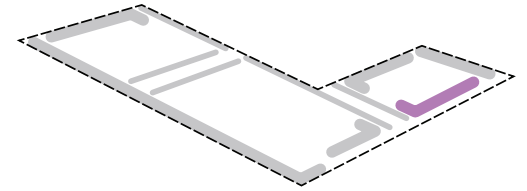


Proposed GM Campus (north side of Lake Shore), Toronto



Data1 Offices, Seattle, USA





Carlaw Frontage



Existing condition (2019)

Carlaw Frontage

- Opportunity to urbanize Carlaw with active uses, similar to segments north, which were characterized by large industrial buildings.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Important to achieve porosity and connectivity between Carlaw Avenue and McCleary Park, using local streets and mid-block connections.

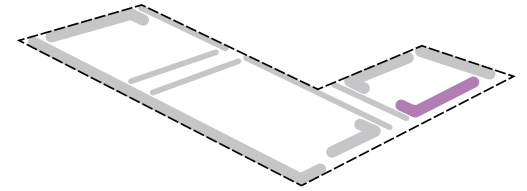
Potential Built Form Frontage



Carlaw at Wrigley Building, facing southeast.

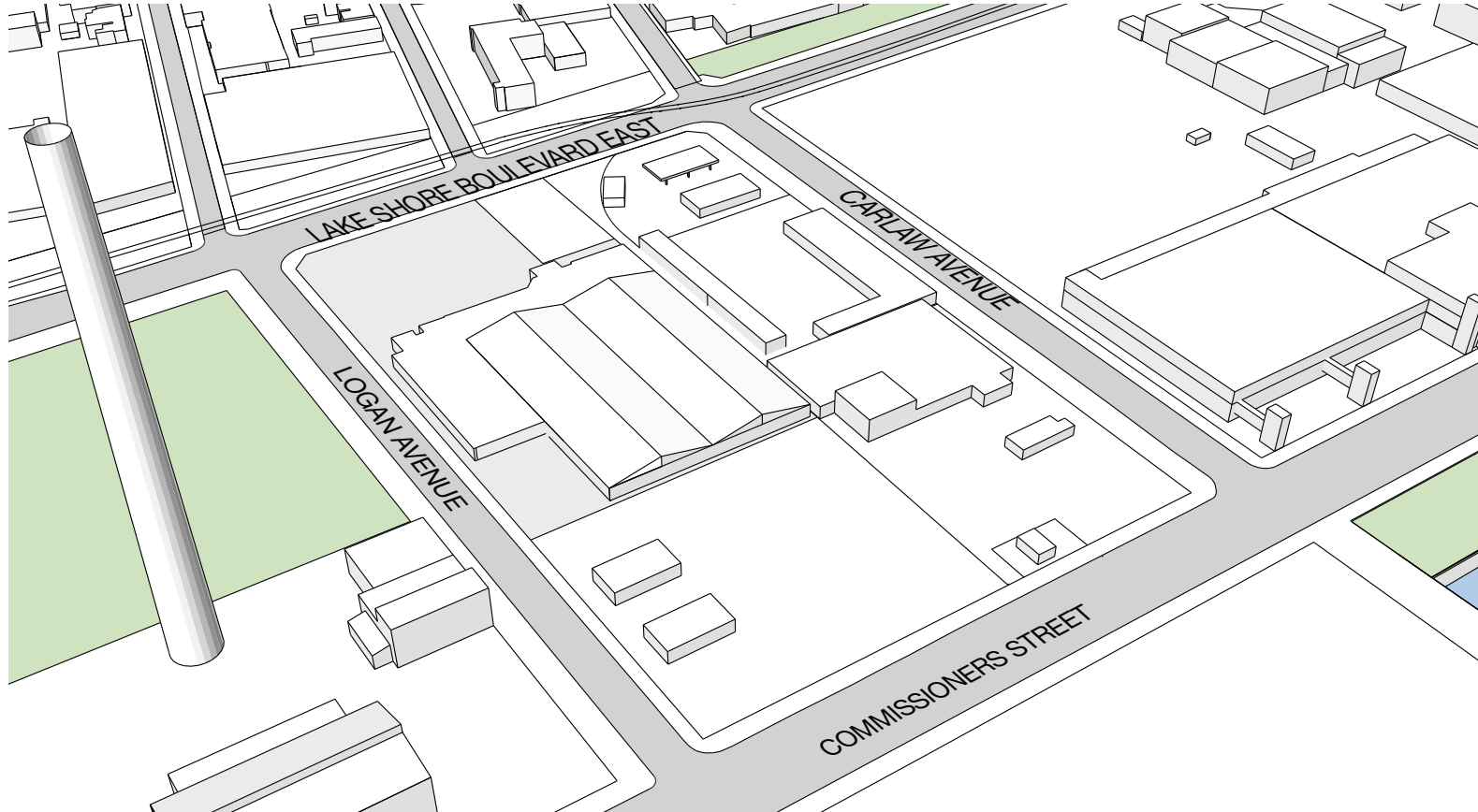


Barwon Water Building, Geelong, Australia



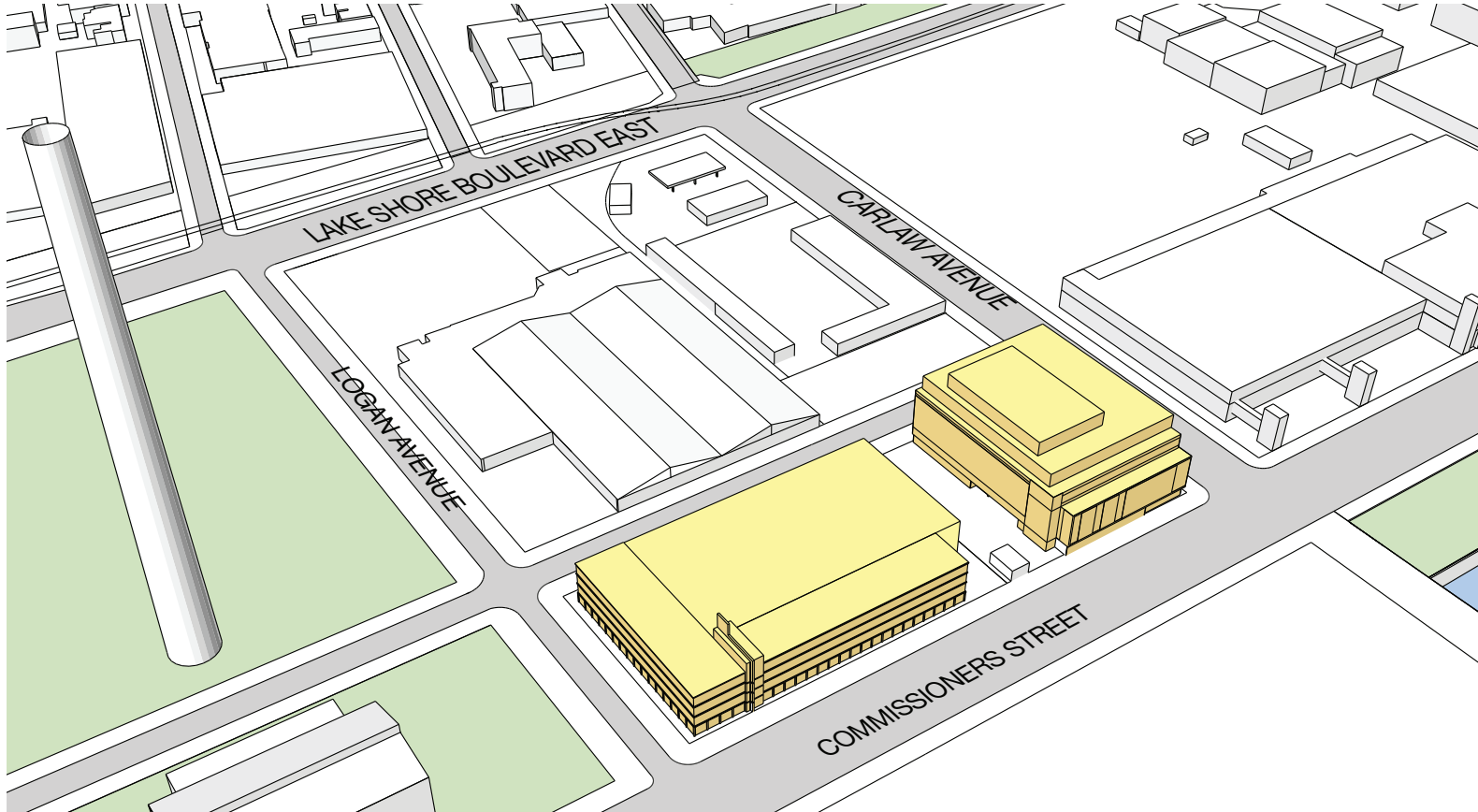
Stranden1, Oslo, Norway

Demonstration Scenario: Potential Northeast Quadrant Evolution

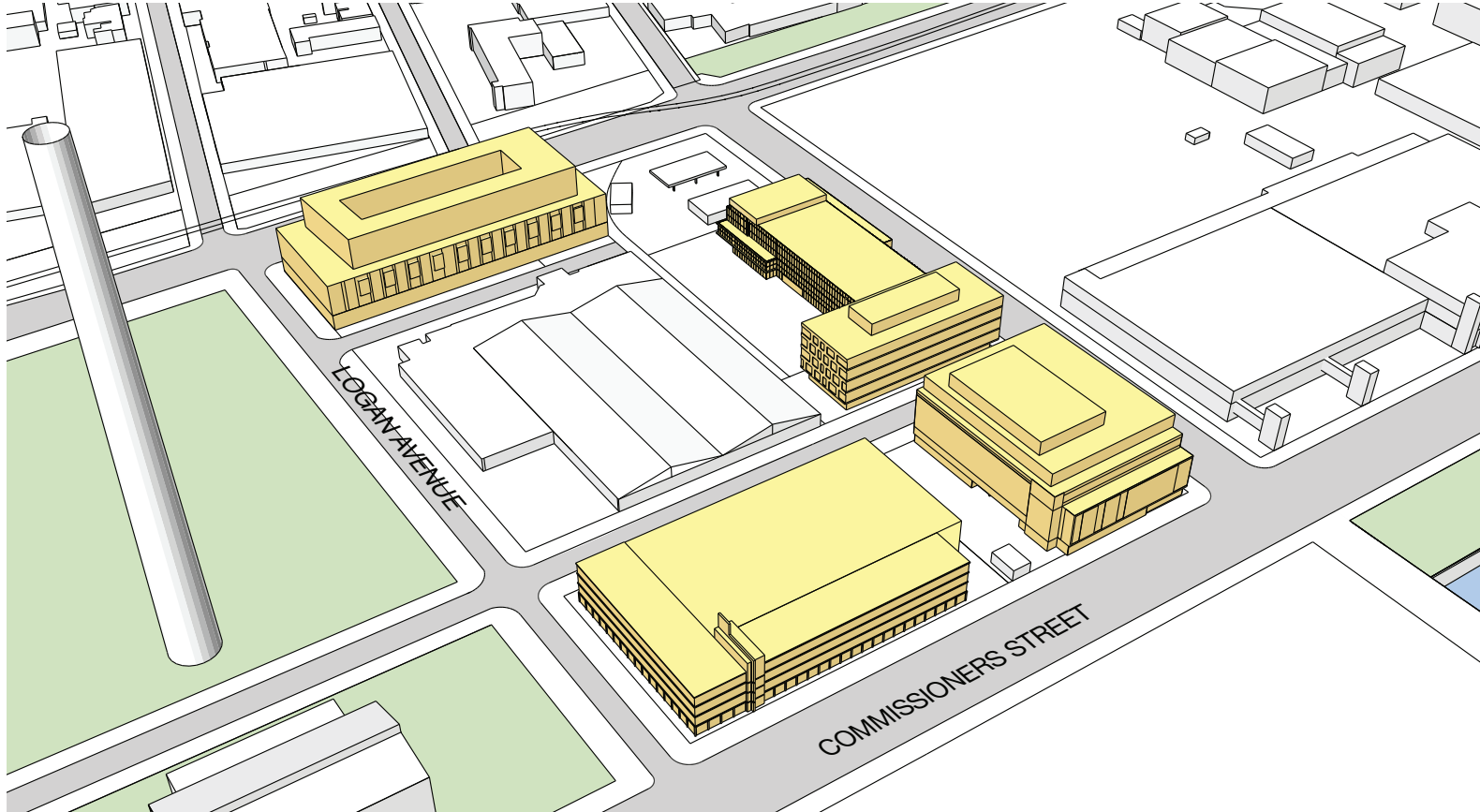


Existing Condition

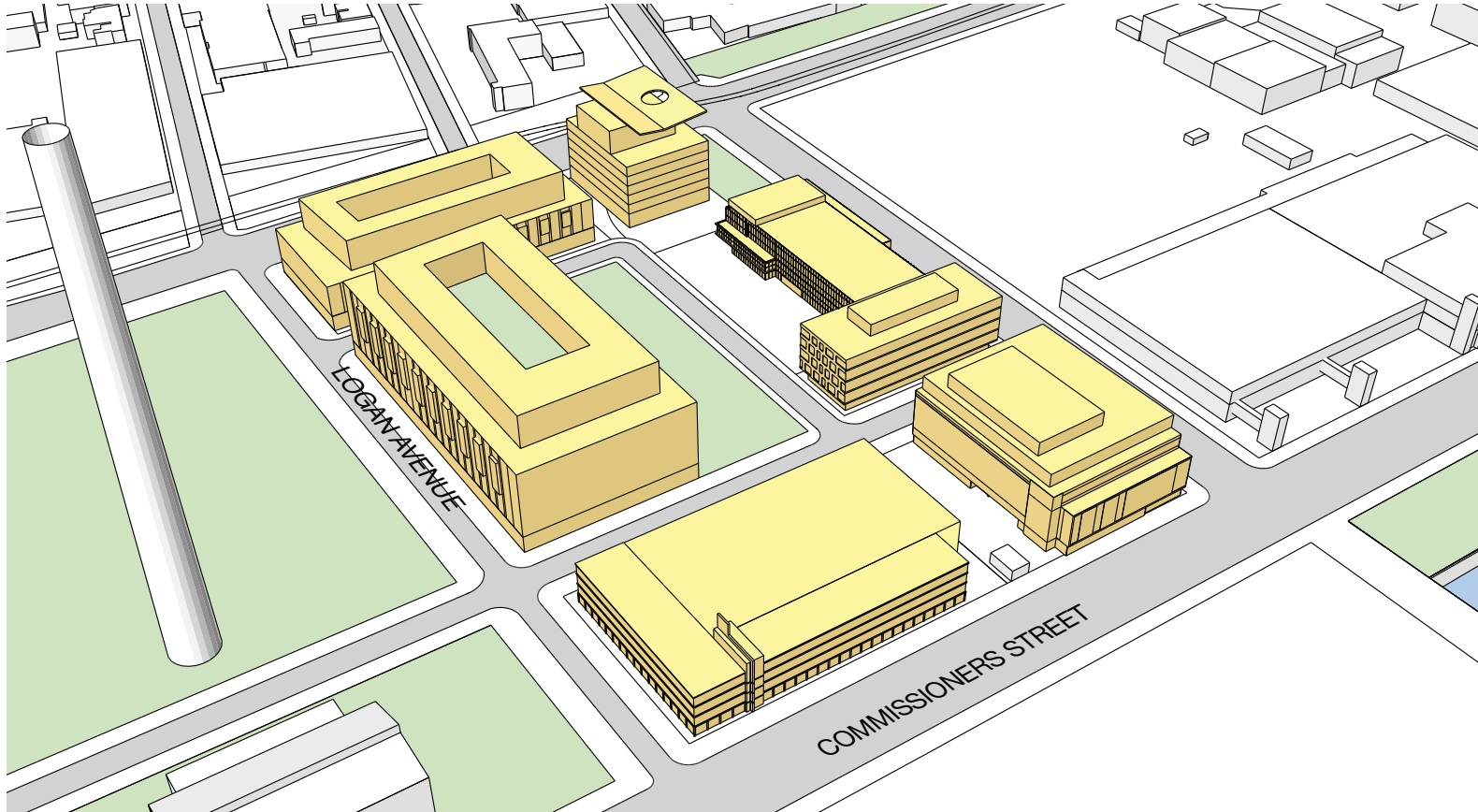
Demonstration Scenario: Phase 1



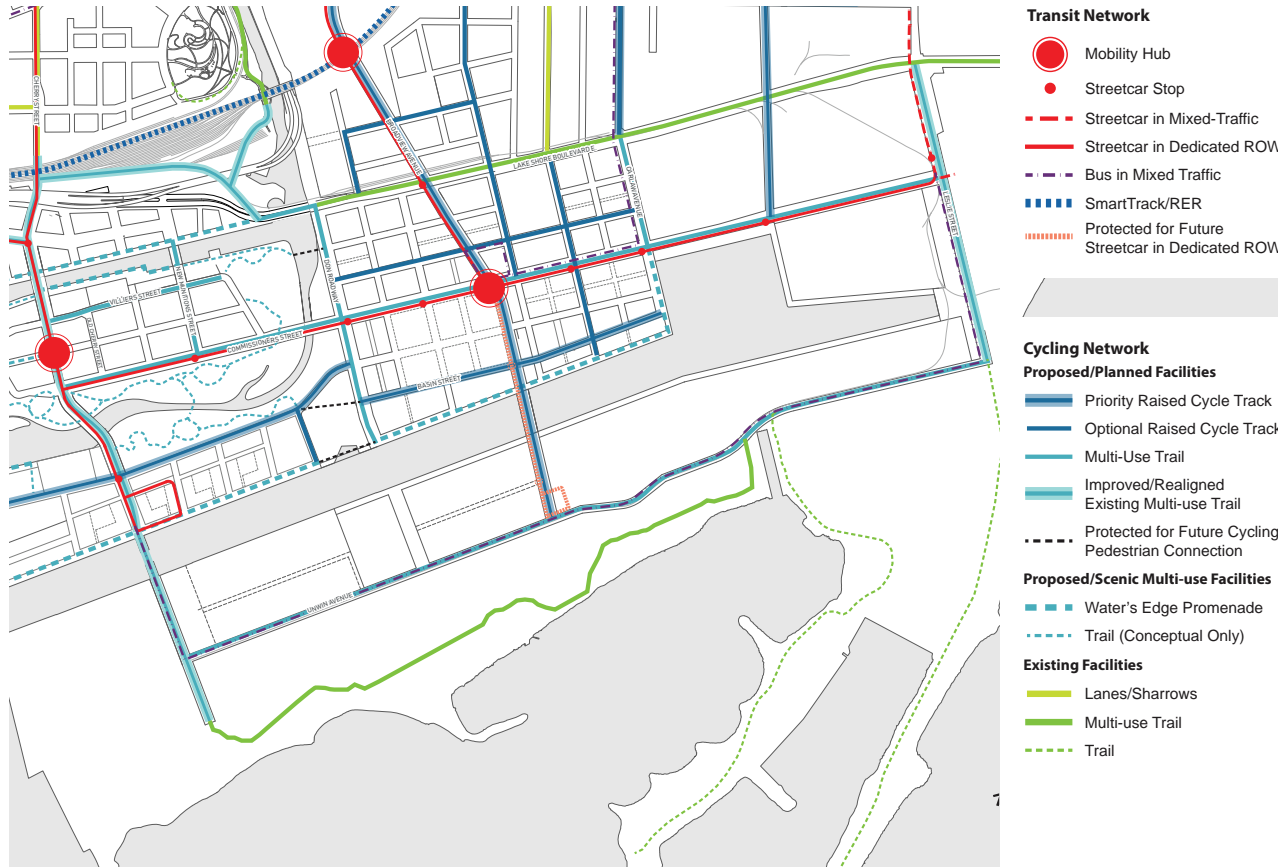
Demonstration Scenario: Phase 2



Demonstration Scenario: Phase 3



Overall Mobility



Proposed mobility network (based on Port Lands Planning Framework).

- Fundamental changes in travel patterns are needed in the Port Lands to ensure that walking, cycling and transit are the primary travel modes.
- Will include a high-quality pedestrian environment and prioritizing cycling facilities on the major streets.
- Major opportunity to dramatically enhance liveability and success of the Port Lands' transformation.

Streets



Film-Friendly Local Street (PLPF)



Water's Edge Street (PLPF)



Neighbourhood Local Street (PLPF)



Laneway (PLPF)

- Complete streets are streets that are designed to be safe for all users.
- The City's Official Plan speaks to the importance of complete streets and ensuring that streets can perform diverse roles.
- Streets will accommodate private vehicles, but be designed to minimize the number of vehicular lanes.
- Emerging technologies will be embraced to reduce congestion and contribute to sustainability objectives.
- Reliable and efficient movement of goods in and out of the Port Lands continues to be critical.

Pedestrians and Cycling



Bastille, Paris



London, England



Boulder, Colorado



Janskerkhof, Utrecht



City Quay, Dublin



Cultural Trail, Indianapolis

- Street network to be developed with pedestrian and cyclist-first lens.
- All streets to have wide, unobstructed pedestrian clearways, which will be increased further in key areas.
- On-site pedestrian and cycling enhancements to provide a local system of connectivity, such as mid-block connections, and proper access to local on-site amenities such as bike parking.

Cycling facilities, as illustrated in Port Lands Planning Framework

Parking



NSE Technology Centre, Kitakyushu, Japan



Issaquah Transit Centre, Issaquah, Washington, US



Wellbeck Car Park, London

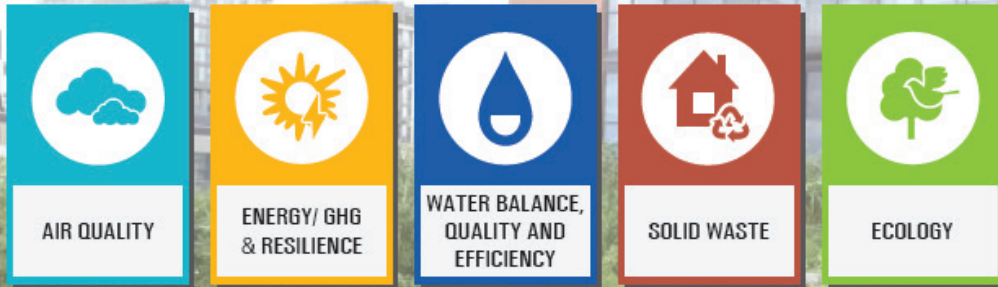


Living Garage, Miami

- Temporary surface parking
 - Surface parking to be discouraged long-term, but can exist in the short term
 - Design of surface parking lots can be used to improve sustainability and prioritize pedestrians and cyclists
- Above-grade parking structures
 - Should be subtle in appearance
 - Can be wrapped with active uses
 - Architectural and landscape features can improve appearance
- Parking rates
- Access to parking and loading consolidation

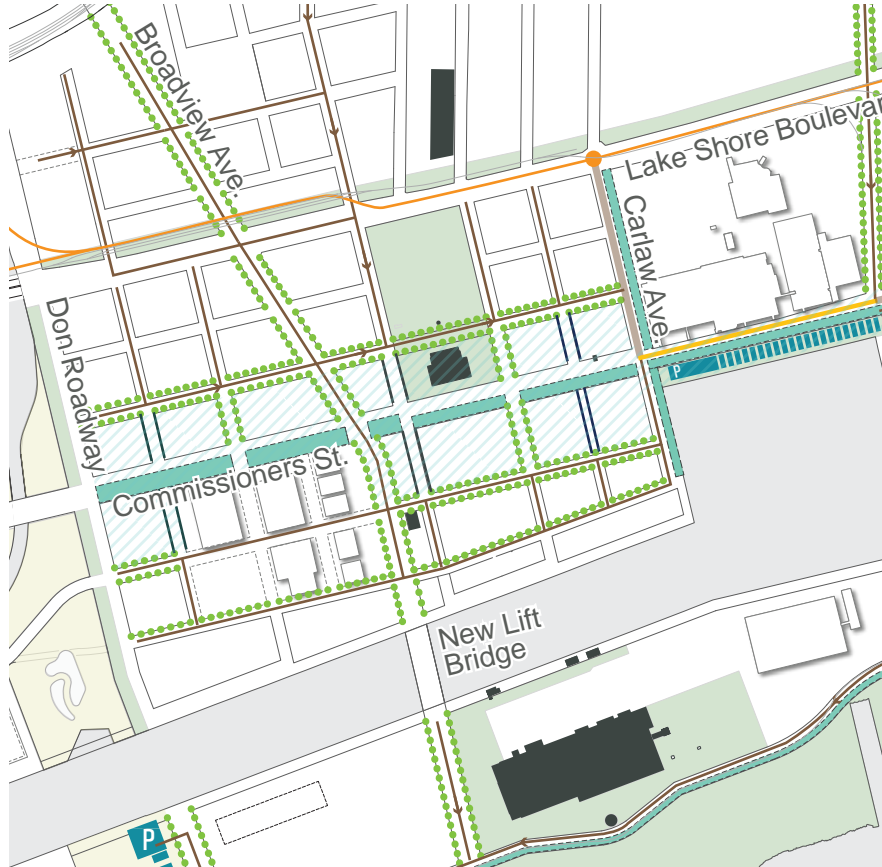
Sustainability: Toronto Green Standards

TORONTO GREEN STANDARD v3

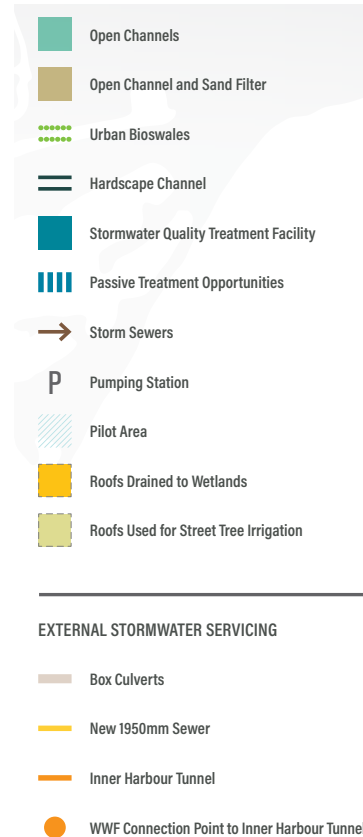


- Challenge of applying TGS to the PIC Core area:
 - Stormwater treatment
 - Greening
 - Energy
- Opportunity to define new standard for the future

Sustainability: Stormwater



Detail of stormwater strategy diagram, Port Lands Planning Framework.



- Flat roofs and surface parking will create substantial stormwater runoff
- Need to deal with stormwater on site can create opportunities for POPS (or private landscaped spaces) that double as stormwater treatment facilities

Secure Perimeters



Interior left open for private activities (e.g. film shooting, parking, storage)

Fence or wall screened by landscaping

Buildings secure corners and provide more active frontage

Secure Perimeters

Objectives for Secure Perimeters

From the landowner's perspective:

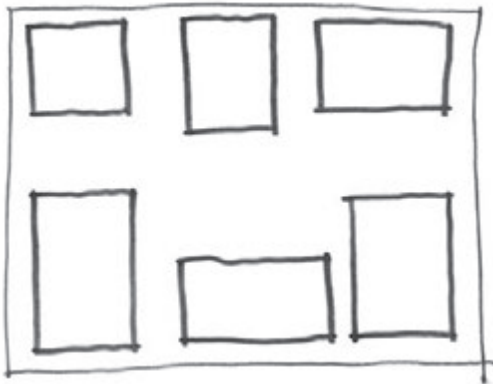
- Provide security
- Screen film making operations
- Provide visual continuity along street

From the public's perspective:

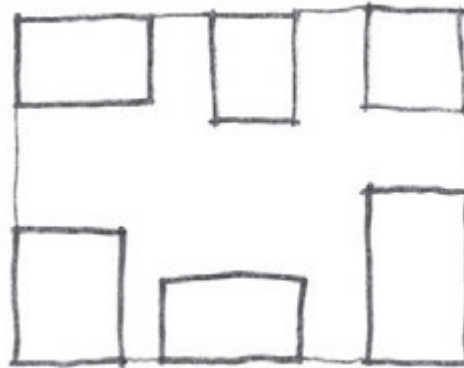
- Screen parking, storage
- Contribute positively to the pedestrian experience
- Landscape and built form elements should help define the public realm

Resulting Considerations

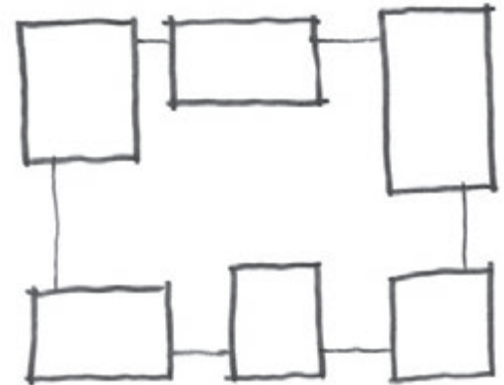
- Opacity?
- Visual Continuity?
- Security
- Pedestrian-Friendliness
 - Fence/wall design
 - Greening
 - Public art



Perimeter Forward



Buildings Flush



Buildings Forward

Secure Perimeters

Opportunities for Special Gateways that Communicate Brands



Sony Pictures (Hollywood)



Render of Culver (Amazon) Studios (Hollywood)



Walt Disney Studios (Hollywood)



Babelsberg (Berlin)



Nordisk (Copenhagen)



Cinespace (Chicago)

