
WATERFRONToronto
Public Meeting #2
Lower Don Lands
December 10, 2008
WATERFRONToronto + MVVA Team

The Purpose of the Presentation

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- Update on the interrelated planning and design activities between this project and the DMNP EA
- Show how the open space system is integrated
- Present how the recommended infrastructure choices shaped the block plan
- Present the block plan concept for the Lower Don Lands
- Present the emerging Neighbourhoods plan
- Seek your feedback and talk about next steps

MVVA TEAM

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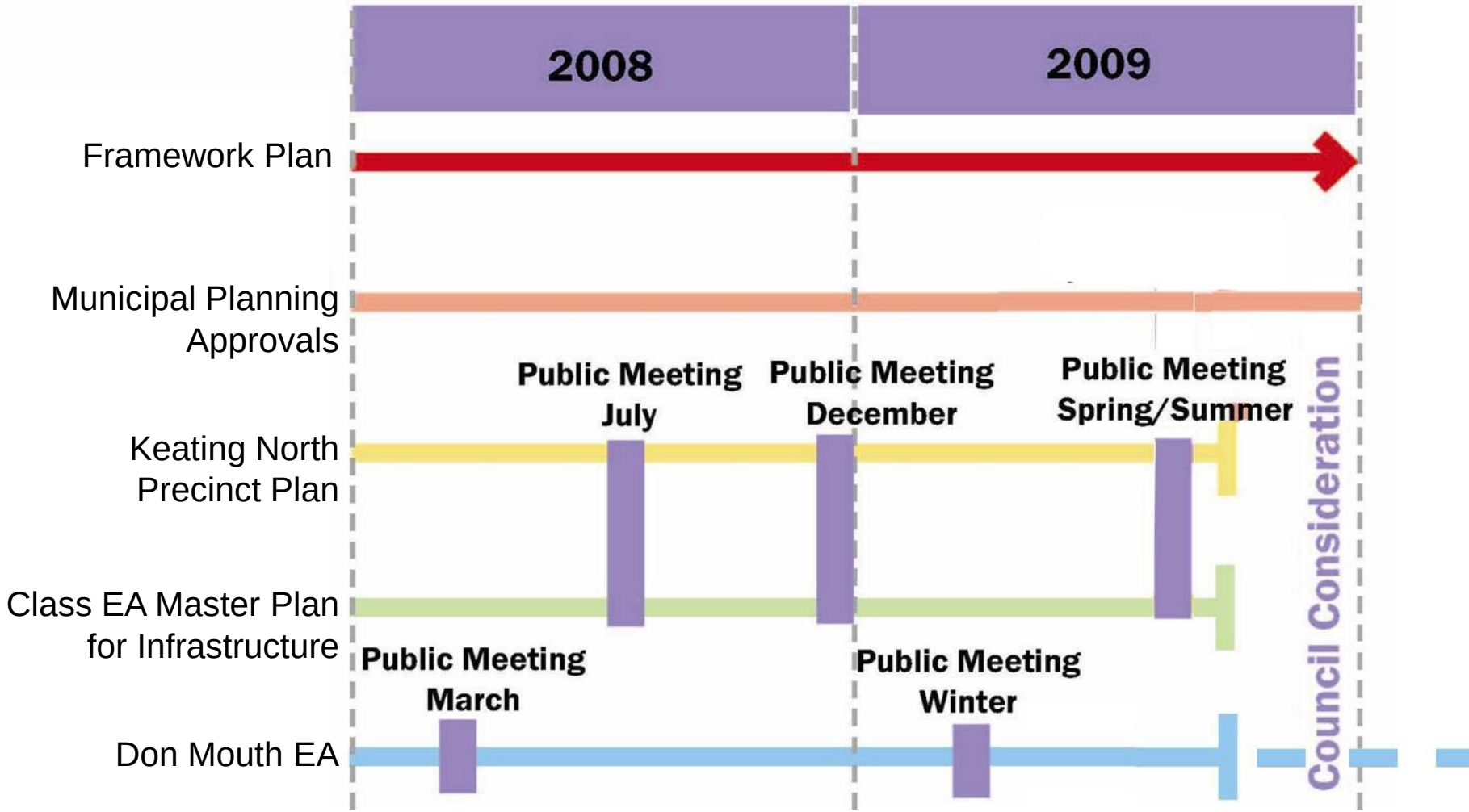
Planning Process Recap

Accessing the Toronto Waterfront over rail tracks – Bay Street

Planning Process - Schedule



Class EA Master Plan for Infrastructure – Study Area

In addition to ongoing coordination with the Don Mouth Naturalization and Flood Protection Project, in the next stage of the environmental assessment we will coordinate with the West Don Lands Class EA Master Plan and the Queens Quay Revitalization EA on alignment and grading issues.

These concepts are based on the Preferred Alternative for the DMNP EA. Much of this plan is dependent upon the approval of the DMNP EA.

Approvals Process

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Don Mouth EA

- Naturalization of the Don Mouth and Lower Don River
- Flood protection features
- Sediment and debris management

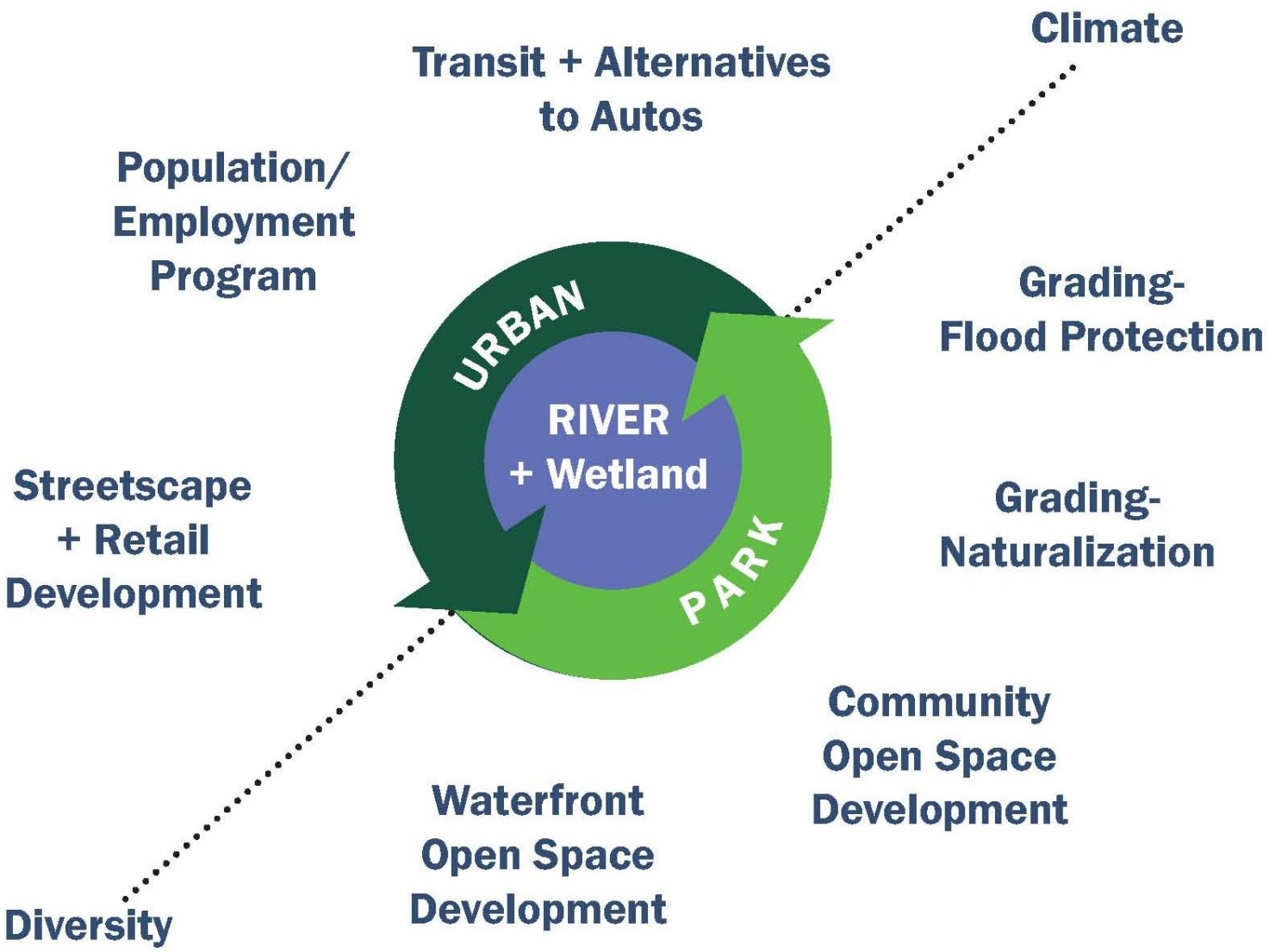
Class EA Master Plan for Infrastructure

- Road and transit network, including crossings
- Water, wastewater, and stormwater infrastructure

What We Heard Last Time

- **Commitment to the vision** - a naturalized Don River mouth within a complete and diverse urban community
- **Maximize public space and public access** to the water's edge
- Strong **support for affordable housing sustainable design**
- Facilitate a full **variety of water activities**

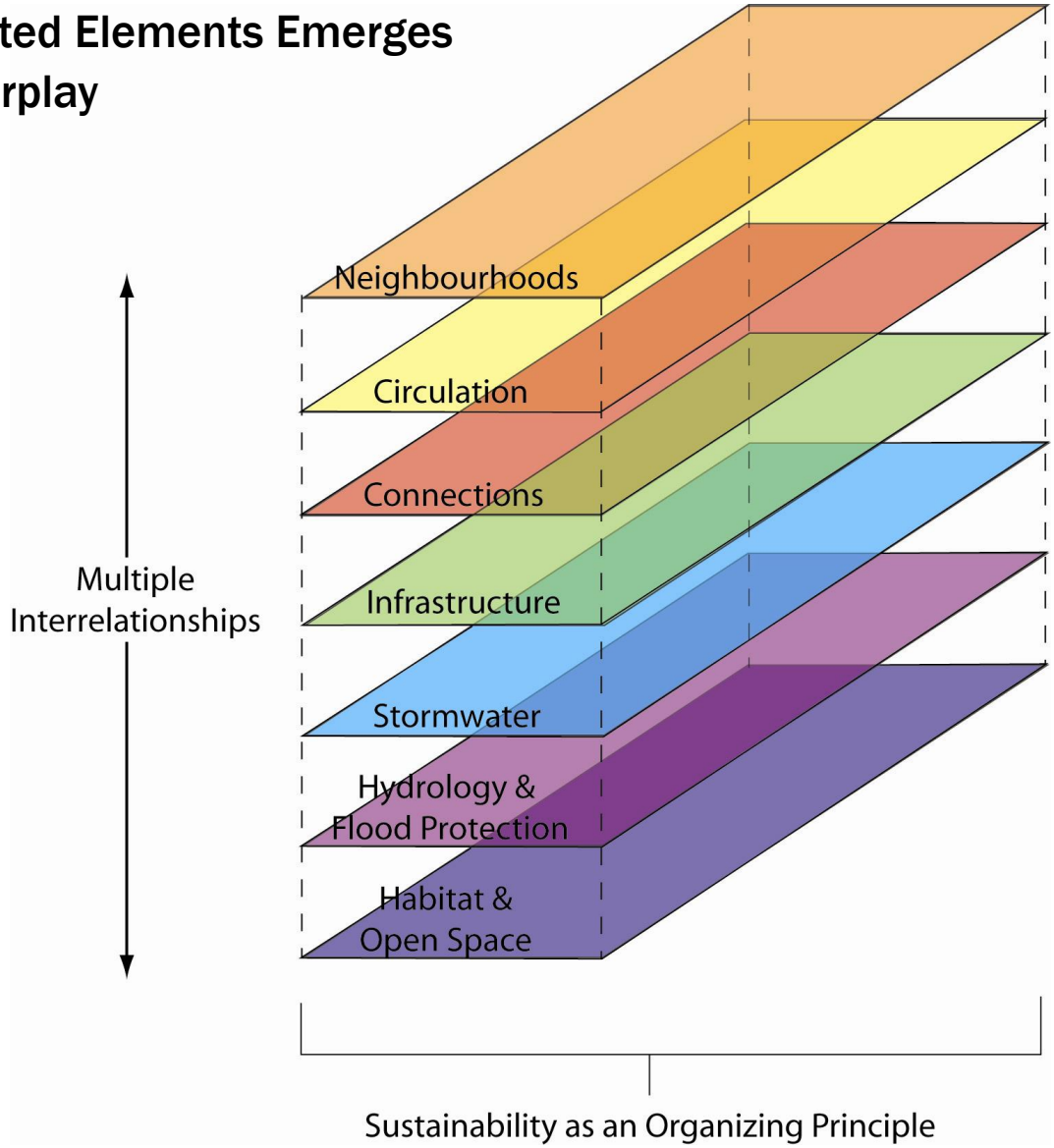
Program Development



This Is What You Are Going To See

The Solution to These Interconnected Elements Emerges from a Spatial and Functional Interplay

- Sustainability as resourcefulness
- Efficient use of resources
- Opportunities through integrated solutions

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Hydrology, Habitat & Open Space

Median Waterlevel

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These are generalized water flow diagrams.

TRCA/MVVA are doing detailed modeling.

High Lake Level

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2-5 Year Flood

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25-50 Year Flood

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Regulatory Storm

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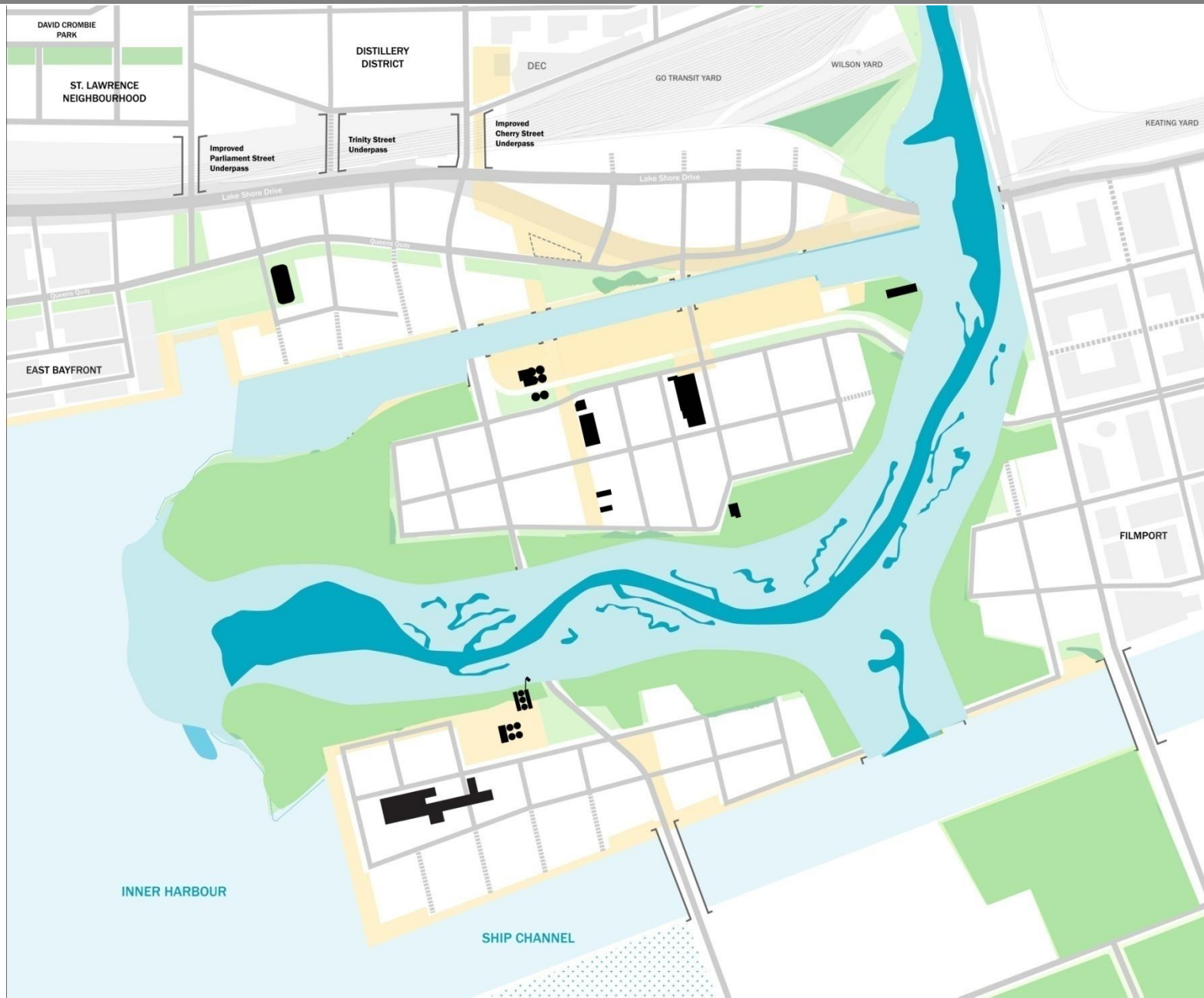

Habitat Restoration Plan

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Working with the TRCA on:

- Flood Modeling
- Habitat Creation Opportunities

Open Space Plan

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Lower Don Lands Development Context

Lower Don Lands In Context

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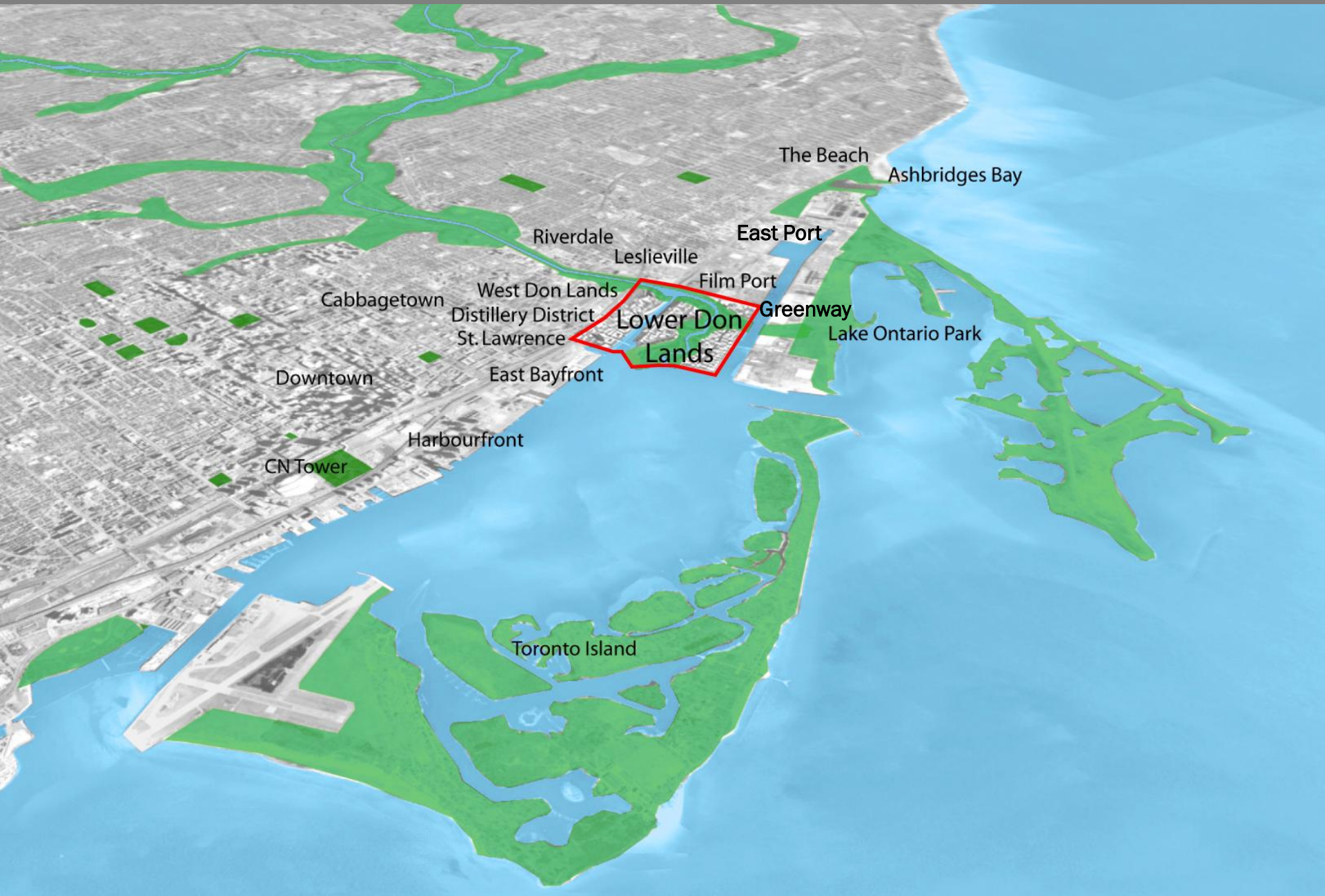

Macro Regional Themes – Existing Don River & Fragmented Habitat

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Macro Regional Themes – Proposed Don River & Greenway

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Lower Don Lands – An Urban and Ecological Keystone

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Circulation

Waterfront Secondary Plan Vision

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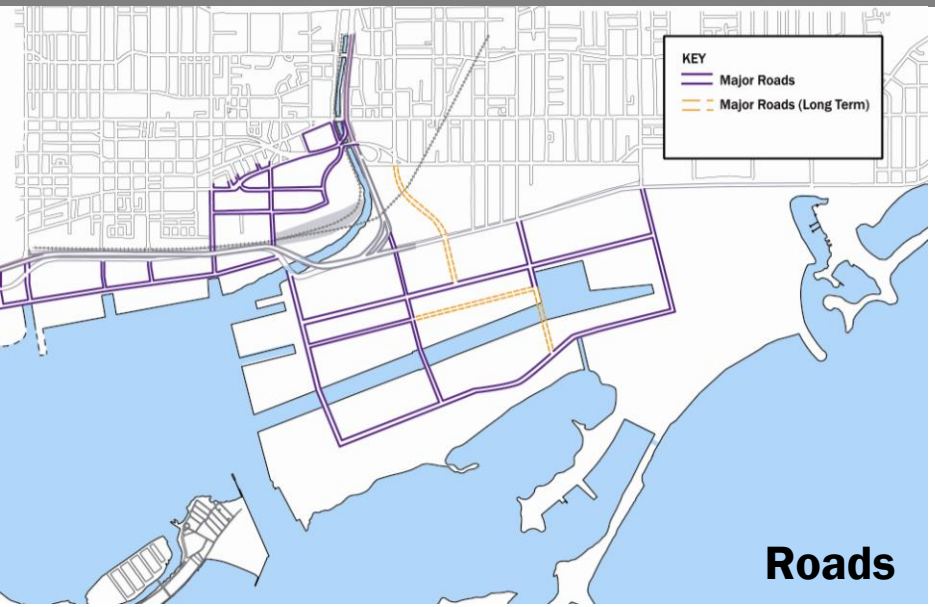

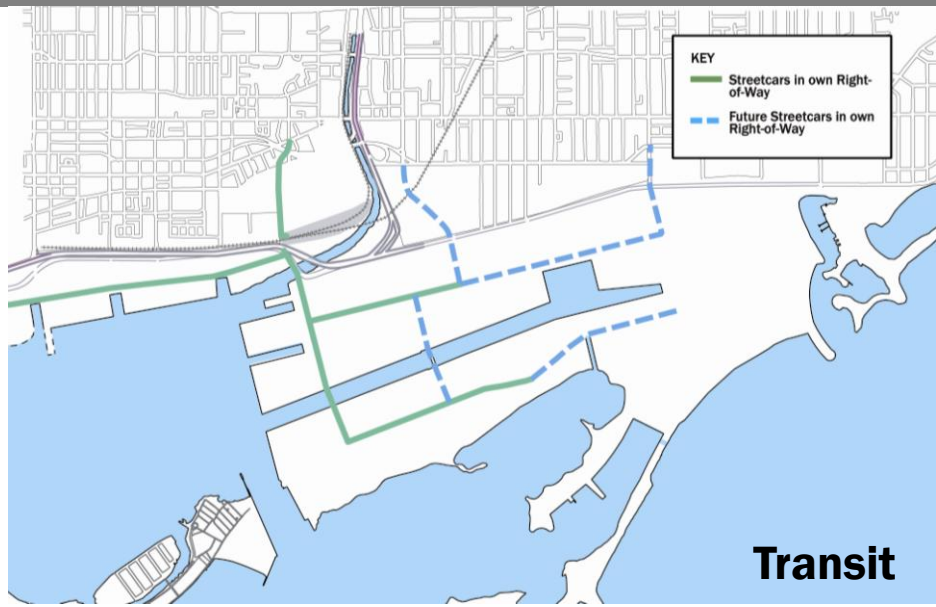

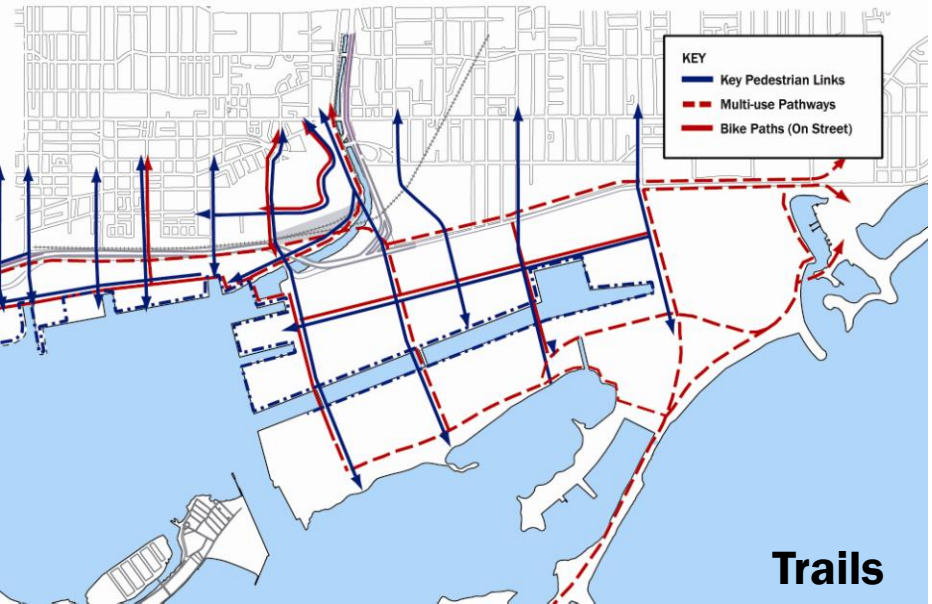

Families of Corridor Alternatives – Class EA Master Plan

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Preliminary Preferred Corridors – Class EA Master Plan

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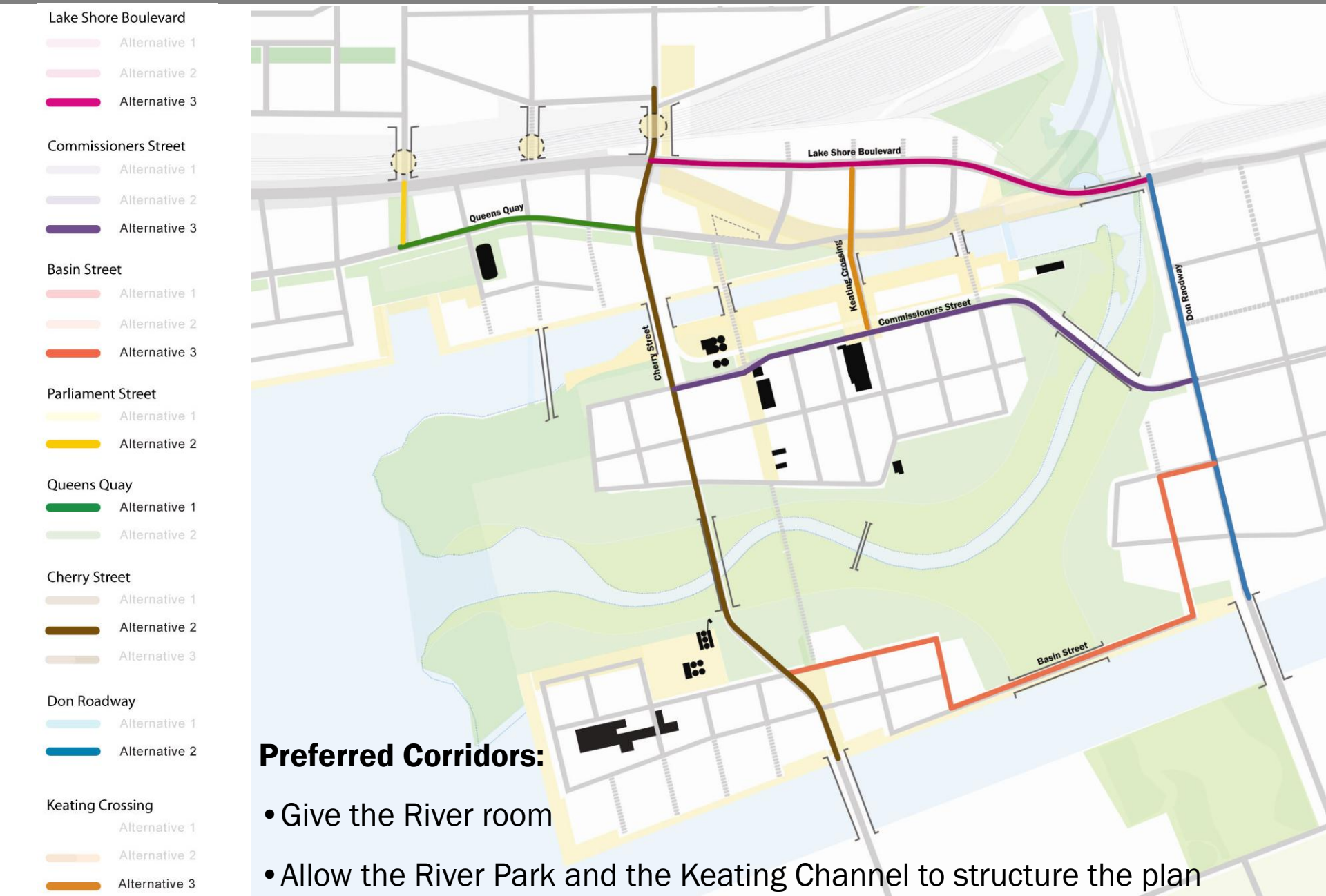

Preferred Corridors:

- Give the River room
- Allow the River Park and the Keating Channel to structure the plan

Preliminary Preferred Transit Network

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Preliminary Preferred Trail Network

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Water and Wastewater Infrastructure

Wastewater Infrastructure

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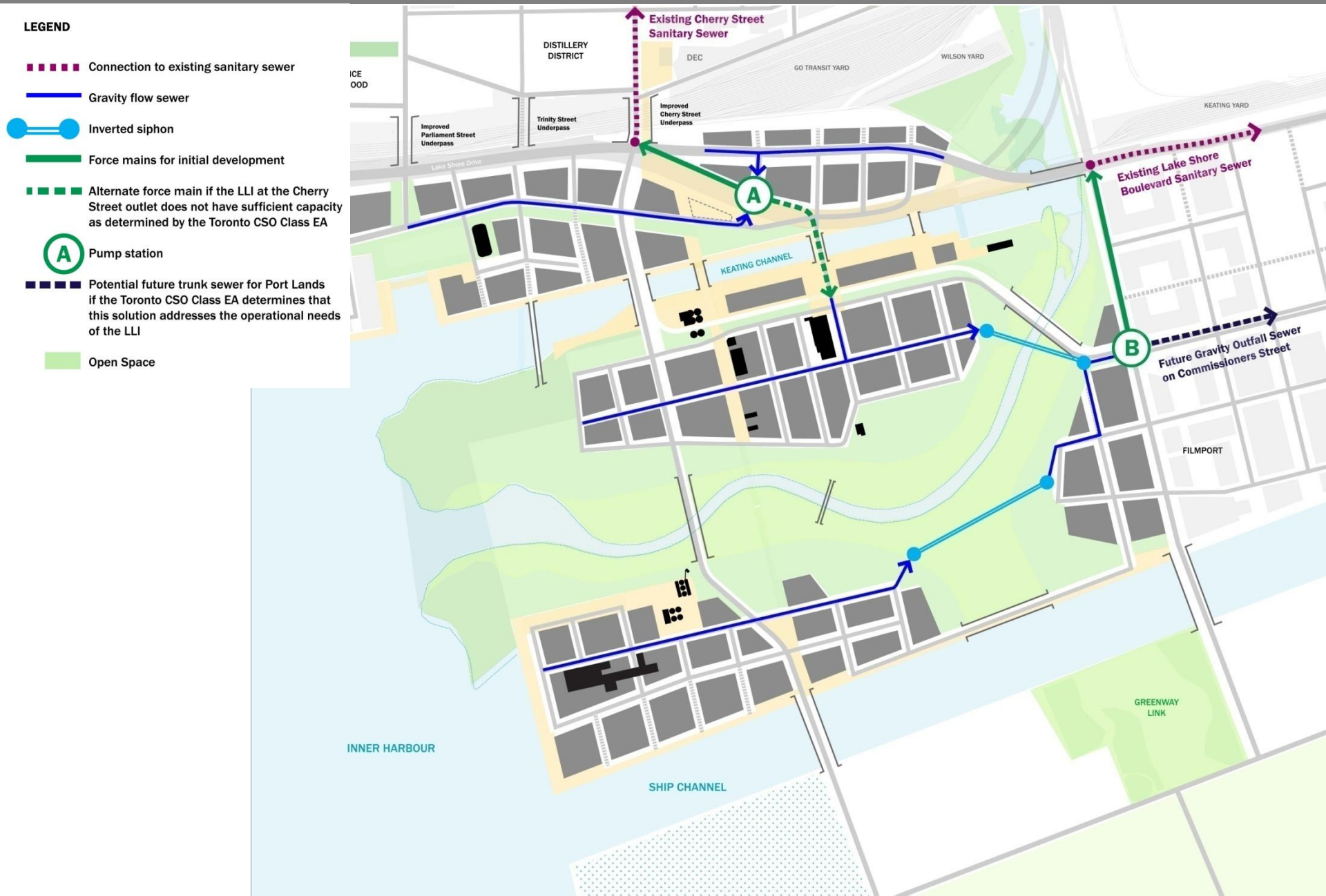

Water Infrastructure

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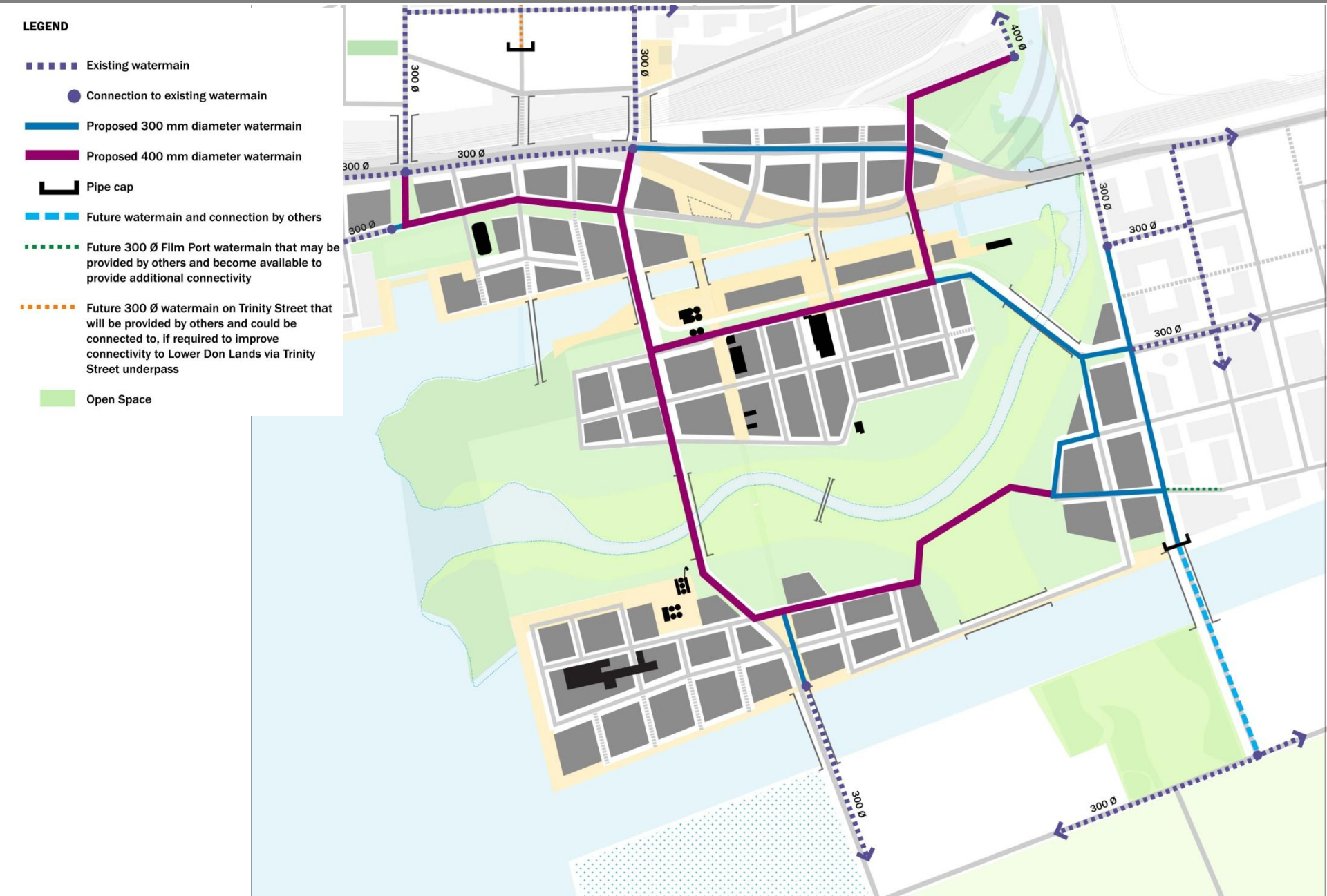


PORT AREA
COMMISSIONERS ST.
PORT AREA
CHERRY ST.
PEDESTRIAN
STOP FOR PEDESTRIANS

Stormwater

Stormwater Management Process

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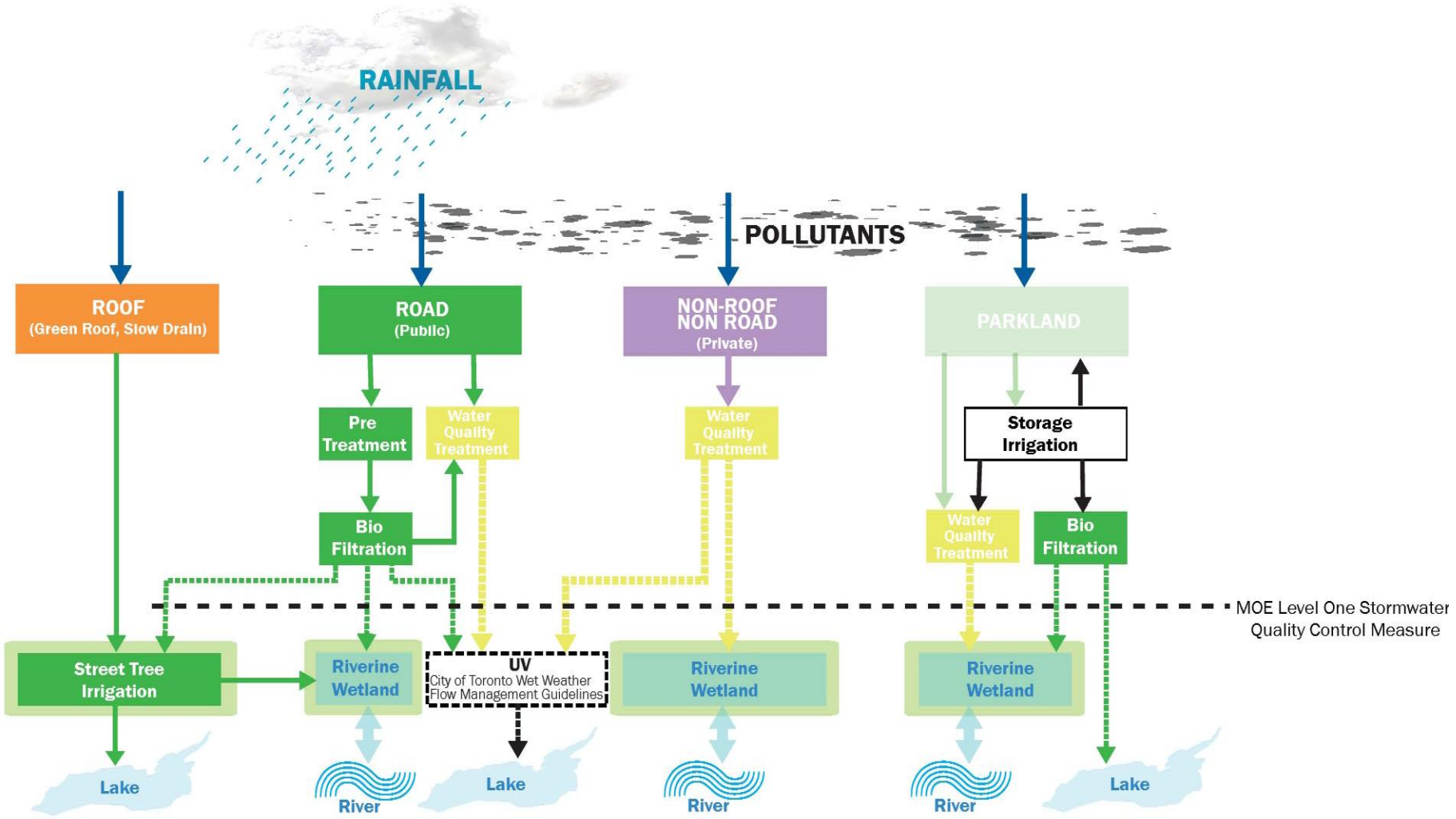

Stormwater Management – Runoff Treatment and Reuse

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Goals:

- Create compatibility between stormwater treatment and natural elements
- Clean water for reuse in natural elements
- Meet regulatory requirements for stormwater quality

Neighbourhoods

Goals For Neighbourhoods

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Take Advantage of the Unique River Setting

- Relocated River Mouth
- Keating Channel

Relate to Surrounding Context

- Support connections and integration with East Bayfront, West Don Lands, Distillery District, FilmPort etc.

Foster Sustainable Diversity

- Mixed-use – Live, Work, Shopping, Recreation, Cultural Uses
- Range of Living Options, Urban Form and Building Types
- Create real Neighbourhoods with full range of services and amenities

Optimize Size, Shape, Orientation of Blocks

- Dimensions for diverse building types and uses
- Solar Access
- Micro-Climate

Create Real Neighbourhoods

- Focal points for neighbourhood social life
- Pedestrian and transit oriented
- Combine best practices

Emerging Neighbourhood Plan

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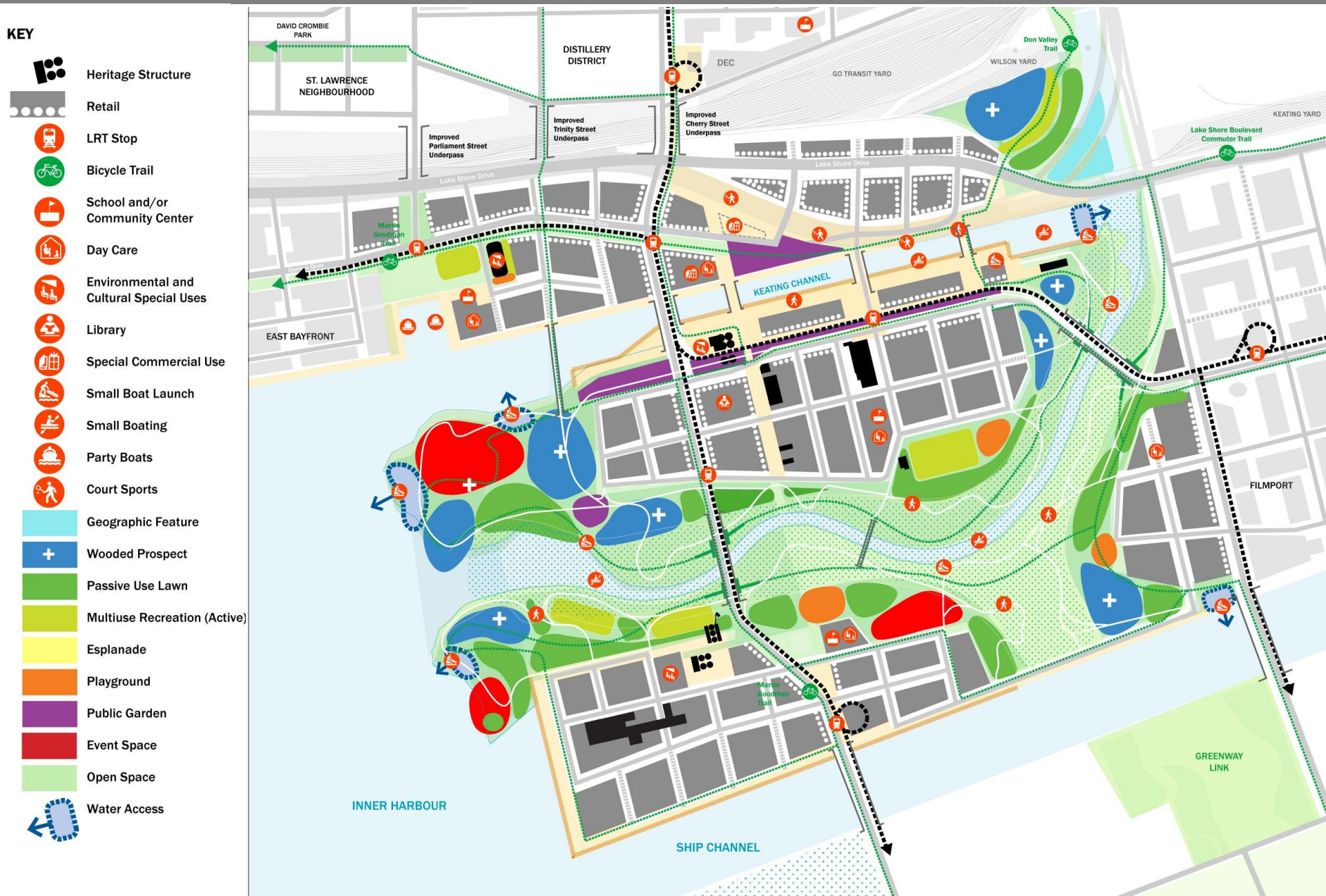

Block Pattern – Optimizing Size, Shape, and Orientation

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Block Pattern – Grid Analysis

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Structuring the Block Plan – Keating Channel, realigned River channel, and Don Greenway

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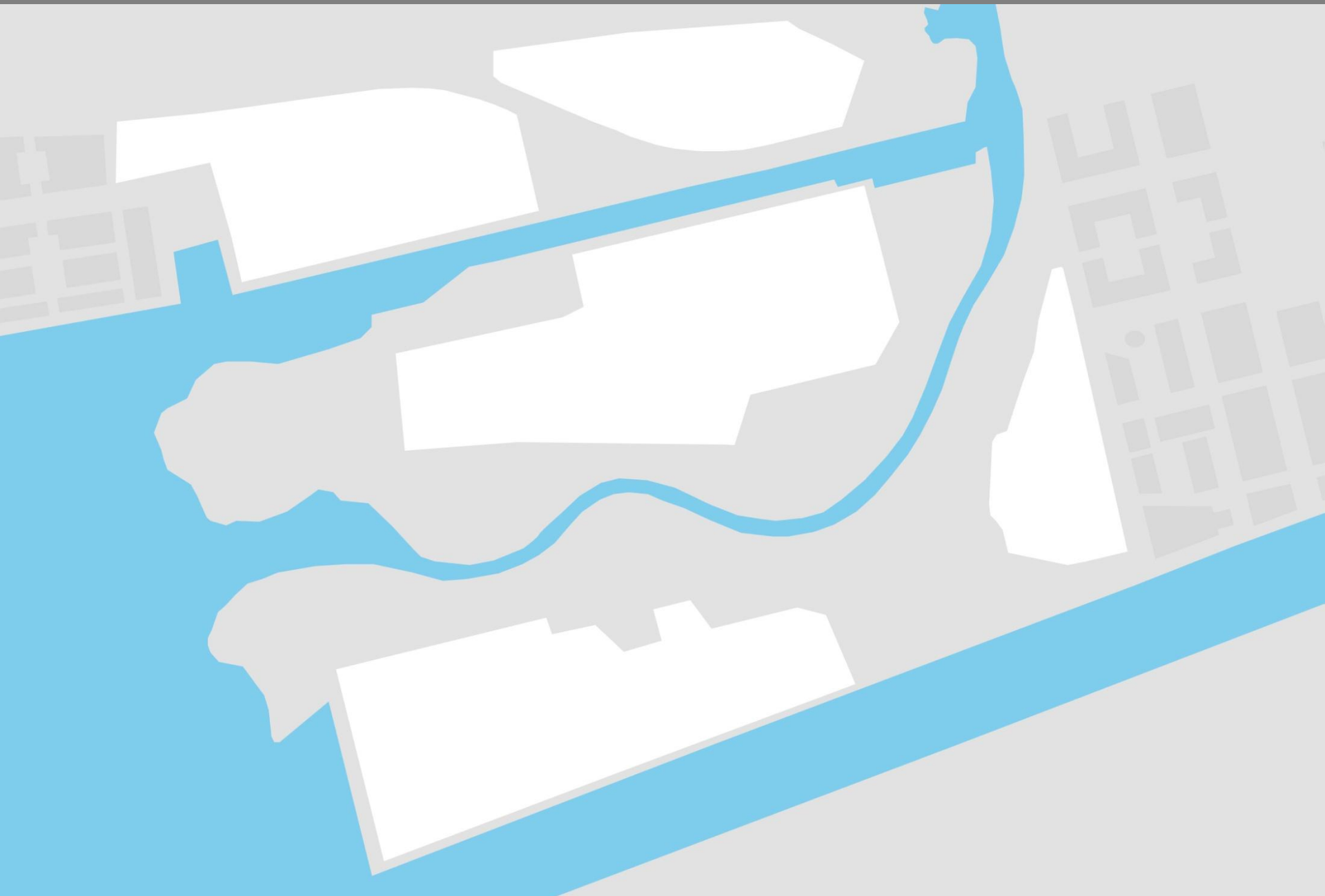

Structuring the Block Plan – Heritage Structures

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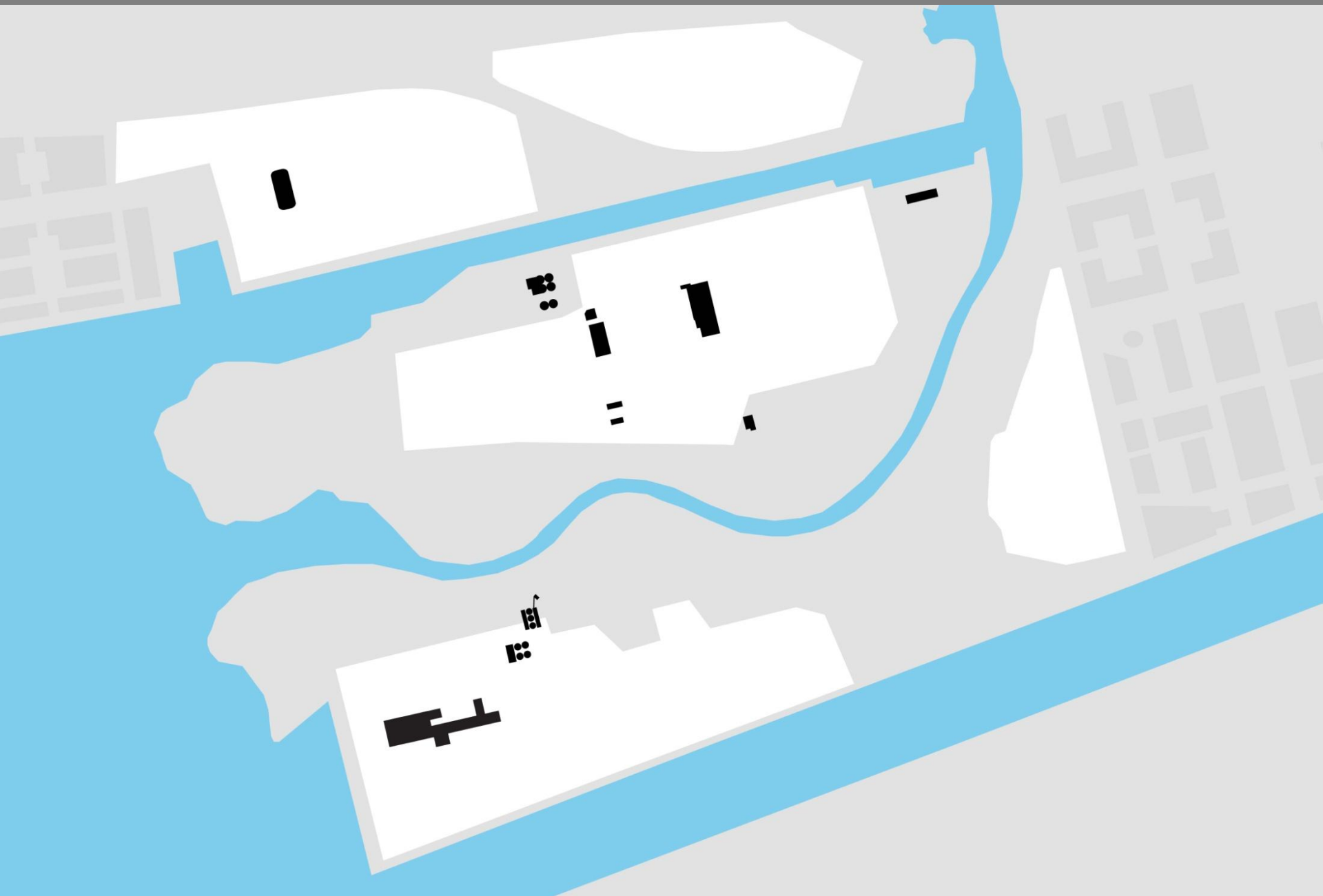

Structuring the Block Plan – Rail Berm

Structuring the Block Plan – Gardiner Expressway

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Structuring the Block Plan – Major Roads

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Structuring the Block Plan – Privately-Owned or Controlled

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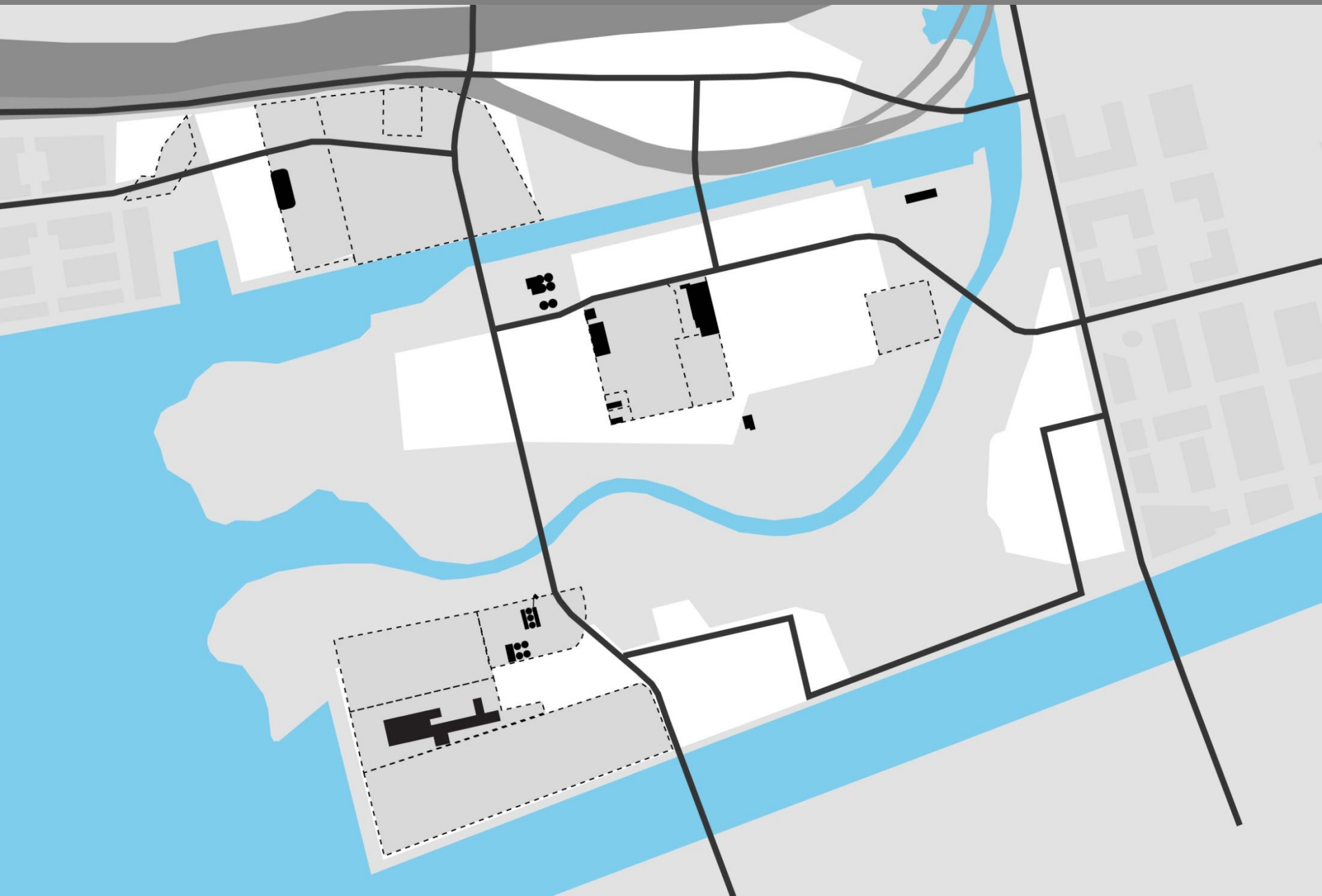

Resulting Block Pattern

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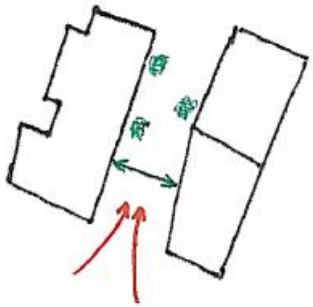
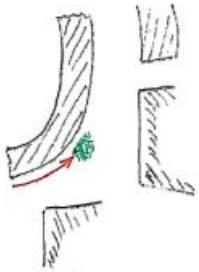
Block Pattern – Climate Considerations

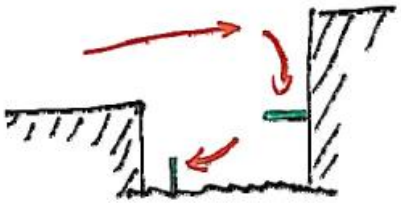
- Protecting from winter winds
- Capturing summer breezes



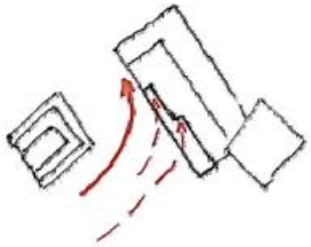
tunnel effect



acceleration due to building shape



downdraft



redirection due to building relationships

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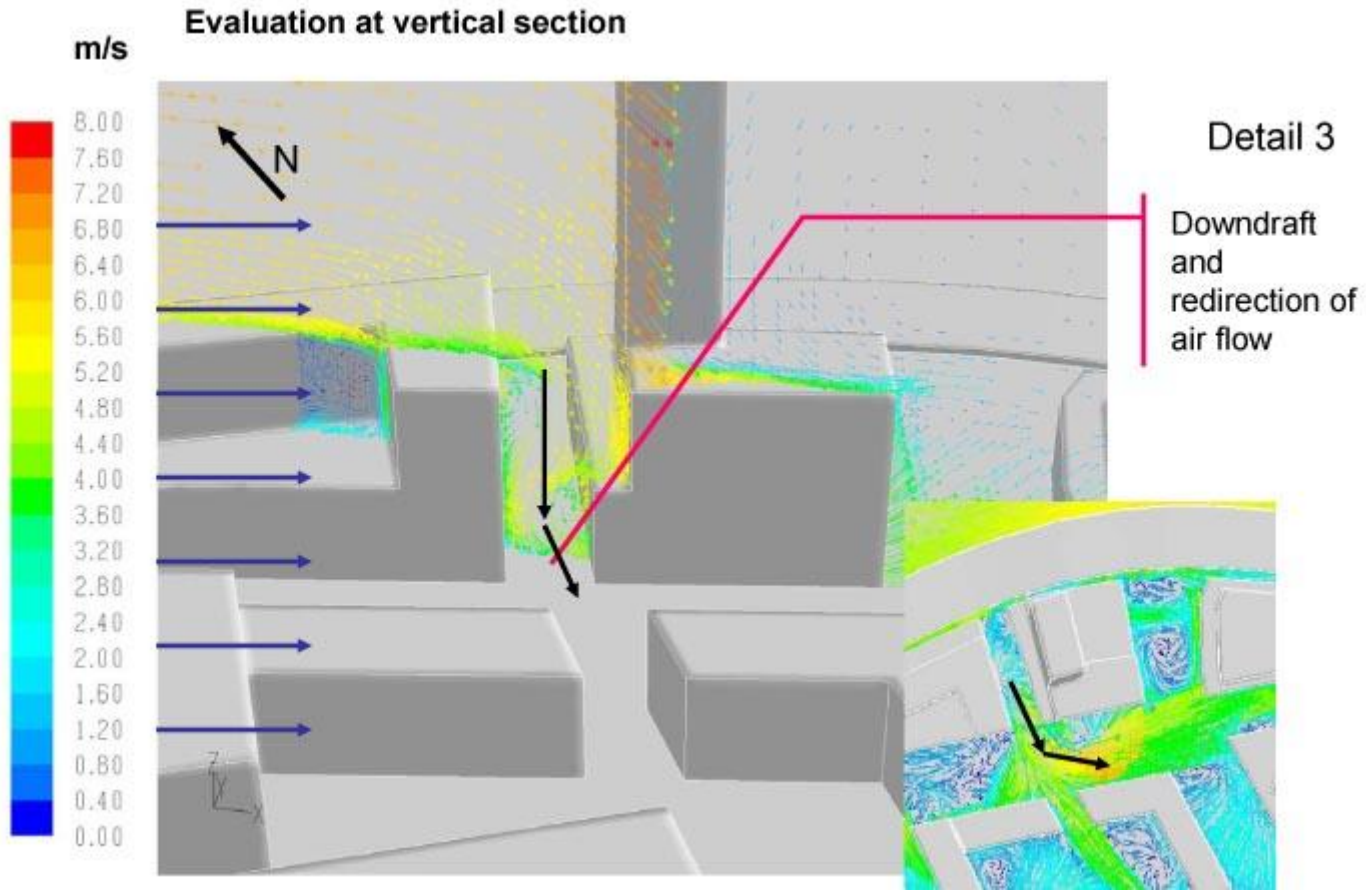
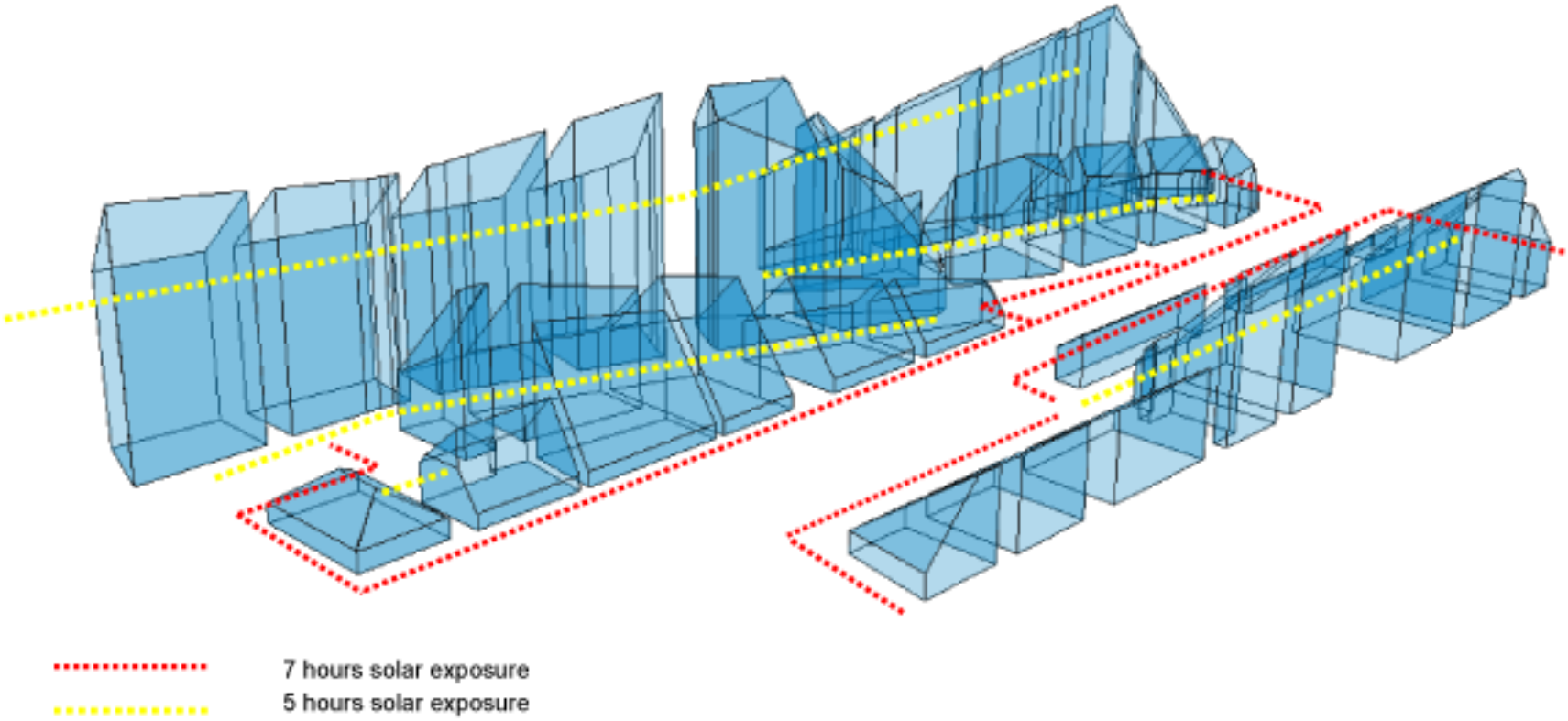
Wind Studies

- Computational Fluid Dynamics



Sun Studies

- Sky Exposure Planes



Land Use – Accommodating Diversity

Living
- Range of living environments for diverse population
- Integrate affordable housing
- Allow for ‘Aging in Place’

Working
- Range of employment environments for diverse economy
- From large scale office, research, media to small businesses and live/work
- Integrate in mixed-use settings
- Relate to transit, public spaces

Shopping
- Range of retail environments to serve residents, workers and visitors
- Main Streets
- Large format in mixed-use blocks
- Corner stores

Land Use – Retail and Transit

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- LRT Stop
- LRT Tracks
- Blocks with retail

Land Use – Transit Walking Distance Comparison

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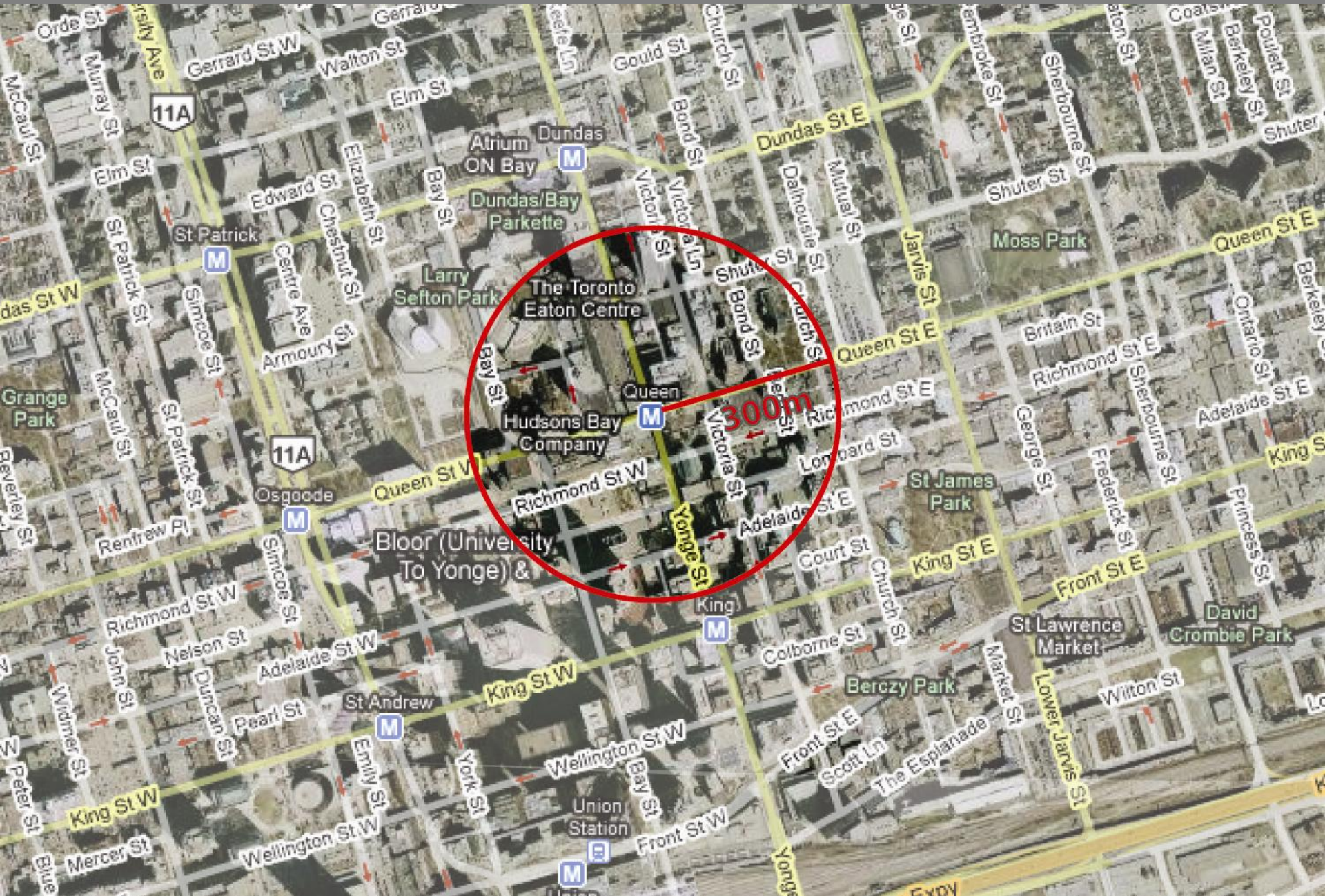

Land Use –Taking Advantage of Unique Site Heritage

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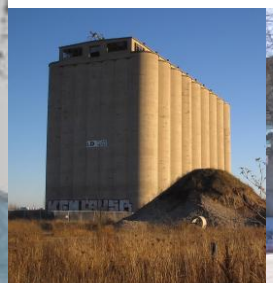
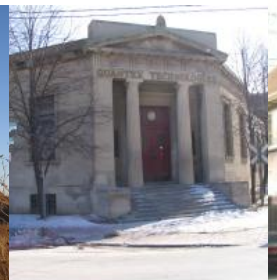
Key ingredients contributing to special character of the site:

- Victory Soya Mills
- ESSROC silos
- LaFarge Silos
- Foundry Building on Munitions St.
- Cherry Street buildings
- Keating Channel
- Ship Channel
- Dominion Boxboards





Land Use – Special Uses

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- Placemaking at key junctures – clusters
- Integrating Heritage elements
- Opportunities for unique programs and buildings
- Iconic structures within public realm




The Neighbourhood DNA

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The Neighbourhood DNA – Open Space Junctions

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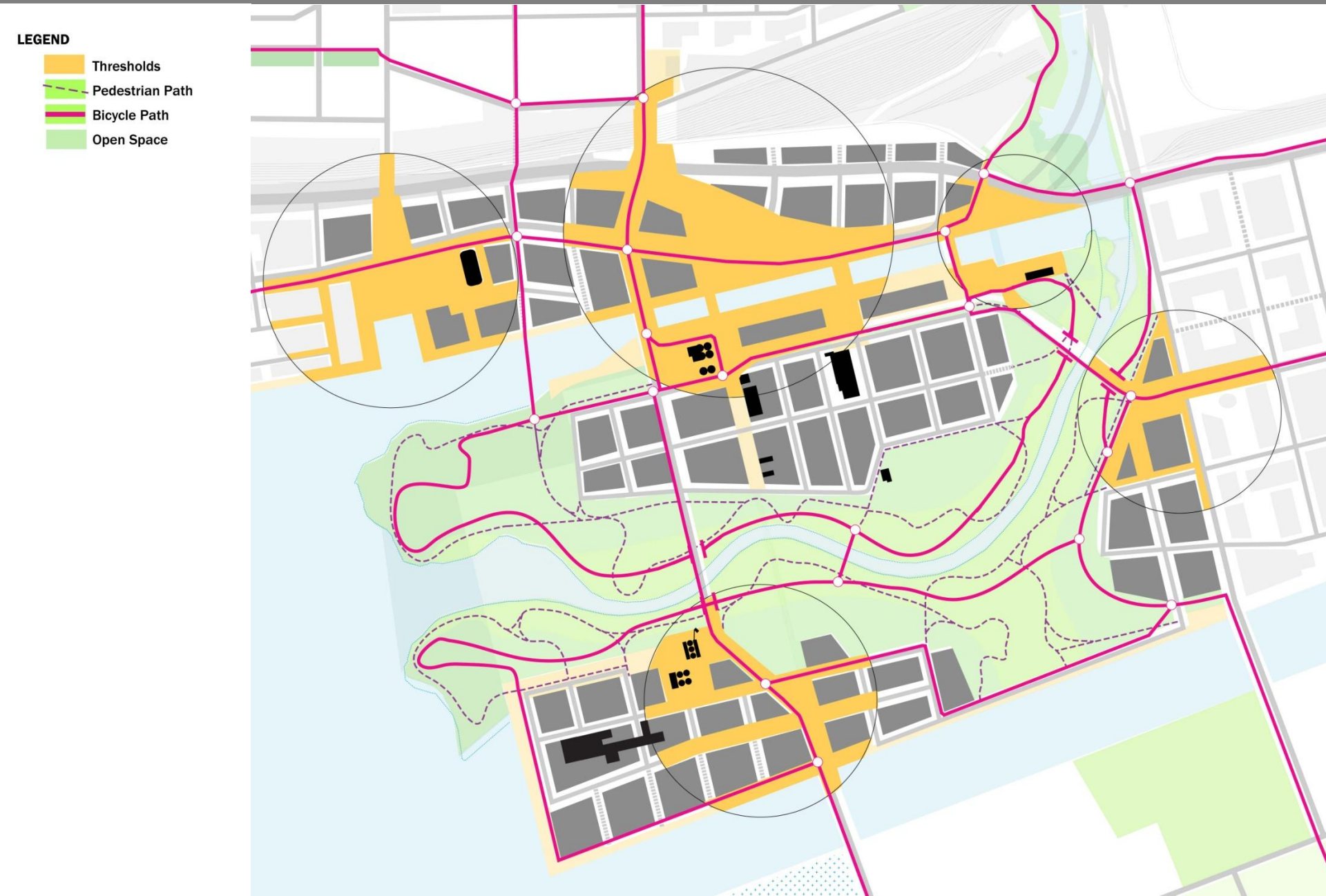

Community Services and Amenities

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Precedents – The Neighbourhood DNA

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Hammarby Sjostad, Stockholm, Sweden

Facts:

- Former brownfield site on the edge of downtown Stockholm; now one of Stockholm's largest redevelopment projects
- Situated on Lake Hammarby Sjo
- Mixed-use development designed to take advantage of environmental conditions
- 25,000 residents; 10,000 workers

Sustainable Initiatives:

Renewable Energy

- District Energy
- Solar power
- Incineration

Transit:

- LRT
- Free ferry
- Car-pooling

Waste Management:

- Vacuum waste system
- Incineration

Precedents – The Neighbourhood DNA

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Hafencity, Hamburg, Germany

Facts:

- Former brownfield site which is centrally located in former docklands
- Mixed-use development: residential, innovative retail, restaurants/cafes/bars, cultural, leisure facilities
- 12,000 residents; 40,000 workers

Sustainable Initiatives:

- Ecolabel awarded to exceptional sustainable developments

Renewable Energy

- District Energy, cogeneration plants, fuel cell plants, photovoltaic cells

Transit:

- U4 Underground Line

Precedents – The Neighbourhood DNA

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Dockside Green, Victoria, British Columbia

Facts:

- To be completed 2015
- Former brownfield site
- Focus on closed-loop design
- Mixed-use development: residential, retail, offices, light industrial
- 2200 residents

Sustainable Initiatives:

- LEED Platinum designation; Dockside Green will pay $1 million to the City if all buildings do not achieve LEED Platinum

Renewable Energy

- Biomass heating
- Solar water heating
- Photovoltaics
- Wind turbines

Transit:

- Car share
- Harbour Ferry
- Mini-transit shuttle bus

Waste Management:

- On-site wastewater treatment and reuse

Next Steps

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1. **Today**

We are looking for your input on the recommended planning alternatives and the draft block plan for the Keating Channel Precinct Plan and the Infrastructure Class EA Master Plan

2. **Next 4 Months**

- Work with the input from today and finalize the preferred planning alternatives
- Study alternative infrastructure configurations in greater detail for Keating Channel Precinct only
- Work with City staff
- Consult with specific stakeholders and agencies
- Continue to work with DMNP EA Team and support their continuing work on the EA for the river

3. **Spring 2009**

- Additional consultation with stakeholders and agencies
- Public Meeting to present recommended Precinct Plan elements (including massing and zoning proposals) and the recommended infrastructure designs for Keating Channel Precinct only

4. **Summer to Fall 2009**

- Prepare recommended plan for submission to Toronto City Council, taking into account input from stakeholders
- Statutory Public Meeting for the proposed implementing by-laws (e.g. Zoning)
- Council considers Precinct Plan, Infrastructure Class EA Master Plan and Zoning By-law.