

WELCOME

Thank you for coming to the **Villiers Island Precinct Plan** Community Consultation Meeting. This meeting is part of a series of planning initiatives in the Port Lands led by Waterfront Toronto, the City of Toronto, and the Toronto and Region Conservation Authority. We are excited to present our work to date and have a conversation about the future of the Precinct. Tonight's purpose is to **explore and define the vision and guiding principles** and **receive feedback on three development options** for the Villiers Island Precinct.



The Project Team

The Villiers Island Project Team consists of a multi-disciplinary team, working in collaboration with Waterfront Toronto, and in partnership with the City of Toronto, and the Toronto and Region Conservation Authority (TRCA).

Urban Strategies
Project Lead,
Urban Planning and Design

Arup
Transportation, Servicing and
Sustainability

W. Architecture
Landscape Design and Architecture

Taylor Hazell Architects
Heritage Conservation

RWDI
Wind and Micro-Climate Conditions

Lura Consulting
Community Consultation

Tonight's Agenda

6:00 to 6:30 p.m.
Open House

6:30 to 6:40 p.m.
Welcome and Introductory Remarks

6:40 to 7:25 p.m.
Presentation of the Precinct Vision, Principles and Options

7:25 to 7:40 p.m.
Questions of Clarification

7:40 to 8:30 p.m.
Workshop

8:30 to 8:55 p.m.
Report Back and Plenary Discussion

8:55 p.m.
Wrap Up and Next Steps

9:00 p.m.
Adjourn

THE PROCESS

The Villiers Island Precinct Plan builds and expands on a succession of planning and renewal on Toronto's Waterfront. **The Precinct Plan will establish design and development objectives, local street patterns and a block structure, linkages between local parks and open spaces, and built form controls to guide the regeneration of the Villiers Island Precinct.**

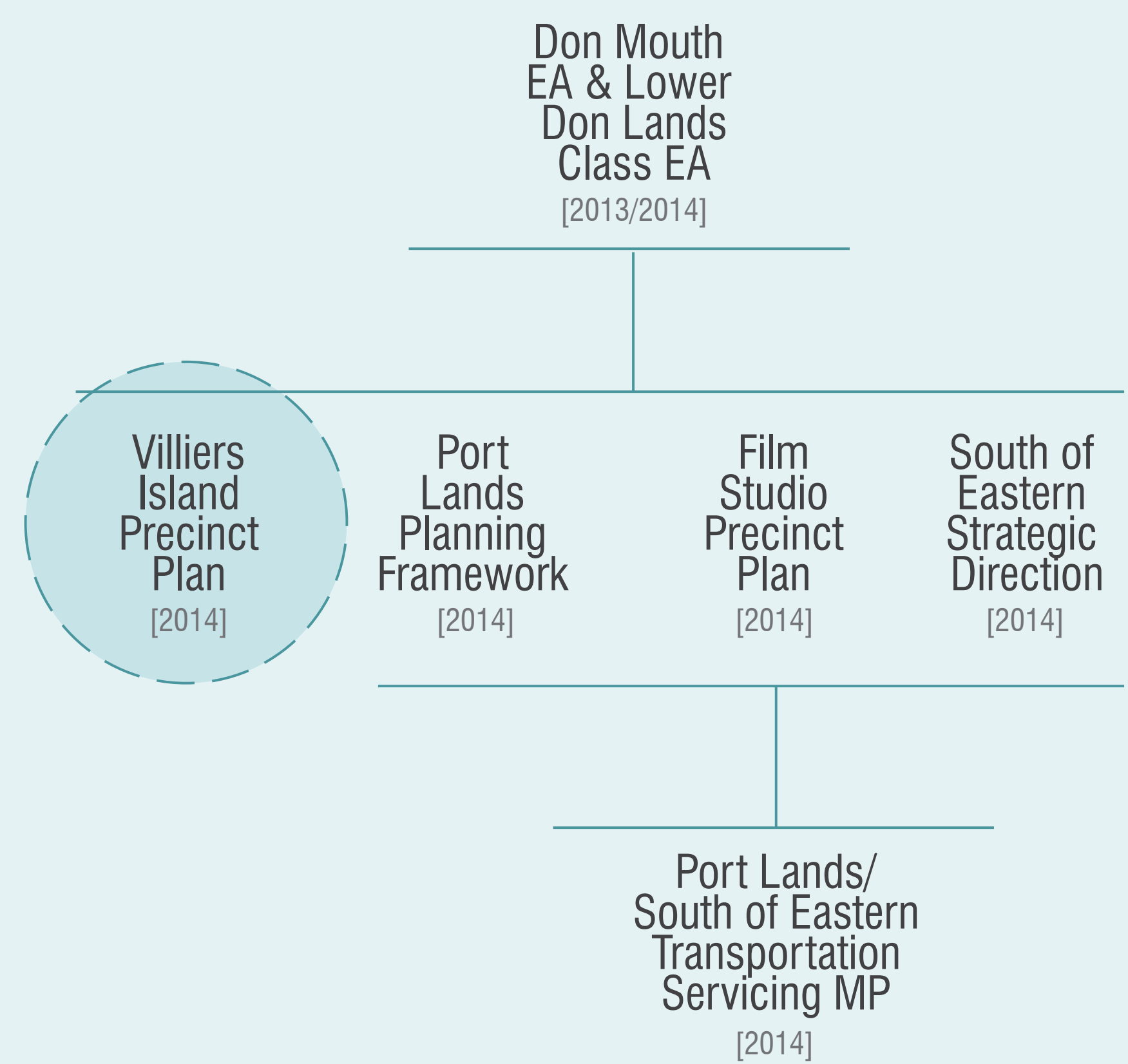
What is a Precinct Plan?

Villiers Island is located within the Central Waterfront Secondary Plan. The Secondary Plan sets out the key elements of a Precinct Plan, including:

- A streets and block structure that supports a broad range of development and provides appropriate connections to adjacent communities;
- Building massing and heights standards;
- Parking provisions;
- Strategies to balance residential and employment-based development;
- Strategies to achieve affordable housing targets;
- The location and phasing of local and regional parks, open spaces, public use areas, trails and access linkages, and community facilities;
- Environmental Performance Standards;
- Provisions for the conservation of heritage buildings;
- Urban design to deal with the unique micro-climatic conditions of the waterfront;
- Public art and urban design standards and guidelines; and
- Financial mechanisms.

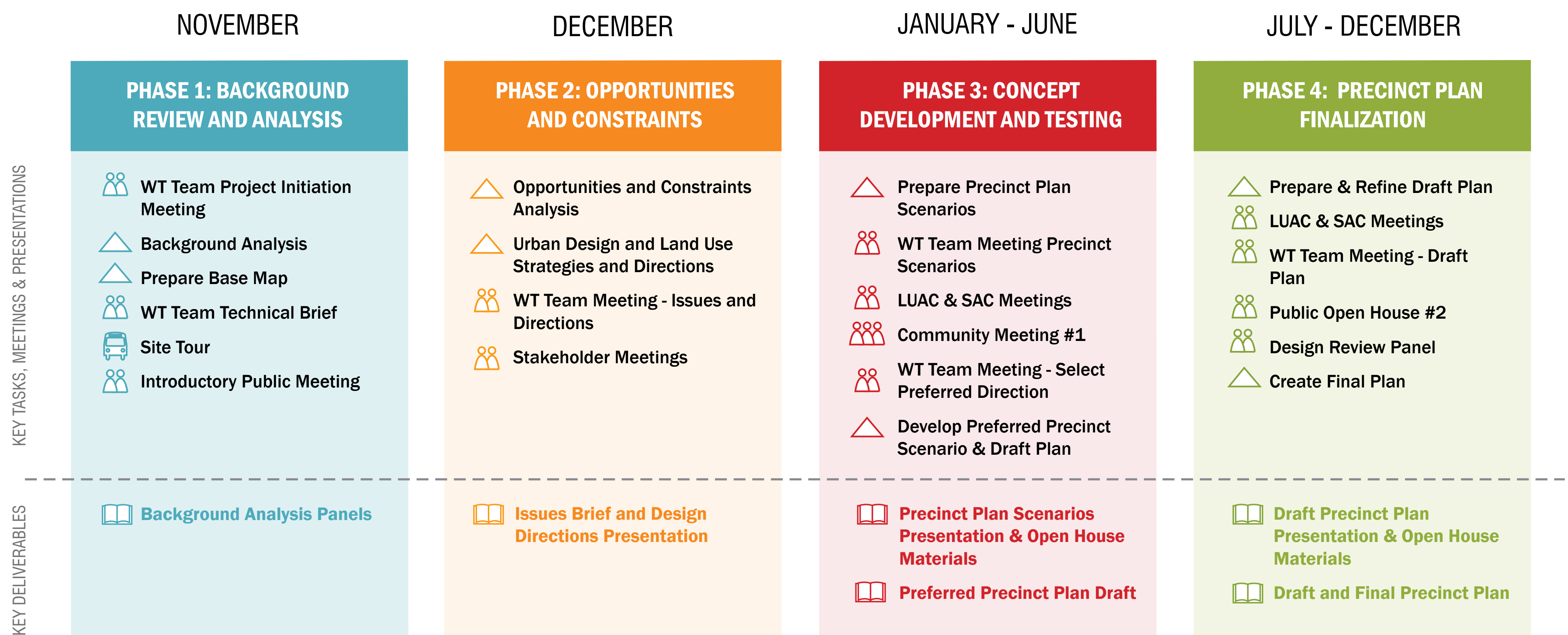
Related & Ongoing Initiatives

The Villiers Island Precinct Plan is part of a series of previous and concurrent planning initiatives in the Central Waterfront, Lower Don Lands and Port Lands including:



The Project Work Plan

Our Work Plan includes four phases. Each phase includes a series of activities and project milestones.



Your Involvement

Tonight is part of an extensive series of consultation events regarding the future of the Port Lands. Tonight is an opportunity to focus on the future Villiers Island. This is the first of two community consultation events for the Villiers Island Precinct Plan.

Tonight is an opportunity to learn about the Precinct Plan, explore principles and key place-making opportunities for the Precinct, and provide your input on options for the planning and design framework for the Precinct. Tonight will include a workshop component, where you will have the opportunity to share your aspirations for the Precinct, and opinions on the Precinct Plan Development Options we have completed to date.

There will be a second community consultation event in late Fall 2014 to provide your input on the Draft Precinct Plan.

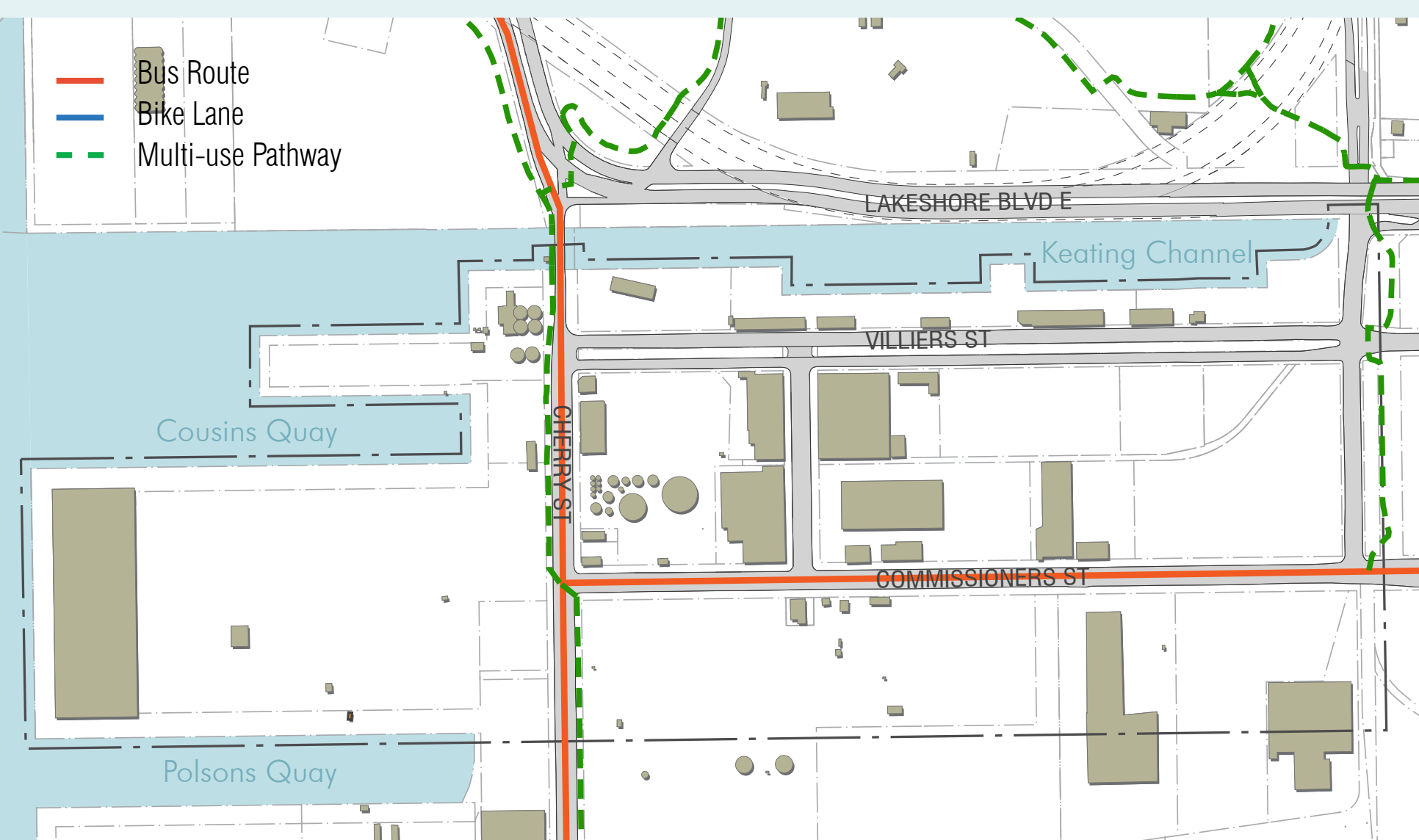


THE AREA TODAY

Today the Villiers Precinct area includes the Cousins Quay and the Essroc Pier, the lands east of Cherry Street to the Don Roadway, and the lands south of Keating Channel to the area south of Commissioners Street. This area contains a number of industrial, port and temporary uses. The lands are generally underutilized and much of the area remains vacant.

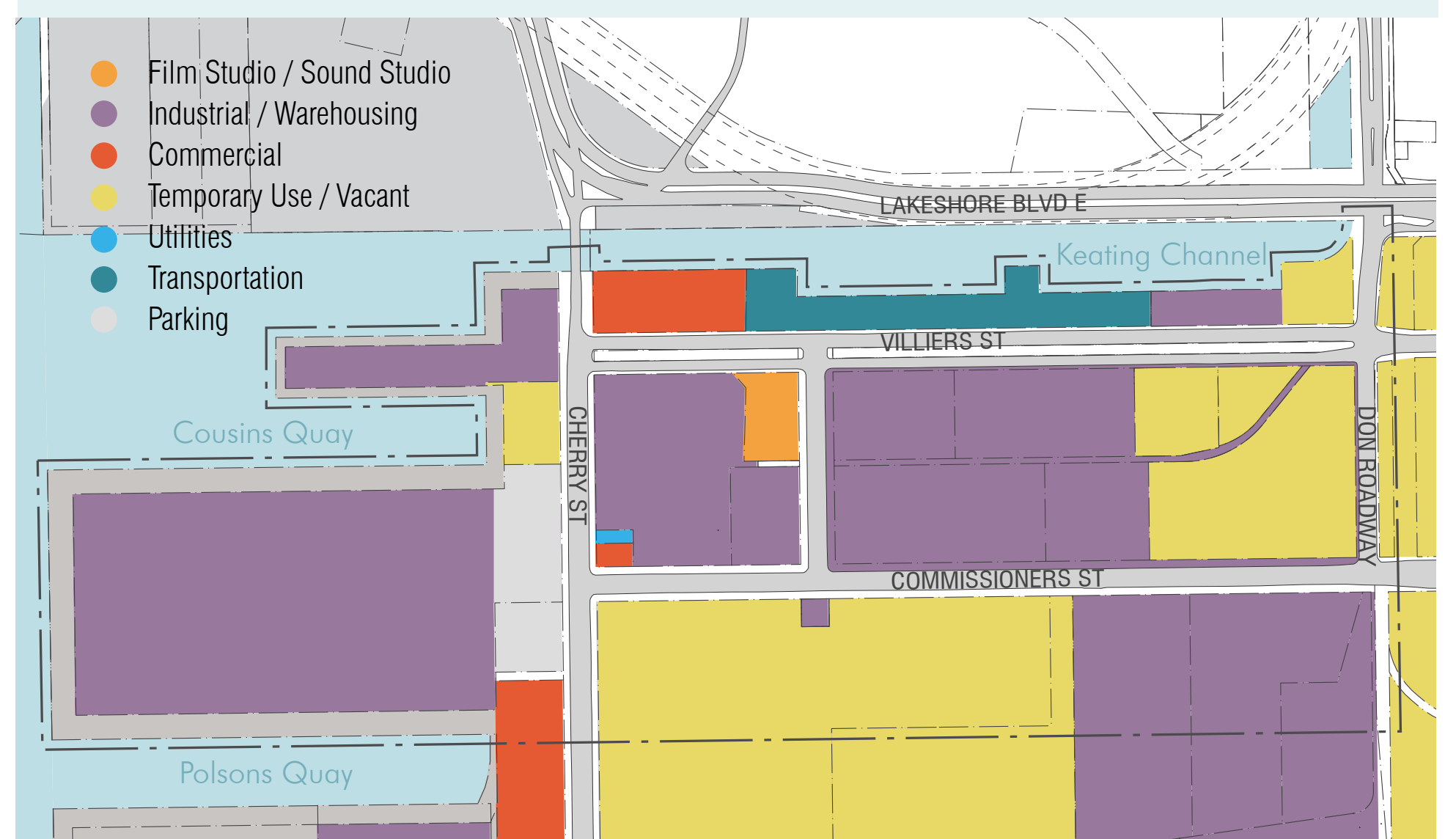
Existing Transportation Network

The existing transportation network is limited to four key roads. The Keating Channel Bridge and the Cherry Street corridor provides connection across the Keating Channel, through the Precinct, and across the Ship Channel to the south. Munition Street and the Don Roadway provide additional north-south connections. Commissioners Street provides the key east-west connection, and Villiers Street provides a secondary east-west collector route through the Precinct. The Martin Goodman Trail runs along Queens Quay Boulevard and Lake Shore Boulevard and connects into the Precinct along Cherry Street.



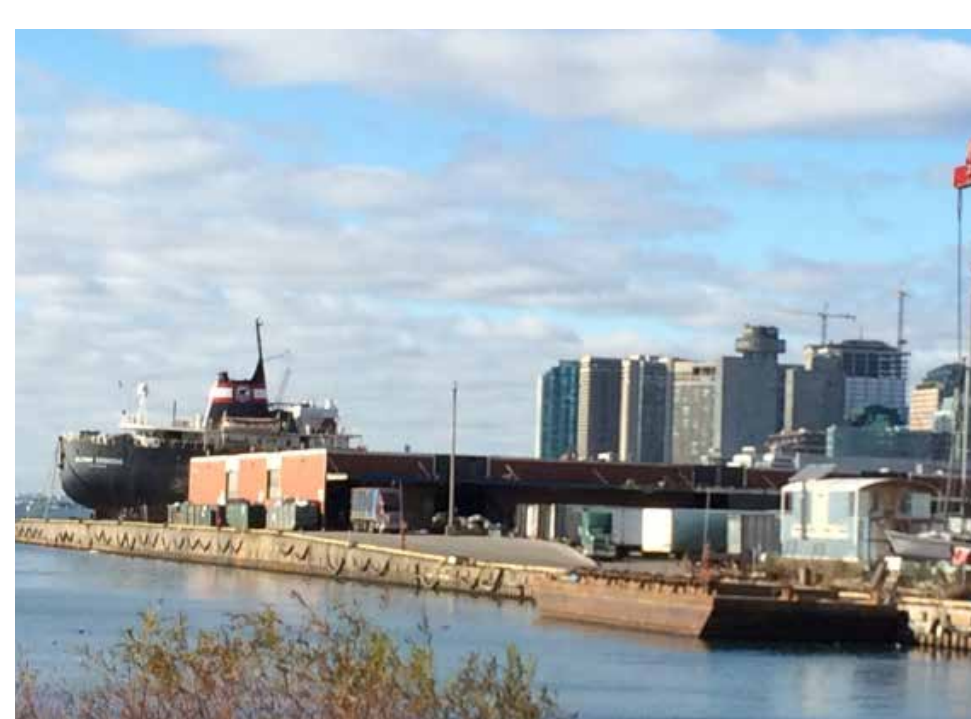
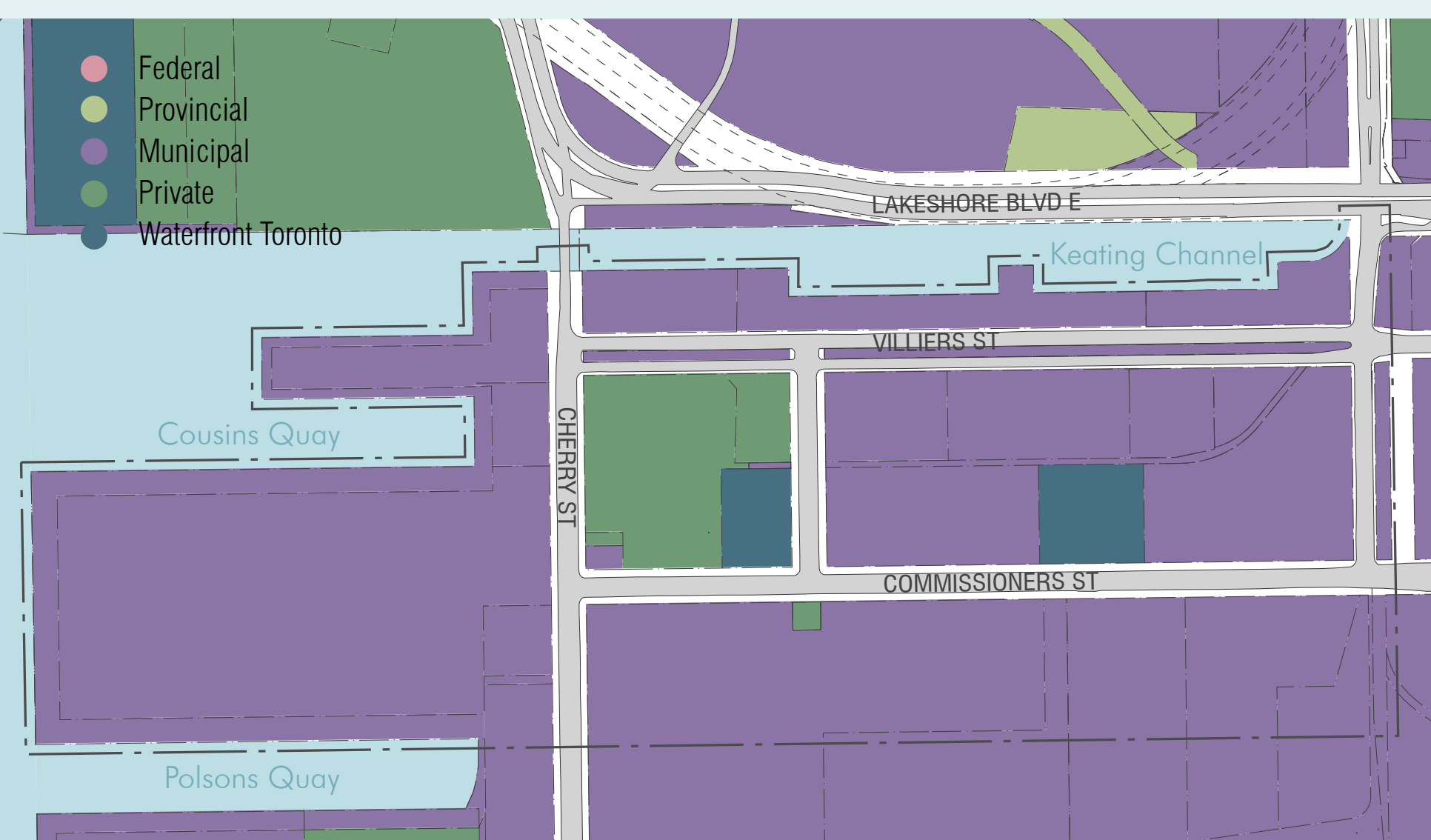
Existing Uses

The area contains a mix of industrial, commercial and vacant land, including the Essroc Italcementi Concrete distribution facility on Essroc Pier, and the Toronto Port Authority harbour operations yards located north of Villiers Street along the Keating Channel. The dockwalls in Villiers Island remain actively used by Essroc, and the western harbour dockwall remains in operation for seasonal mooring for freight ships. The Keating Channel Pub and Grill is located Keating Channel north of Villiers Street, and the Cherry Street Restaurant is located along Cherry Street.



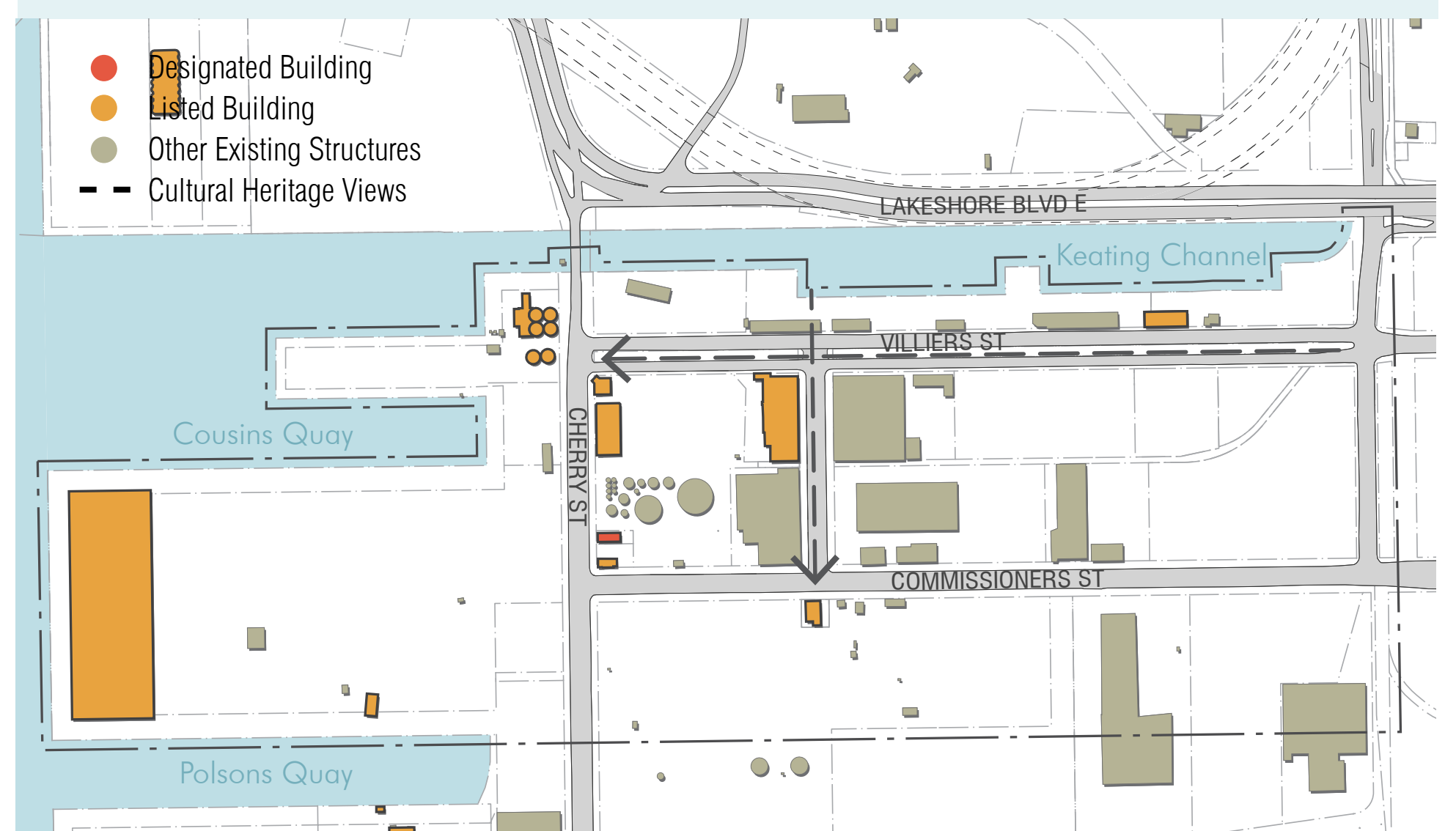
Existing Ownership

The Villiers Island lands are mostly owned by public agencies, with the exception of 16 Munitions Street and 33 Villiers Street, 309 Cherry Street and 39 Commissioners Street, which are privately owned. The majority of lands owned by public agencies are under short, medium and long-term leases.



Heritage Resources

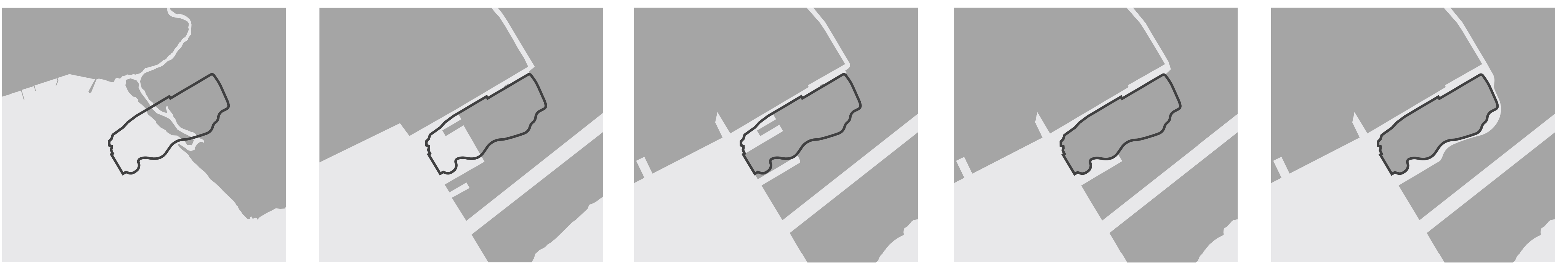
There are a number of heritage structures in the Precinct area which are listed on the City's Inventory of Heritage Properties, and one designated building. There is a cluster of heritage buildings along the Cherry Street corridor, including the Essroc Silos, two buildings along Munition Street, and storage buildings along the Keating Channel, and the Marine Terminal No. 35 and Atlas Crane on Cousins Quay.



THE CONTEXT

The Villiers Precinct area will be transformed into a new island located at the heart of the new naturalized Mouth of the Don River, the Inner Harbour and the urban Keating Channel. Located within Toronto's Central Waterfront, Villiers Precinct will emerge as the southern seam between a series of lively waterfront districts along the main waterfront, and the evolving Port Lands.

An Evolving Shoreline



Toronto Shoreline 1882

Toronto Shoreline 1931

Toronto Shoreline TODAY

Toronto Shoreline 2020

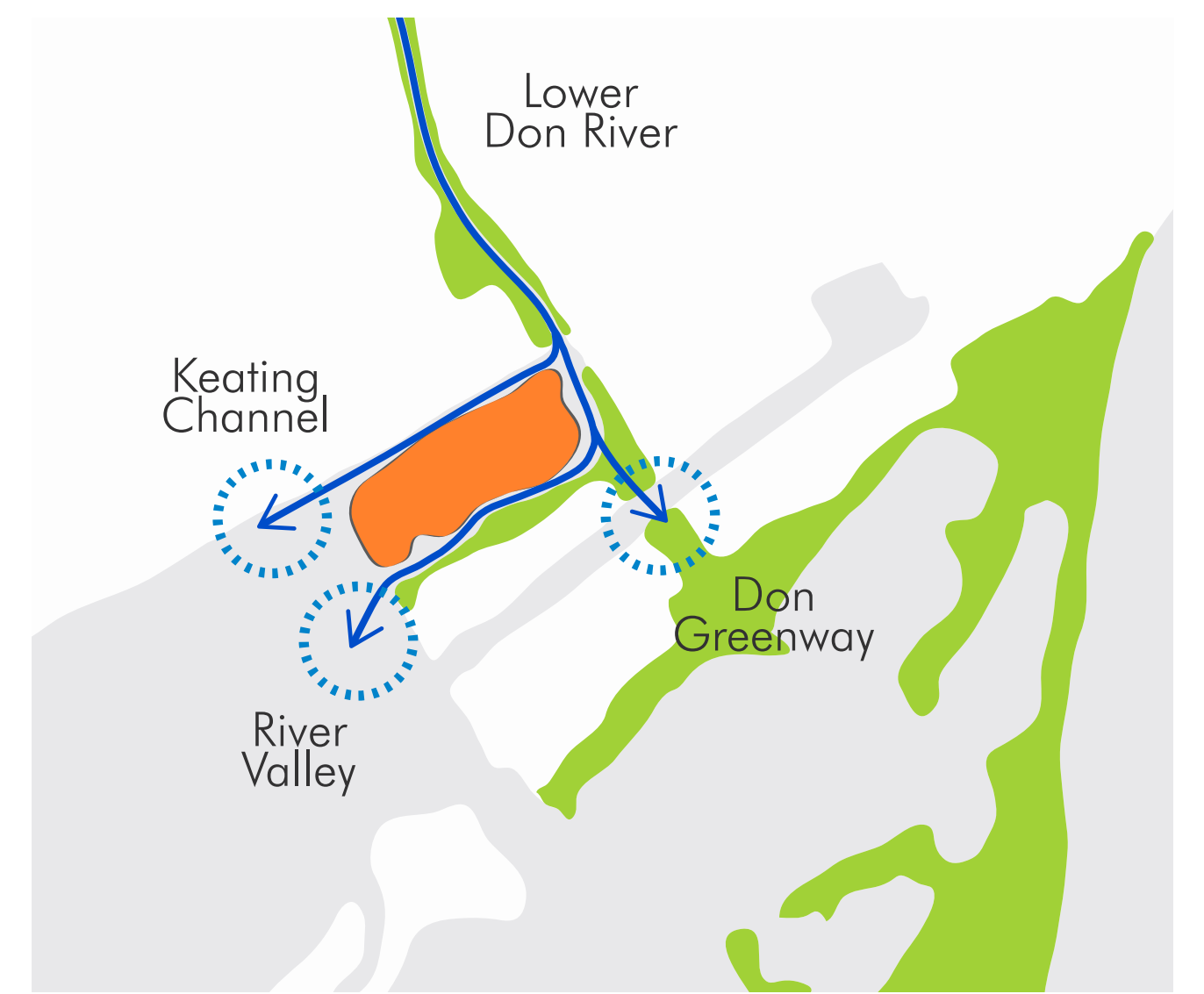
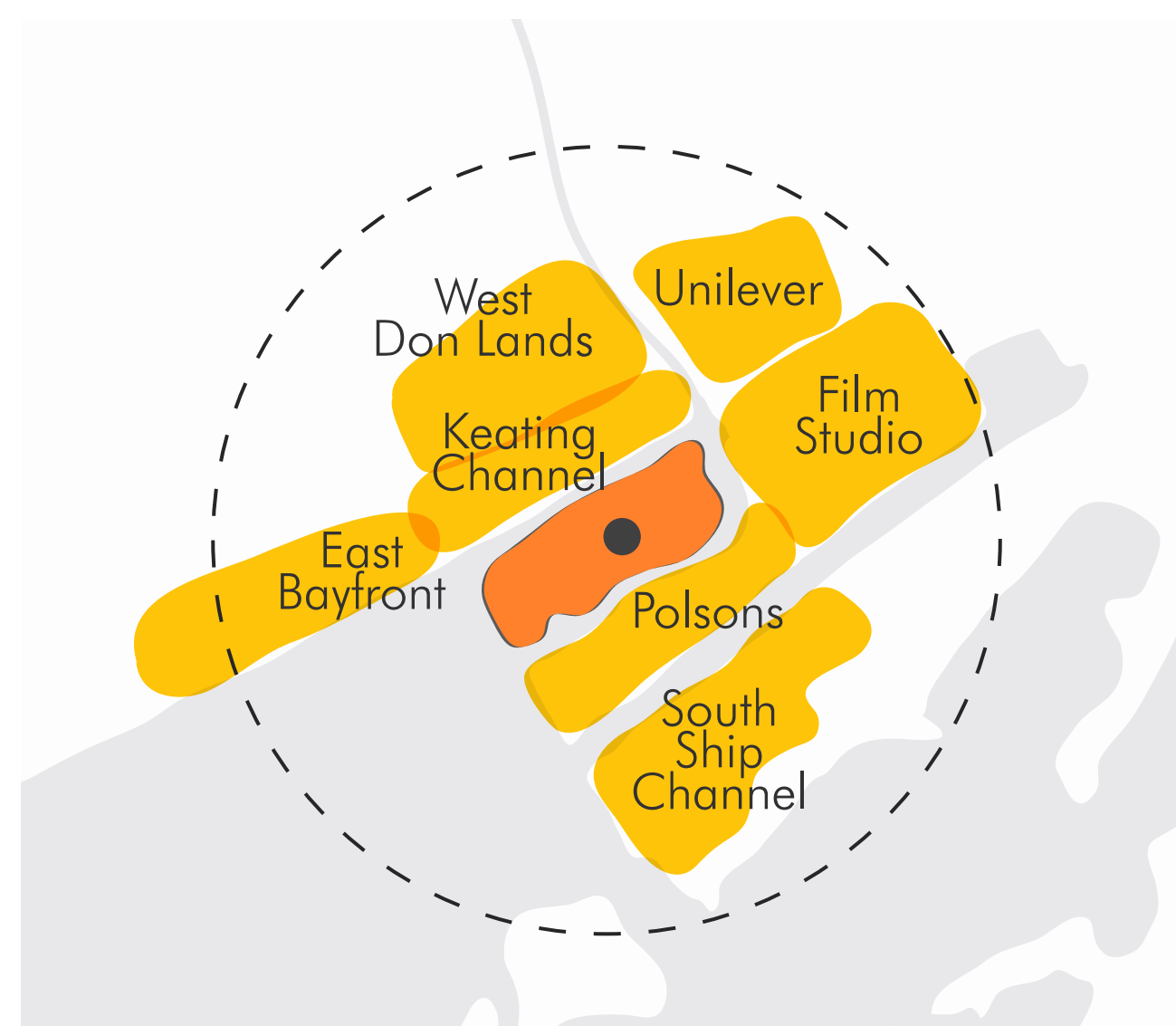
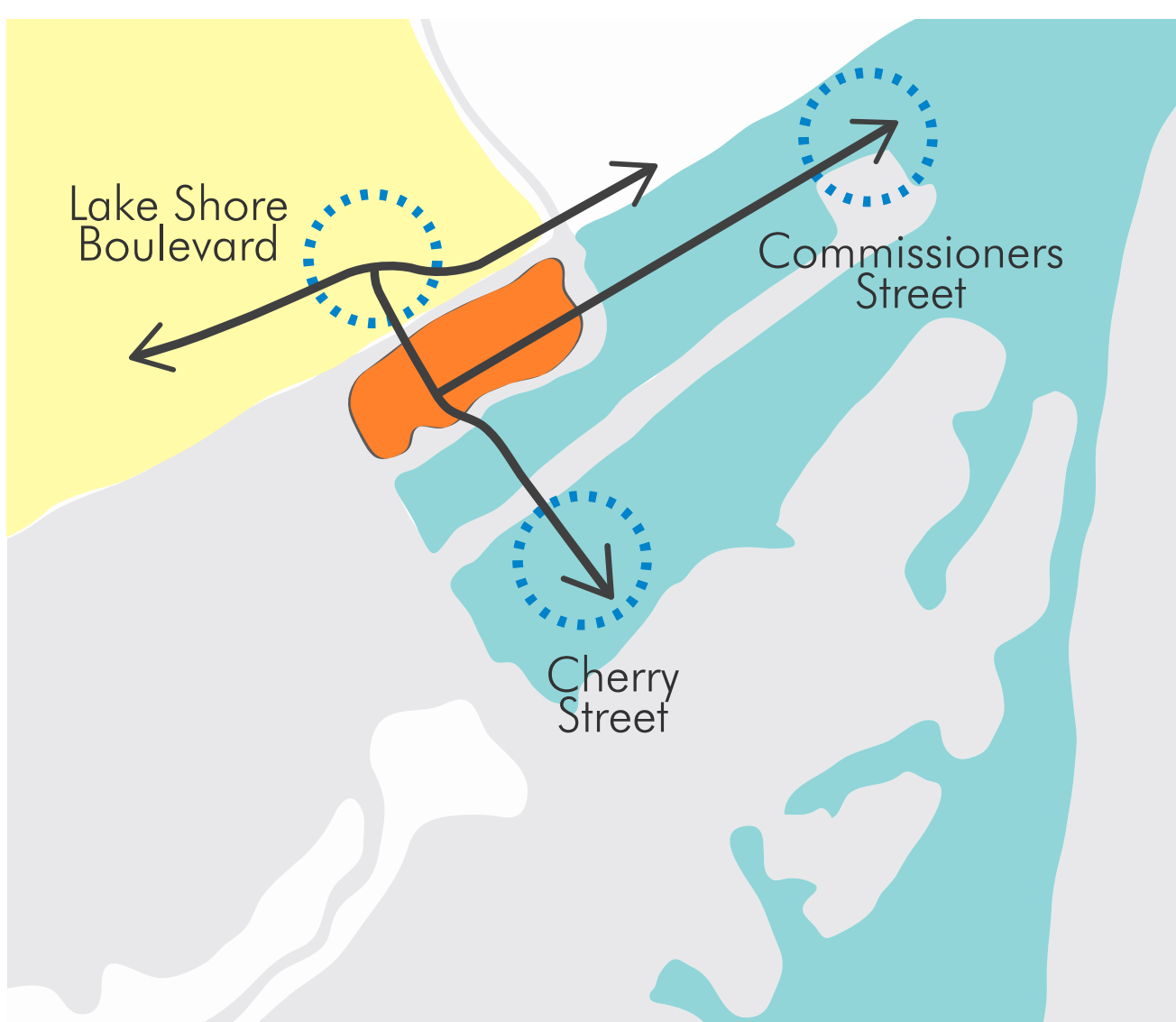
Toronto Shoreline 2040

The Port Lands land area originally consisted of marshland and estuaries, where the Mouth of the Don River channeled into Lake Ontario. The Villiers Island lands and surrounding Port Lands were created through lake-filling activities in the late 19th and early 20th century to support Toronto's industrial growth.

The Keating Channel was constructed along the northern edge of the marsh in the late 1890s, and most of the Port Lands development was complete by the 1920s. The Cousins Quay and surroundings lands were one of the last areas to develop through additional lake-filling activities in the 1930s.

Through the future re-naturalization of the Mouth of the Don River, the existing land base will continue to transform and become a new Island, located at the new naturalized Mouth of the Don River, and surrounded by the urban Keating Channel to the north, the Inner Harbour to the west, and the naturalized River Valley and Don Greenway to the south and east.

A Unique Opportunity on the Waterfront



A Gateway to the Port Lands

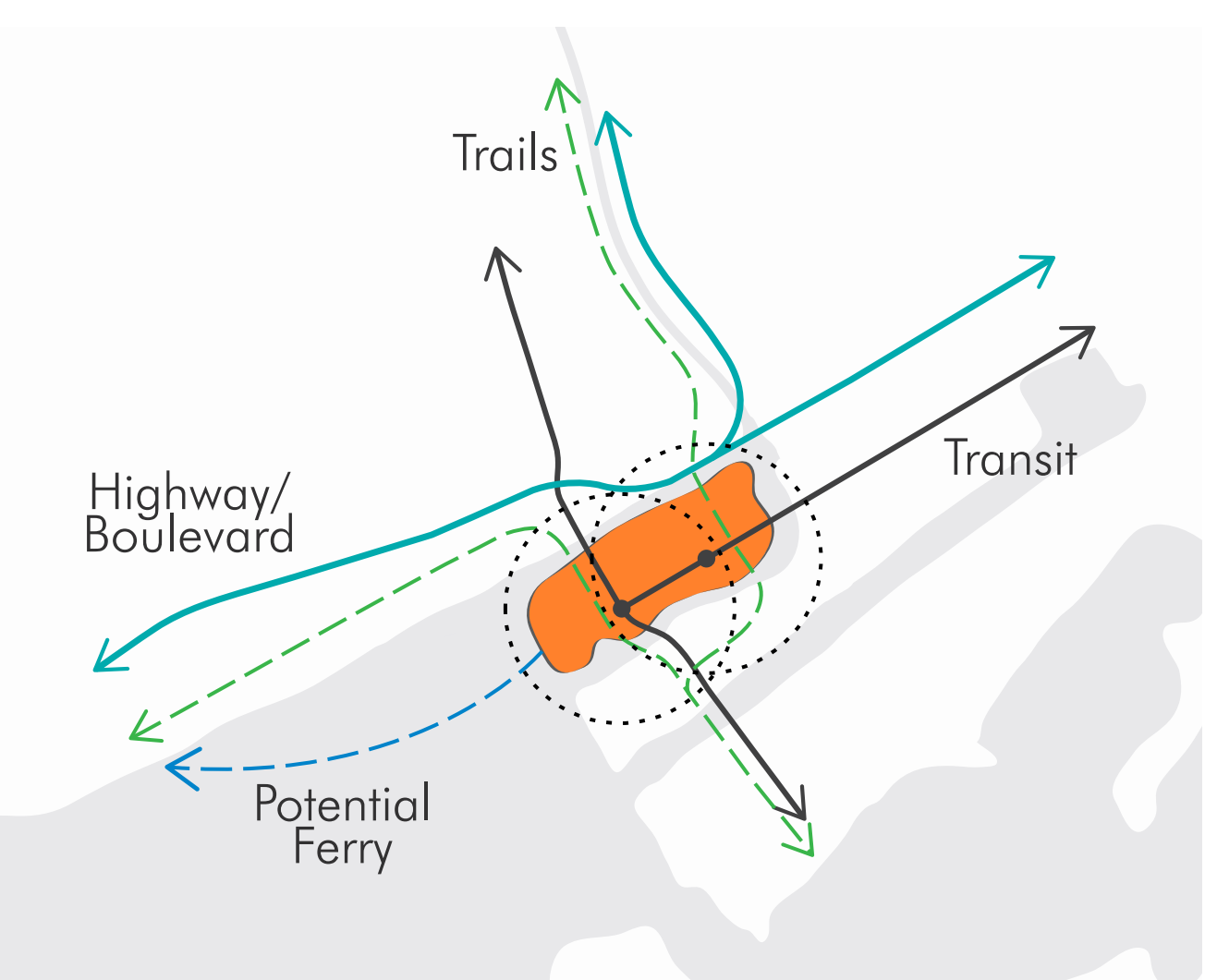
The Island will become the key gateway to the Port Lands, and the southern seam between the mainland waterfront and the Port Lands. The new Keating Channel Crossing and New Cherry Street will provide connection from the north across the Ship Channel to the south, and Commissioners Street will provide connection to the Film Studio and East Port to the east.

The Heart of a Large Regeneration Effort

The creation of the Island builds on over a decade of waterfront planning and renewal. The Island is located at the heart of a number regeneration districts, including Keating Channel Precinct to the immediate north, West Don Lands to the further north, East Bayfront to the west, the Distillery District to the northwest, and the Unilever site to the northeast. Future Precincts include Polsons Quay to the immediate south, and the Film Studio to the east.

The New Mouth of the Don River

Through the re-naturalization of the Don River, the Island will be surrounded by distinct and unique waterside conditions, including the Keating Channel, an urban-like canal to the north, the Inner Harbour to the west, and the Mouth of the Don River to the south and Don Greenway to the east. Each of these waterways will have distinct qualities and characteristics.



The Intersection of Key Mobility Routes

The Island is located at the crossroads of regional and urban mobility routes, including Lake Shore Boulevard East and the Don Valley Parkway to the north. Within the Precinct, Cherry Street and Commissioners Street will be the key north-south and east-west connections to the Precinct and surrounding Port Lands. The Martin Goodman Trail and Don River Valley Trail provide recreational access and pedestrian and cycling connections. The Precinct Plan will explore opportunities for ferry and boat access.

Where Urban Meets Natural

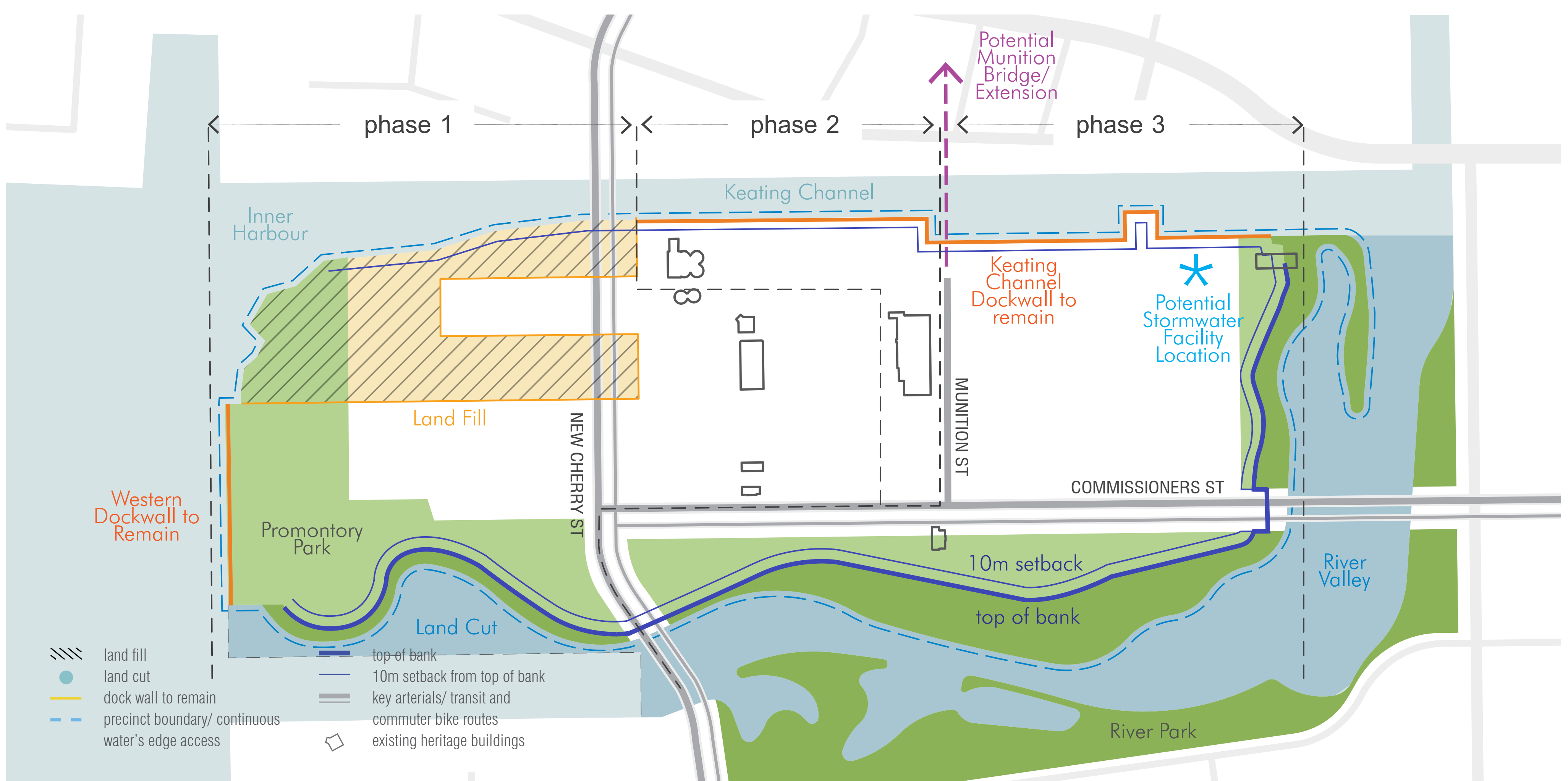
As an Island at the Mouth of the re-naturalized Don River, the Precinct is located at the junction of natural and urban infrastructure. At the northern edge, the Precinct faces onto the Inner Harbour, and offers spectacular views of the Downtown. At the northern edge, the Precinct faces onto the Keating Channel, and the emerging waterfront mixed use districts along Channel. To the south and west, the Precinct will offer views to the Toronto Islands, Leslie Street Spit, and future River Valley lands.

An Important Heritage Corridor

Cherry Street, historically provided the key connection between the original Old Town, the St. Lawrence area, the Gooderham and Worts Distillery and the industrial Port Lands, centred around the Ship Channel. The historic Cherry Street corridor and surrounding area today contains a number of historic buildings and structures which will be reactivated and re-purposed through the reurbanization of the area.

OUR STARTING POINT

The Villiers Island Precinct Plan incorporates the key findings from Lower Don Lands Framework Plan and the Don Mouth Naturalization and Port Lands Flood Protection EA (DMNP EA) and Lower Don Lands Infrastructure EA (LDL MP EA). These technical studies and reports set the stage for more detailed precinct planning, and identify the infrastructure and flood protection measures required to unlock these lands.



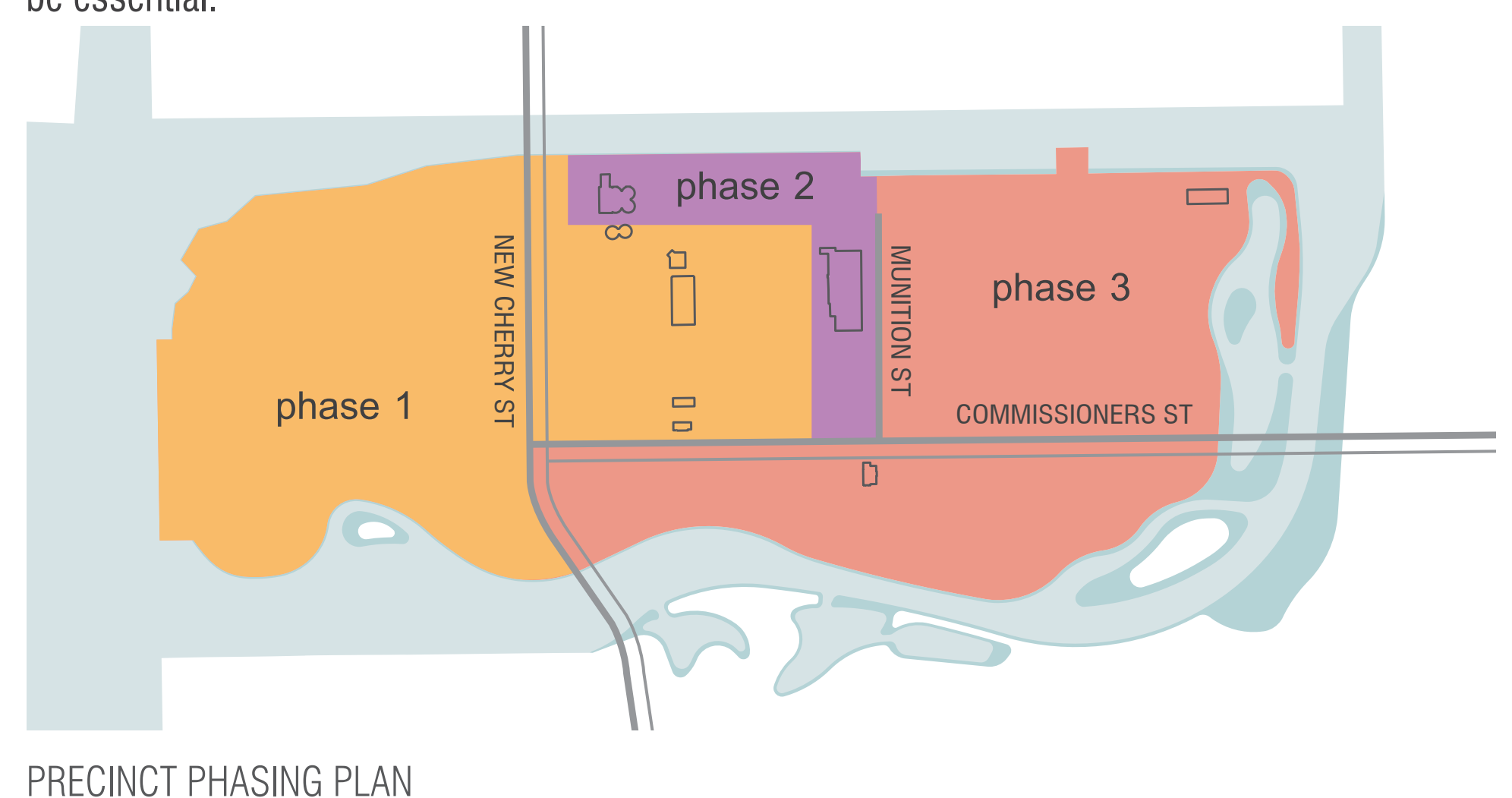
What are the Project Assumptions?

The Villiers Island Precinct Plan builds on the design and technical work completed for the Lower Don Lands and Port Lands. The Project Assumptions include technical requirements related to flood protection, and planned city-scale mobility and open space networks determined through previous work. These Assumptions set the overall framework and 'ground rules' for planning and design at the precinct scale.

- 01 Flood Protection and Re-Grading**
The DMNP EA set out the minimum requirements for the Precinct area in order to provide flood protection. The entire area will be re-graded by a minimum of 1-3 metres to become flood protected.
- 02 Land Cut and Land Fill**
As part of the re-naturalization of the Mouth of the Don River, the lake area surrounding the Essroc Pier will be filled, while the lands to the west of the existing Don Roadway and south of the Quay will be cut to create the future Mouth of the Don River and Valley Lands.
- 03 Dock Walls to Remain**
The existing dockwalls along the Keating Channel will remain and be preserved in the future. A substantial portion of the western dockwall will continue to be active for seasonal mooring for freight ships.
- 04 Promontory Park**
Promontory Park is planned as a large waterfront park, which will overlook the Inner Harbour, and wrap around the River Valley to the south east.
- 05 Mobility Connections**
New Cherry Street and the New Keating Channel Crossing will be located to the west of the existing Cherry Street. New Cherry Street will be the main north south connection through the Precinct, and with a separate LRT on the east side of Cherry Street. Commissioners Street will become the main east-west street through the Precinct, with a separated LRT, and provide easterly connection to the Film Studio and beyond. The Precinct Plan will preserve for a future vehicular bridge location at Munition Street.
- 06 Flood Plain and Associated Setbacks**
All new development will be setback from the top of valley slope of the new valley system by 10 metres.
- 07 Continuous Public Access along the Water's Edge**
There will be continuous public access to the water's edge around the entire Precinct Island. This band of public realm will wrap around the Precinct, and connect to a series of parks and open spaces within the Precinct core.
- 08 Stormwater Management**
The Precinct Plan will include a location for a future stormwater treatment facility.

How Will the Island be Phased?

Through the work of the Port Lands Acceleration Initiative (PLAI) in 2012 and the DMNP and LDL MP EA Addenda in 2013-2014, it was determined that the Port Lands can be flood protected and redeveloped through a long-term staged development plan. Creating a complete community in the initial phases of the revitalization of the Island and the broader Port Lands will be essential.



- Phase 1**
Phase 1 focuses on flood protecting the lands west and east of the existing Cherry Street, which allows the development of the majority of the Essroc and Cousins Quays, and lands west of New Cherry Street. This Phase includes the construction of the new Keating Channel Crossing and the creation of New Cherry Street.
- Phase 2**
Phase 2 focuses on flood protection measures and works to protect the lands east of the Don Roadway in the Port Lands. Through this flood protection work, the blocks along the Keating Channel and on the east side of Munition Street will become developable.
- Phase 3**
Phase 3 focuses on the creation of a new valley footprint which will provide a new naturalized along the new River Mouth, with connection to Lake Ontario. In Phase 3, the future Valley Lands and River Park, south of Commissioners Street, and east of New Cherry Street will be created. Through these flood protection infrastructure measures, the blocks to the east of Munition Street will become unlocked for development.

THE VISION

Surrounded by the new Mouth of the Don River, this industrial quay and district will be transformed into a remarkable new Villiers Island community. With a pivotal location as the gateway to the Port Lands, **Villiers Island will become significant as a regional destination and distinct as a sustainable community, surrounded by four unique waterside edges.**

The Island will evolve over the longer term, but in initial phases, the Island will become a **complete place with a diversity of public places, activities, neighbourhoods, transportation choices and building forms.** For people living, working, shopping, exploring and recreating, Villiers Island will offer a new and distinct experience that celebrates the industrial heritage and provides a contemporary model for sustainable city building.



OLYMPIC VILLAGE, VANCOUVER



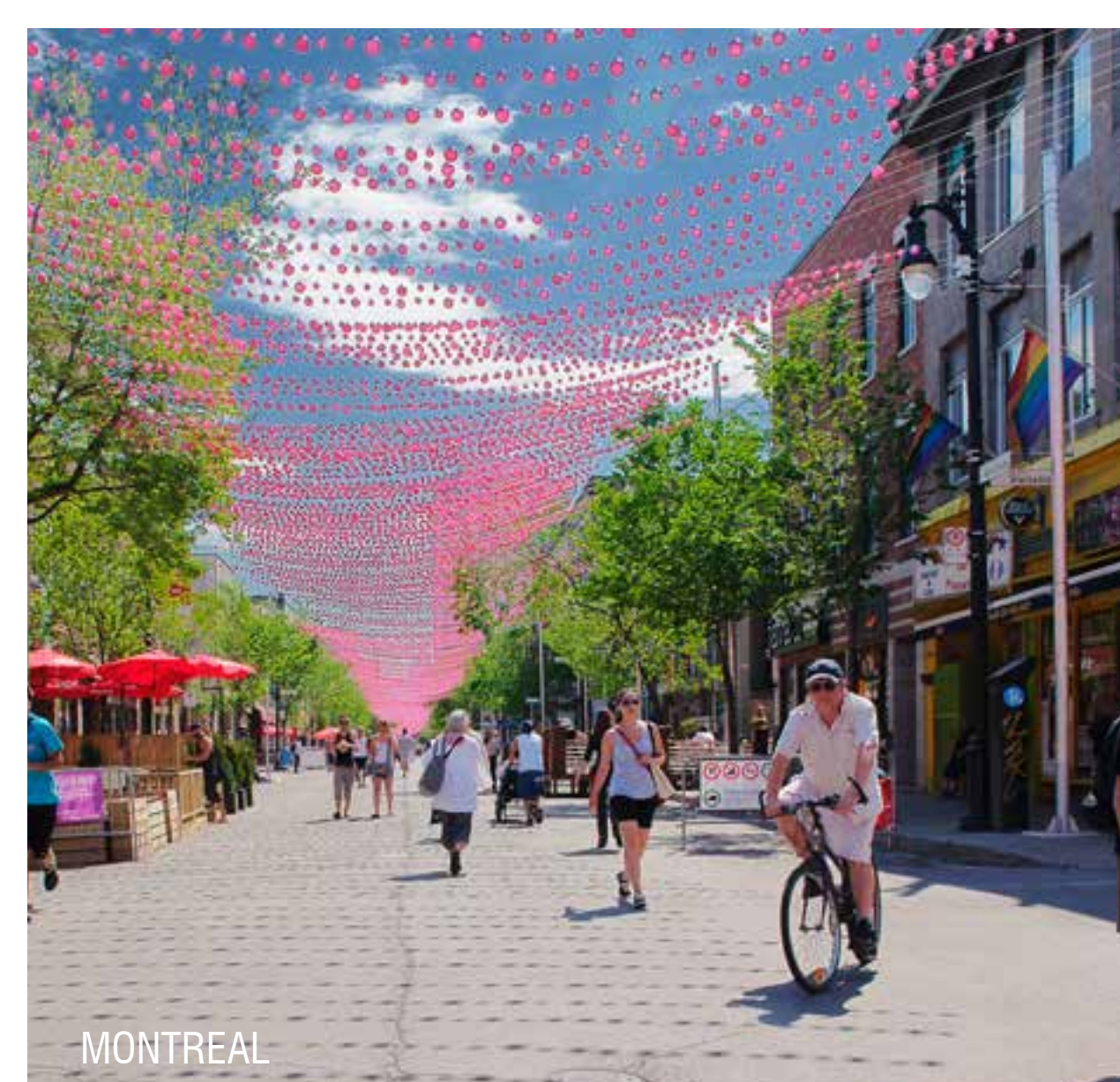
HAFENCITY, HAMBURG



EAST RIVER, NYC



HAMMERBY SJOSTAD, SWEDEN



MONTREAL

Guiding Principles for the Precinct

The Guiding Principles build and expand on the Core Principles and Policies in the Central Waterfront Secondary Plan. The Guiding Principles will advance the Vision for the Precinct, and act as a framework for the creation and evolution of the Villiers Island.

- 01 **Animate and activate the water's edges** to provide a variety of memorable experiences along the river, harbour and channel edges
- 02 **Plan for a diversity of great open spaces and waterside parks** to serve the local precinct community, city and region
- 03 **Provide for a catalytic opportunity** - a facility, experience, use or activity - which reinforces the Island as a regional and transformative destination
- 04 **Reinforce the Island as a key gateway** and access point to the main Waterfront, Lower Don Lands and Port Lands districts
- 05 **Celebrate the area's industrial heritage** character and legacy through appropriate conservation
- 06 **Prioritize transportation choices to, from and on the Island**, by providing connected pedestrian and cycling networks and optimizing planned transit infrastructure
- 07 **Plan for a diverse, mixed use and inclusive community**
- 08 **Provide a variety of building forms** to create a comfortable and inviting public realm, and establish a distinct skyline
- 09 **Develop an innovative model for a sustainable urban community** and demonstrate excellence in community design
- 10 **Ensure that the precinct plan is viable and implementable** and maximizes place-making opportunities in the initial phases of redevelopment

FROM VISION TO PLAN

To advance the objectives and key directions for the Lower Don Lands and Port Lands areas, over the past few months, the Project Team has explored and **prepared three distinct Precinct Plan Options, consisting of a number of key Ingredients and Themes.** We'd like your input tonight on these options to help select a preferred direction.

The Ingredients

The Ingredients presented on the following panel are the special elements that will transform Villiers Island into an exciting and dynamic place. These Ingredients are all incorporated into the three Precinct Plan Options. The synergy and mix of the Ingredients differs in each option. This variation helps distinguish and differentiate each option. For example, the location of the Catalytic Use and its relationship to surrounding uses and forms varies in each option. (see panel 8)

- Promontory Park
- Keating Channel Promenade
- River Park and the River Valley
- Villiers Park and the Don Greenway
- Western Dock
- Heritage Core
- Main Street
- Catalytic Use
- Dynamic Mix of Uses

The Themes

Each option consists of key themes which make up the basic elements of precinct planning and design, and are incorporated in each option. These themes are incorporated in all of the options. (see panel 9)

- Mobility and Access
- Open Space and the Public Realm
- Land Use and Built Form

The Options

The Project Team has developed three distinct Precinct Plan Options to explore different block and street patterns, land use configurations, open space and mobility networks within the Precinct. These options all focus on key features of the Island and consist of different mixes and combinations of the Ingredients. This mix and variation creates different 'centres of gravity' on the Precinct Island, and highlights distinct place-making opportunities. (see panels 10-12)

The Constants

There are a number of elements which are consistent and constant in each option, including:

- The general size, location and configuration of Promontory Park
- The dimension, role and configuration of Commissioners Street and New Cherry Street
- The size of the Catalytic Use and its relationship to park space
- Old Cherry Street will be transformed into a Historic Cultural Corridor
- The Precinct design maintains views to the water's edge

The Variations

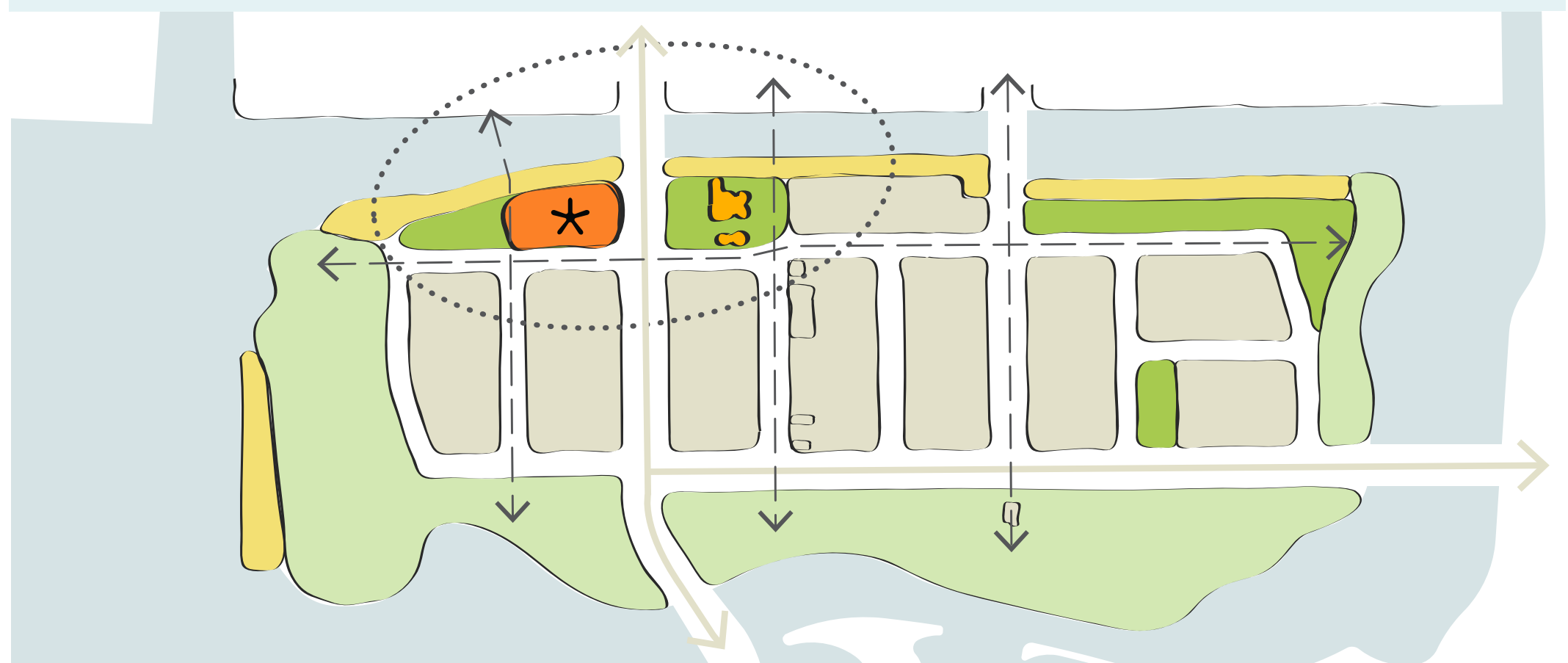
There are other elements which vary in each option, and help differentiate and distinguish the options, including the:

- Size and orientation of blocks
- Configuration and Role of Local Streets, including Villiers Street
- Alignment of the Trinity Street pedestrian bridge
- Location of the Catalytic Use
- Edge condition and experience along Keating Channel
- Location and distribution of neighbourhood parks, including Villiers Park
- Location of Key Retail Frontages
- Integration of non-residential uses in development

Option 01 Keating Gateway

(see panel 10)

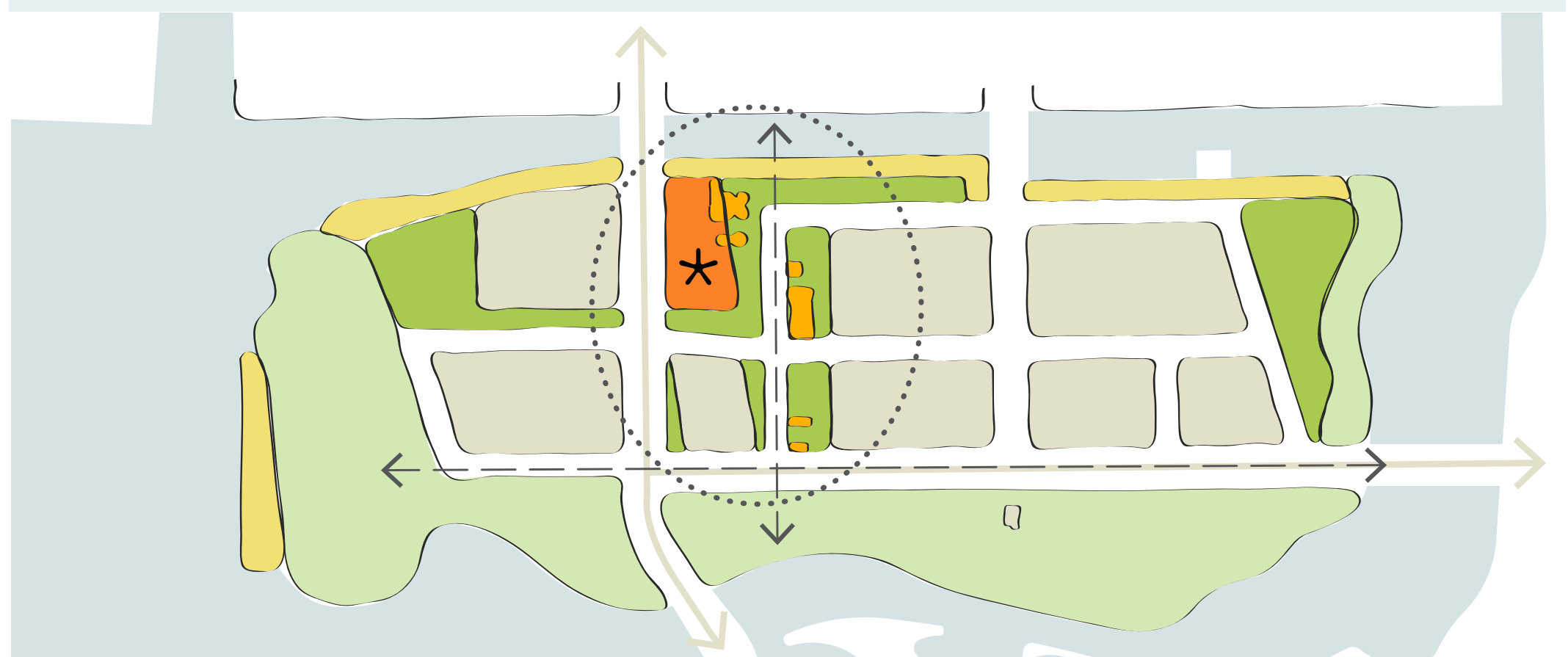
The Catalytic Use, Essroc Silos Square and Keating Crossing will transform the Keating Channel into a special waterfront room and gateway into the Island. Three distinct north-south animated streets will connect the Keating Channel to the River Valley.



Option 02 Cultural Core

(see panel 11)

The Cultural Core will connect Old Cherry Street with the Catalytic Use and a wide esplanade along the Keating Channel. Commissioners Street will be lined with active retail uses facing onto the River Valley edge.



Option 03 Central Spine

(see panel 12)

The Island will feature three distinct east-west spines, including the urban-scaled Keating Channel and a central retail main street running through the heart of the Island. The Catalytic Use will be integrated with Promontory Park at one end of the main street, showcasing views across the Inner Harbour.



THE INGREDIENTS

There are a number of **key Ingredients** that will be critical to the transformation of the Precinct into a **lively waterfront Island**. These elements will transform Villiers Island into a special and memorable place. These Ingredients are all incorporated into the three Precinct Plan Development Options. The synergy and mix of the Ingredients differs in each option. When combined together, the Ingredients create different types and characters of places on the Island.

Promontory Park



Promontory Park will be the most significant and dramatic waterfront park in the Precinct, with exceptional views across the Inner Harbour to Downtown and the Toronto Islands to the south. The Park will include a varied topography, featuring a promontory high point to look onto the city, and low points along the Keating Channel edge to allow for water access. Promontory Park will be connected to the waterfront mainland via the Trinity Street pedestrian bridge.

Keating Channel Promenade



The Keating Channel edge will provide a vantage point to look back to the Keating Channel Precinct and the series of evolving districts along the waterfront and Don River's edge. This urban edge of the Island will be the central feature and public gathering space on the Island's northern side. The Keating Channel itself will be transformed into a special waterway for new recreational and small-watercraft uses.

River Park and the River Valley



River Park will be located at the southern edge of the Island, and face onto the naturalized River Valley and the Mouth of the Don River. This naturalized edge of the Island will provide opportunities for walking and cycling with connections to a network of trails. The River Valley will be lined with natural wetlands and bird habitats, and provide opportunities for non-motorized marine based recreation.

Villiers Park and the Don Greenway



At the eastern edge of the Island, Villiers Park will be a local neighbourhood park that will provide recreational space for local residents, and look onto the future Don Greenway. This edge of the Island will link to the Film Studio Precinct to the east, and the Don Valley Trail network to the north via a new pedestrian bridge.

Western Dock



With the western dock remaining in operation for seasonal mooring, there is an opportunity to create an interesting interplay between the varied topography between Promontory Park, the operational dockwall, and the Keating Channel dock edge. The operational western dock will become a defining feature that celebrates the Port Land's industrial legacy.

Heritage Core



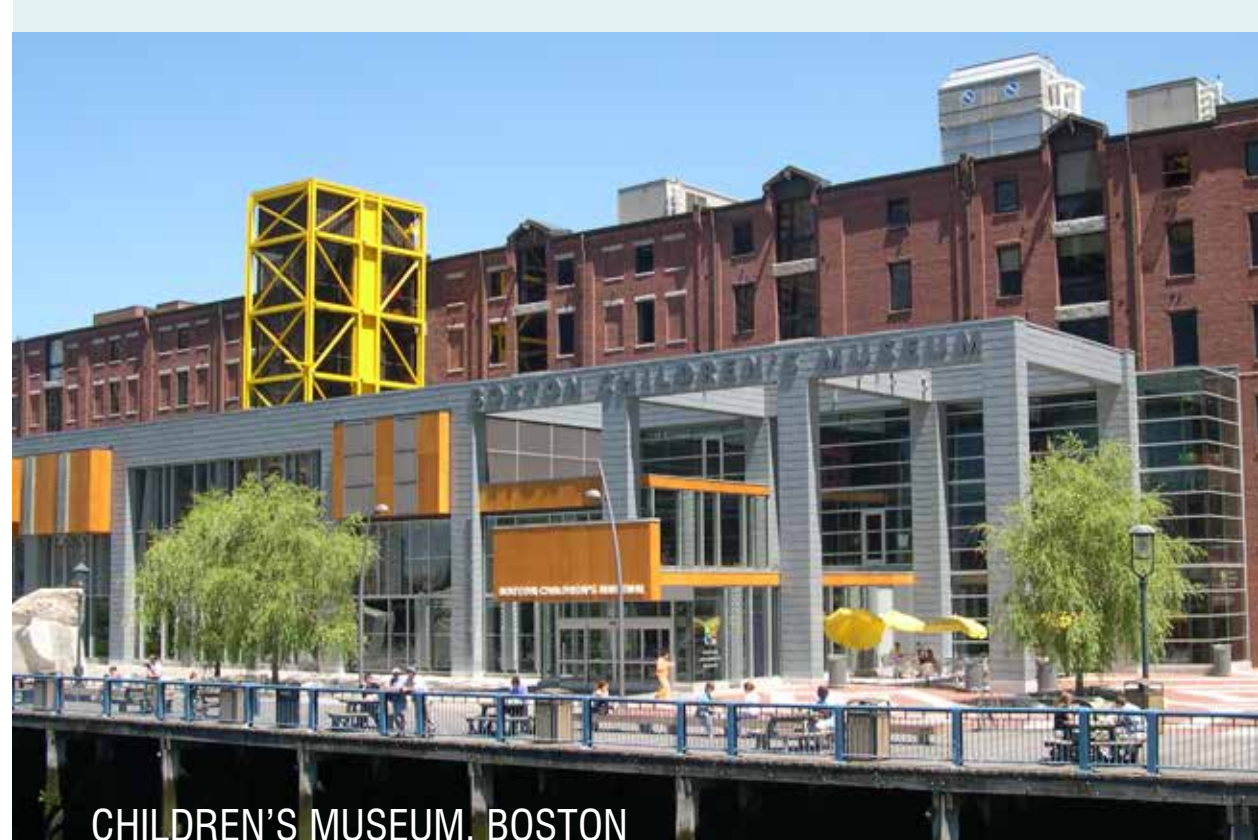
The Precinct contains a number of heritage buildings reminiscent of the area's industrial past, including the historic Essroc Silos, and cluster of buildings along Old Cherry Street. The Precinct Plan will incorporate creative strategies to preserve the heritage buildings given the flood protection and re-grading requirements.

Main Street



A linear main street in the Precinct Island will become a great street for walking, shopping, eating and entertainment, and provide shelter from the Island's natural elements. The Precinct Plan Development Options will explore different configurations and opportunities for the main street, including the possibility of an intimate double-sided street, or a single-sided street lining the park edges.

Catalytic Use



A major Catalytic Use will have a transformative effect for the Precinct and entire Port Lands. The Catalytic Use may incorporate cultural and recreational spaces, such as a museum or gallery, or environmental and educational spaces. The Catalytic Use should establish a positive relationship with the surrounding urban fabric, and have a prominent location to showcase the Island's waterfront location and extensive open space network.

Dynamic Mix of Uses



The Precinct will include a variety of uses to create a diverse neighbourhood, supported by public transit. The Precinct Island will include a full mix of retail, employment and community facilities, and residential areas. This mix will ensure that there will be opportunities for people to live, work and play in the area. Each option has a different approach to locating commercial uses and integrating these uses within mixed use buildings.

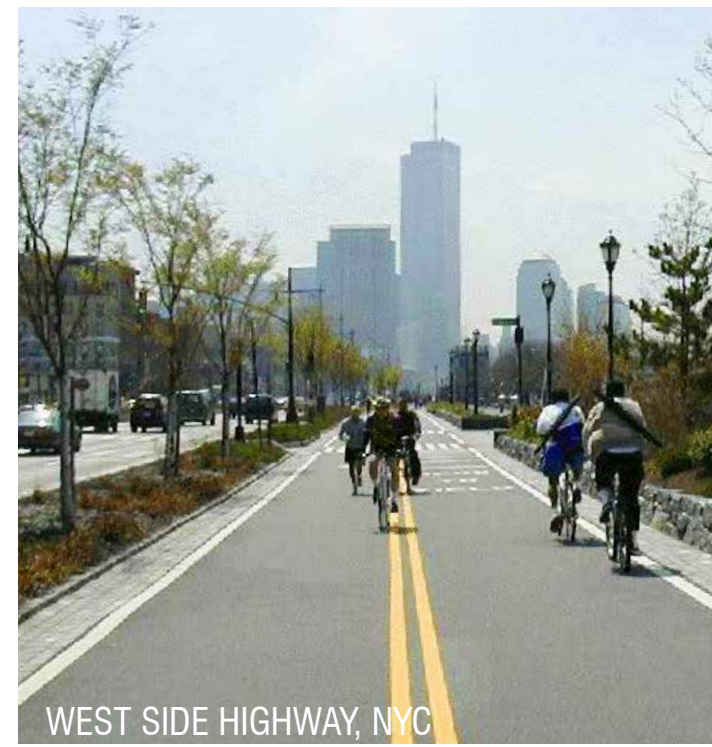
THE THEMES

The Precinct will evolve and **transform from an existing industrial port to a connected and complete Island**, consisting of a new mixed use urban community with great parks and open spaces along the distinct water's edges. A comprehensive transportation network will provide a full range of mobility options.

Mobility and Access

The Island will be developed as a transit-supportive, walkable and connected community. A comprehensive mobility network will include:

- Complete and Connected Streets - New Cherry Street and Commissioners Street will be designed as complete streets with separated BRT/LRT and bicycle lanes and wide pedestrian sidewalks, and provide connection to the surrounding districts.
- Local Streets will provide circulation routes within the Island. These streets will be designed as intimate settings with generous sidewalks and street trees.
- Shared Streets will be designed as places for walking and local vehicular access routes to buildings.
- Laneways will be designed primarily as servicing and access routes
- Recreational Trails, including the Martin Goodman Waterfront Trail and Don River Trail system will extend into the Villiers Island and provide opportunities for passive cycling and walking around the Island's edges.
- A series of pedestrian and vehicular bridges will link and integrate the Island to its urban surroundings.
- In addition, the Precinct Plan will explore opportunities for the Island to become a water gateway with potential ferry, boat and recreational watercraft access.

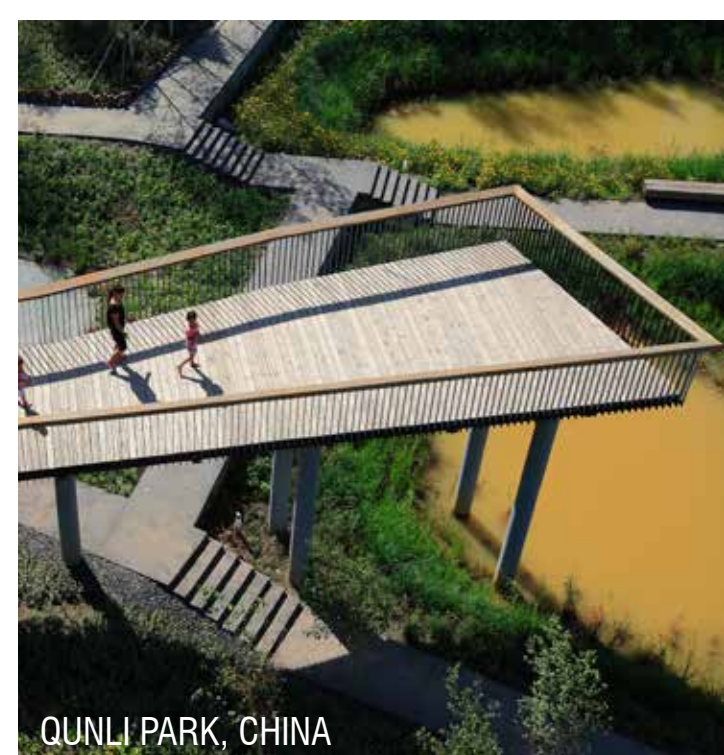
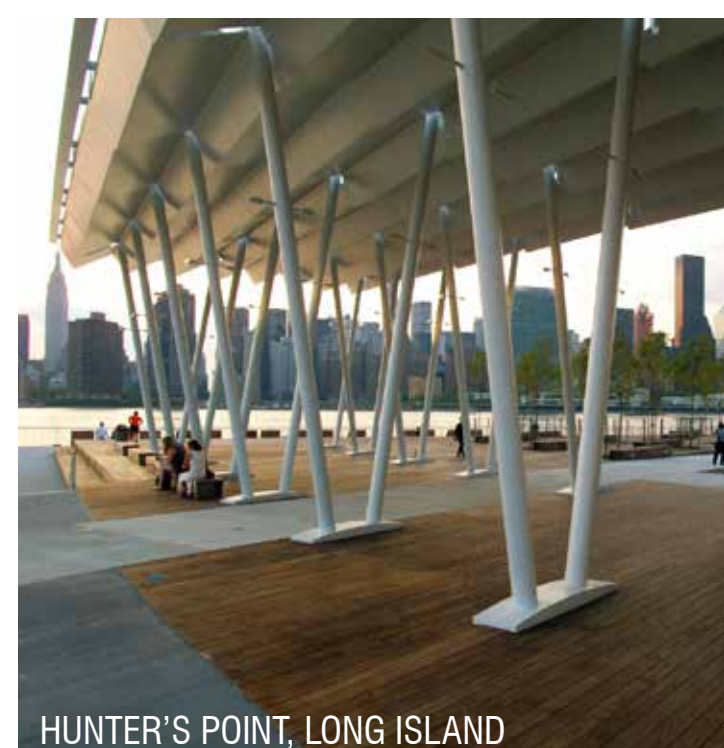


Open Space and the Public Realm

The Precinct Island distinct water's edges will be lined with accessible, animated and active waterside parks and open spaces, connected to a network of vibrant neighbourhood parks and spaces with a variety of functions and programming.

The Open Space Network will incorporate a comprehensive network of open spaces, including:

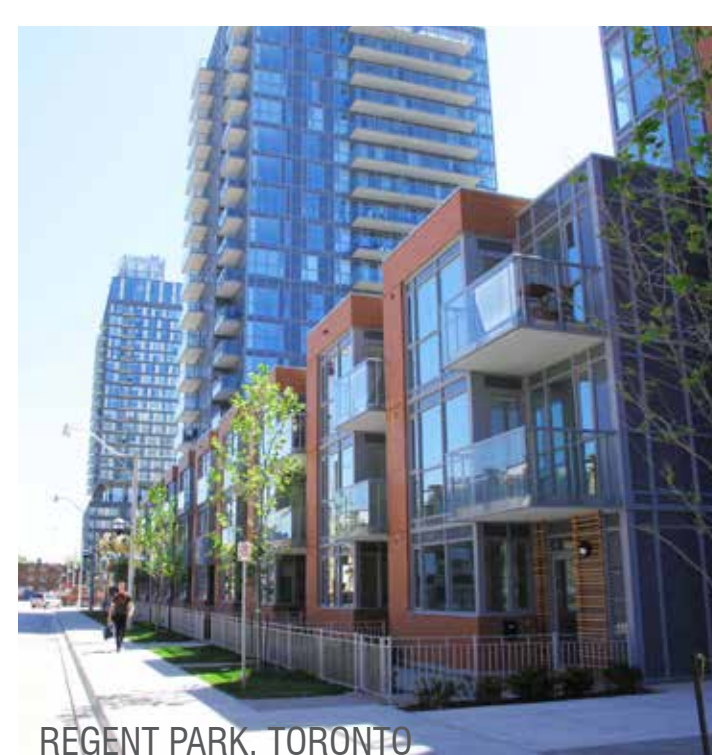
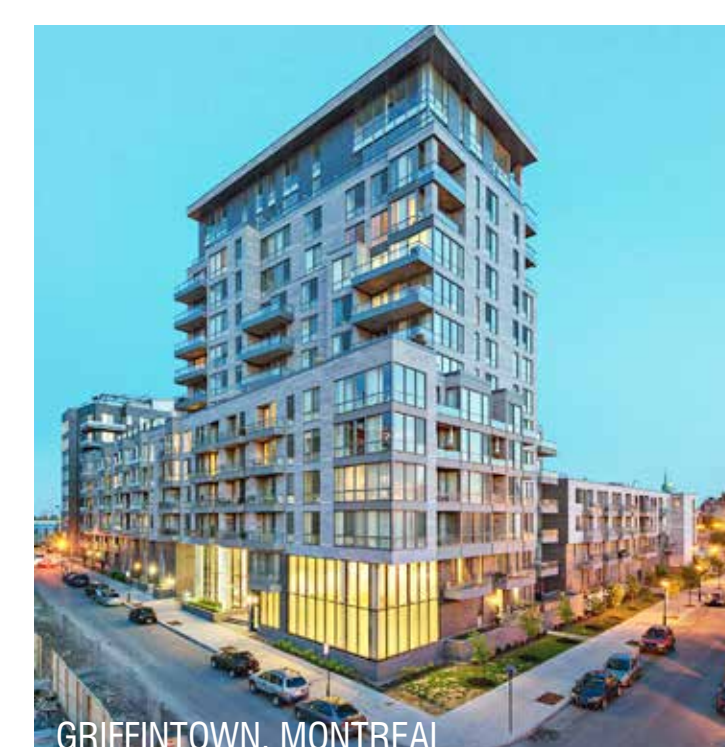
- Valley Lands along the future Don River Valley and Greenway will be located within the TRCA regulatory flood plain area. These areas may contain walking and passive recreational trails to allow opportunities for people to enjoy the rich vegetation and birdlife along the naturalized river edge.
- Urban Parks - Promontory Park and the Keating Channel Promenade will attract users from across the city and region, and become the key and defining open space features of the Precinct Island.
- Local Parks - The Precinct will also include a series of local neighbourhood and community-scale parks, which will provide recreational amenity and programming for the Island community.



Land Use and Built Form

The Precinct will include a variety of uses and building forms to create a diverse transit-supportive neighbourhood. The diverse mix of uses will ensure that there will be opportunities for people to live, work and play on the Island. The mix of uses include:

- Employment and Office Uses will be located at key nodes within the Precinct. Precinct Plan Development Options explore different strategies to integrate employment and office uses within mixed use buildings.
- Catalytic Use - The Precinct Plan will provide a location for a transformative Catalytic Use, which will provide space for cultural, recreational or educational uses.
- Active and Animated Frontages - Buildings facing parks, key streets and the water's edges will include active street frontages to animate key frontages and provide 'eyes on the street'.
- Primary Retail Uses will be located in key places in the Precinct, including the key main street, and provide opportunities for local shopping, eating and entertainment.
- A Diverse and Affordable Neighbourhood - The Precinct will provide for a range of housing types and forms, including affordable housing options.



A Mid-Rise Form with Tall Buildings in Strategic and Defining Locations

The overall built form strategy responds and builds on the idea of Precinct as an Island. The build form strategy will be based on the following design directions:

- Organize and design the built form to maximize sun exposure on key streets and open spaces.
- Design the base of the buildings and overall mid-rise scale to respond to the right-of-way of streets.
- Transition from higher to lower building elements along the water's edge to frame the water and create an excellent public experience.
- Provide an appropriate transition in scale between new buildings and existing heritage structures.
- Position tall buildings in strategic locations to define gateways, frame parks and optimize transit nodes.
- Locate taller buildings to relate to existing prominent structures in the area and ensure that tall buildings do not impede important view corridors.
- Ensure that the built form contributes to the emerging and planned skyline of the Port Lands and surrounding area.

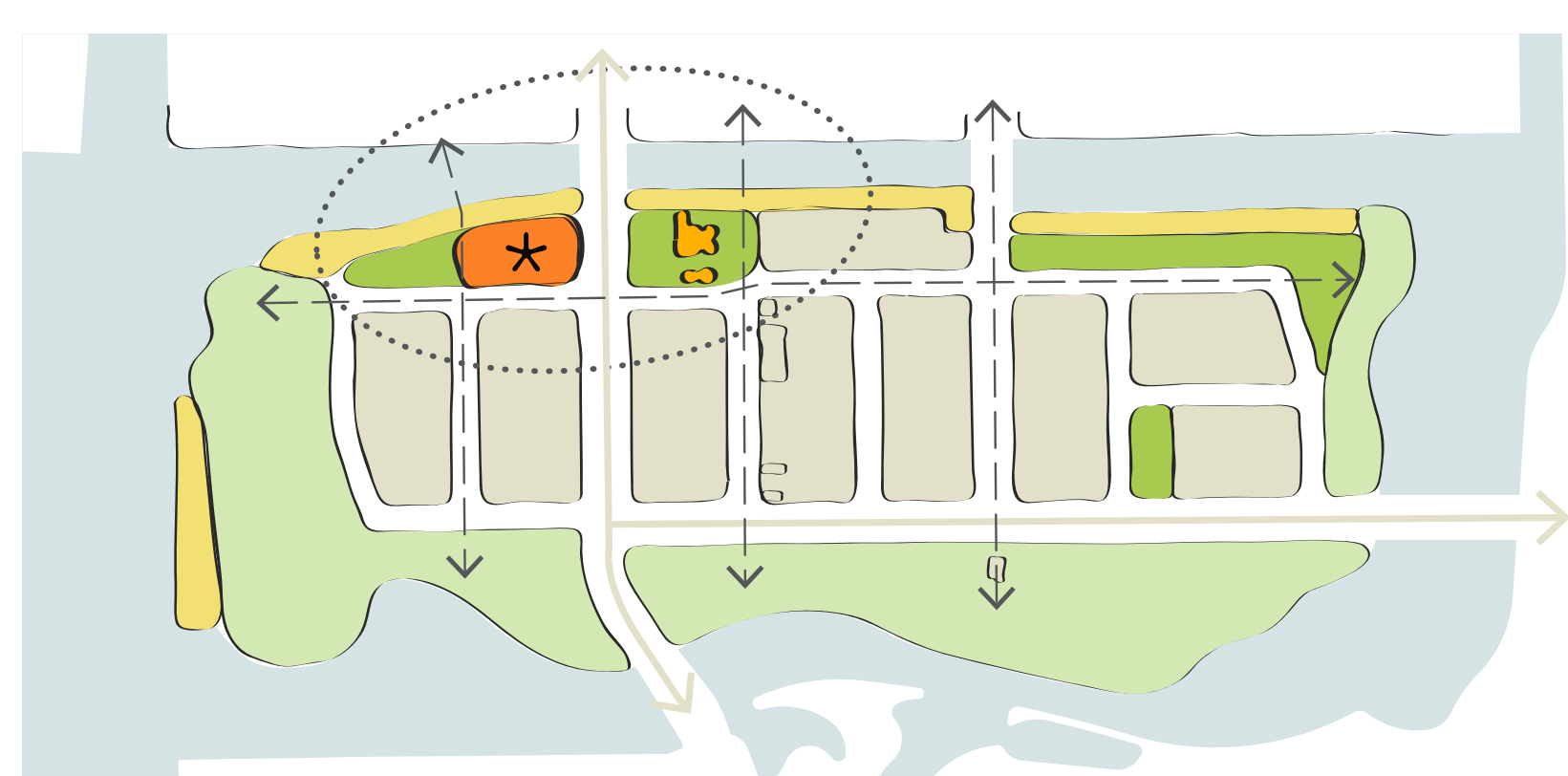
OPTION 1

KEATING GATEWAY

In this option, the **Keating Channel and abutting open spaces and buildings enhance the Island's important role as the southern seam and gateway** between the waterfront mainland and the Port Lands.

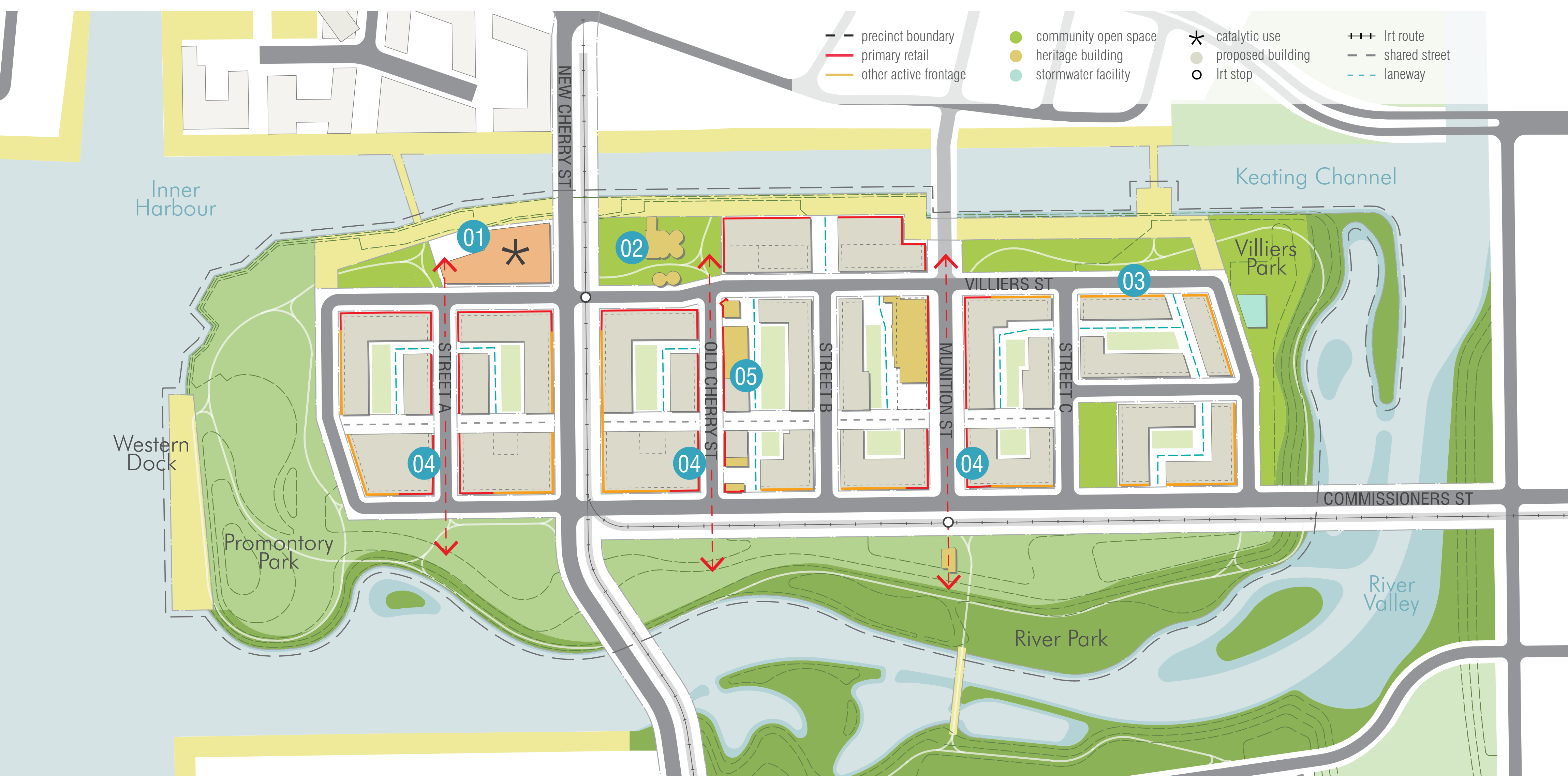
Key Features of the Plan

The Keating Channel will be transformed into a special urban-scaled waterfront room, providing a variety of experiences along the water's edge. Fine grained north south blocks provide a regular rhythm of connections between the Keating Channel Promenade and the River Park. Building heights will transition from medium-scale along the Keating Channel to a higher-scale along Commissioners Street. Tall buildings will be located strategically to optimize transit nodes and key gateways to the Island.



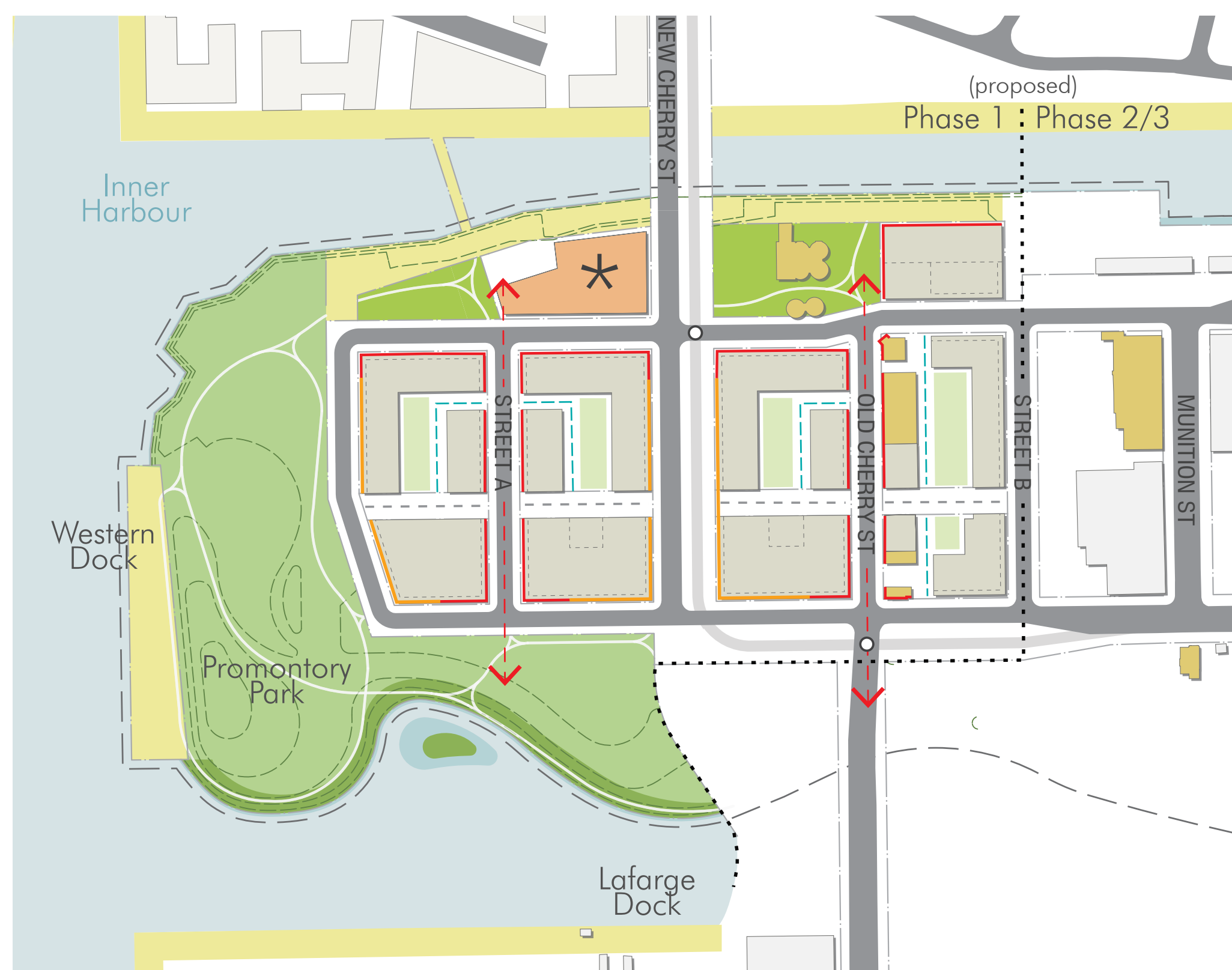
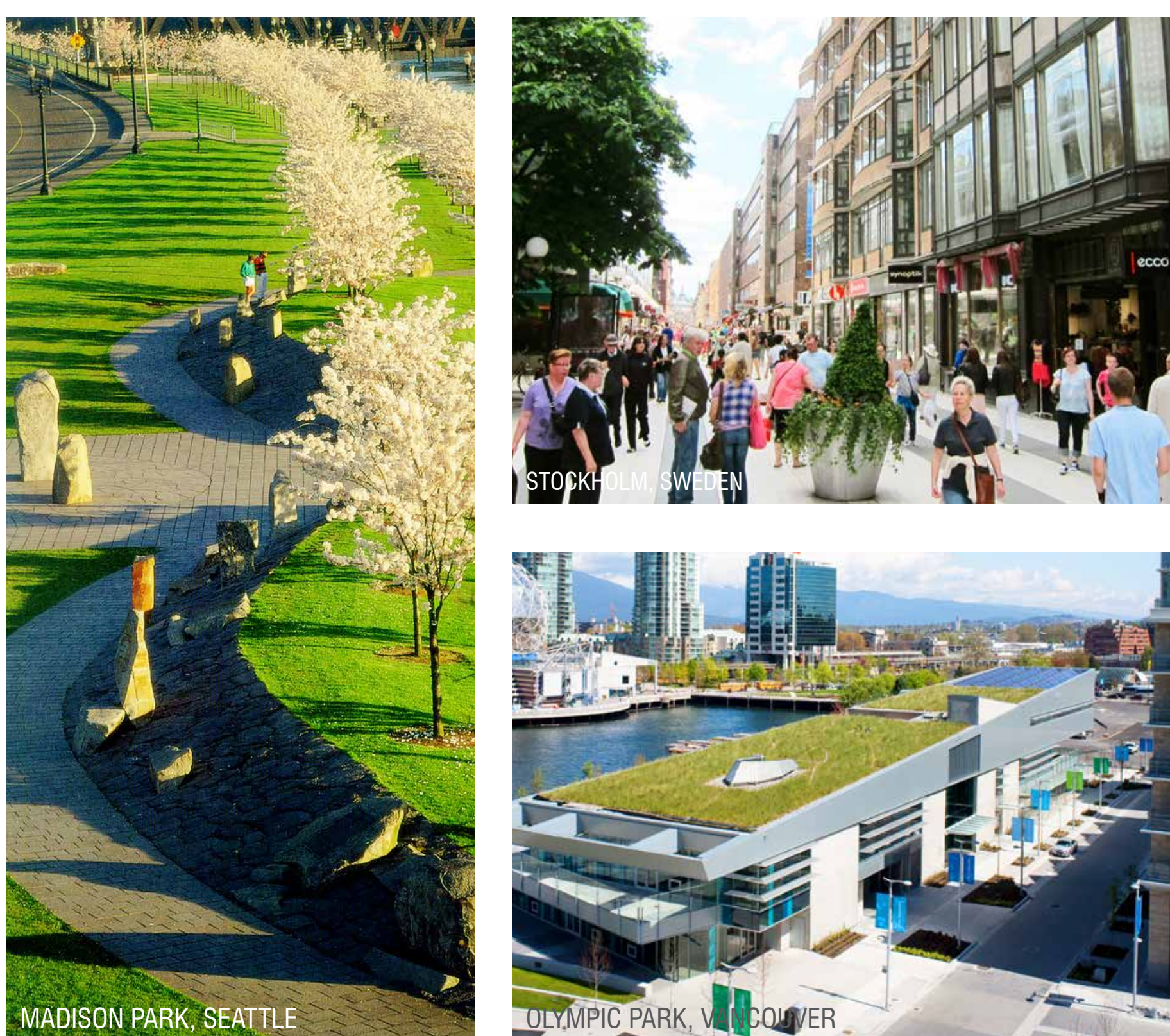
- 01 The Catalytic Use will be located at the foot of the Keating Channel bridge, where the Keating Channel opens into the Inner Harbour. The Trinity Street footbridge will provide connection to the Catalytic Use and an outdoor plaza, integrating the Keating Channel Promenade and Promontory Park.
- 02 The iconic Essroc Silos will be incorporated into the Essroc plaza, and be linked to mixed use buildings, with waterside cafes and plazas facing onto the Keating Channel.
- 03 Villiers Street will become a local loop road through the Precinct, framed by the urban-scaled Keating Channel promenade and linear park to the north, and Villiers Park and the Don Greenway to the east.
- 04 Three primary north-south main streets on the west, central and east portions of the Precinct Island will provide a highly animated, human-scale environment, lined with active at-grade retail and community uses. These streets will maximize sun exposure and showcase views to the channel and river edges.
- 05 Old Cherry Street, at the heart of the island will celebrate the collective character of the heritage buildings through the adaptive reuse of the existing structures and sensitive infill.

OPTION 1 LONG TERM PLAN



Interim Plan

Phase 1 in this option focuses on creating special places along the Keating Channel, including the Catalytic Use and Essroc Silos Square that will relate to the Keating Channel Precinct. The Interim Plan provides a complete streets and blocks structure on both sides of New Cherry Street.



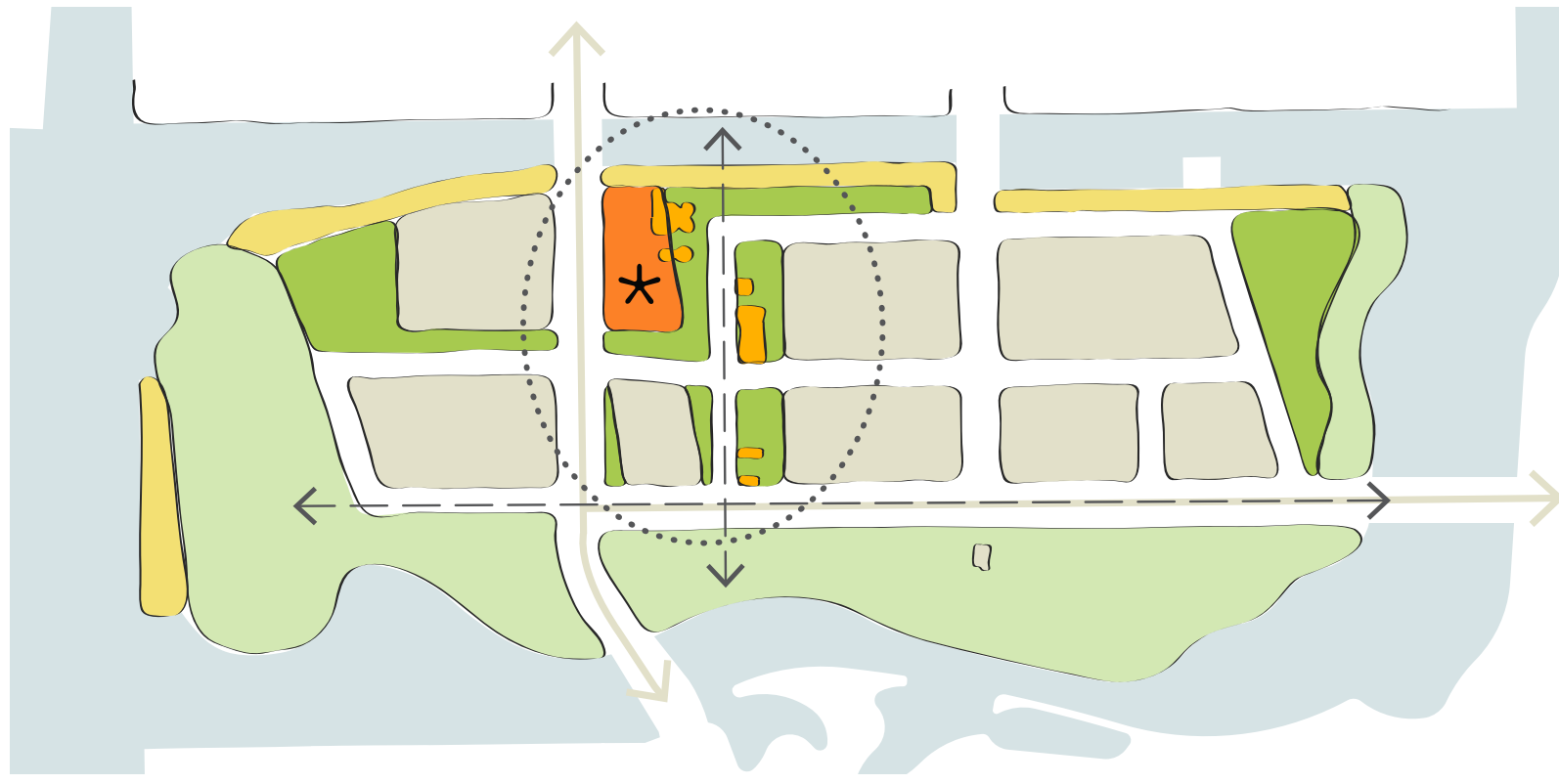
OPTION 1 INTERIM PLAN

OPTION 2 CULTURAL CORE

The focus of this option is a **central cultural hub within the heart of the Island**. The Old and New Cherry Street corridors, the Catalytic Use, Essroc Silos, employment developments and retail are all brought together to form a synergistic and vibrant Cultural Core for the Island and gateway to the Port Lands.

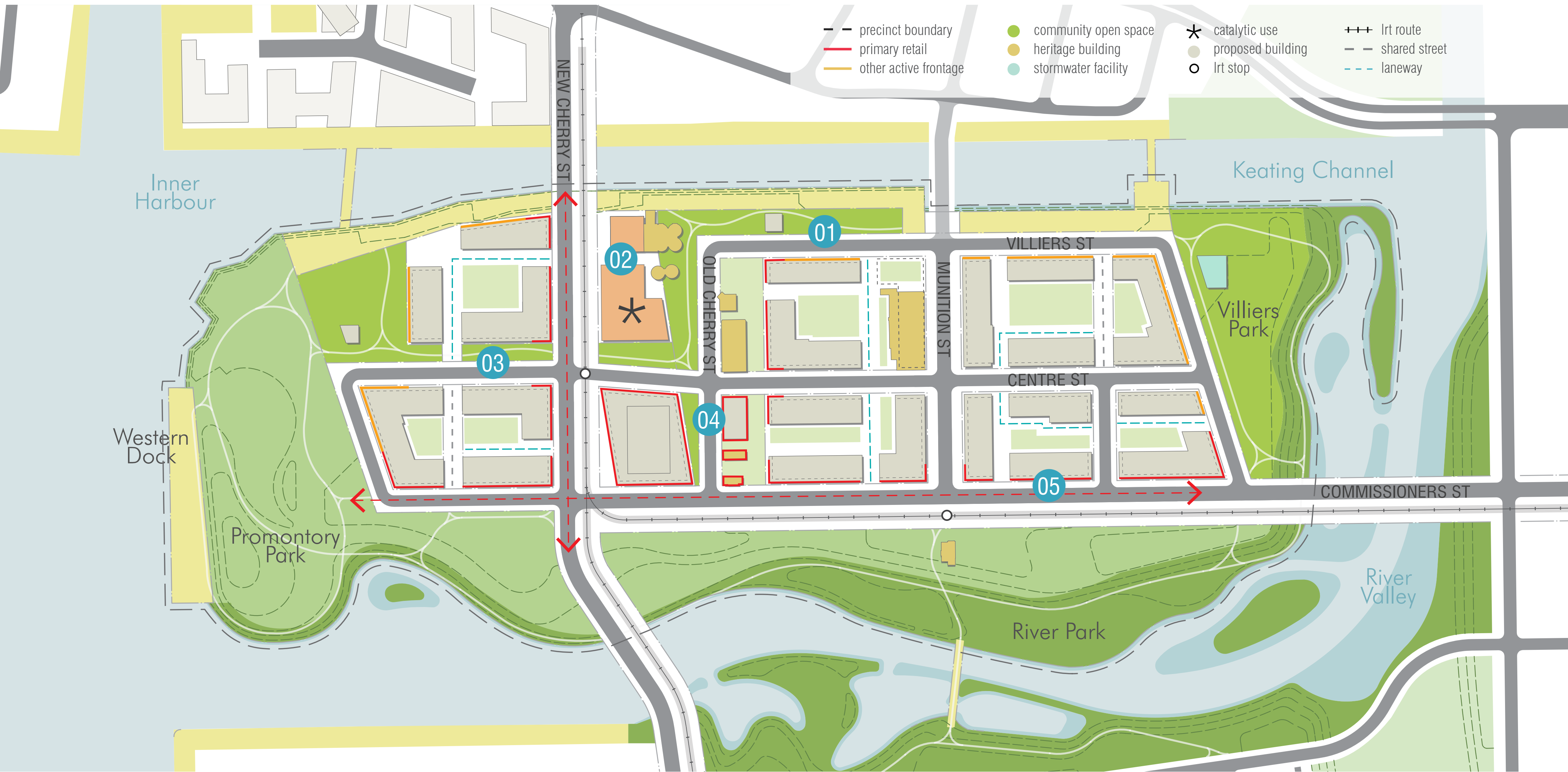
Key Features of the Plan

This option focuses on a Cultural Core that will run along Old Cherry Street and connect to the Catalytic Use and a wide-esplanade along the Keating Channel. The built form will reinforce the Cultural Core by framing it with a consistent-medium scale built form, with setbacks to higher elements. Tall building will be located strategically along the central east-west Centre Street.



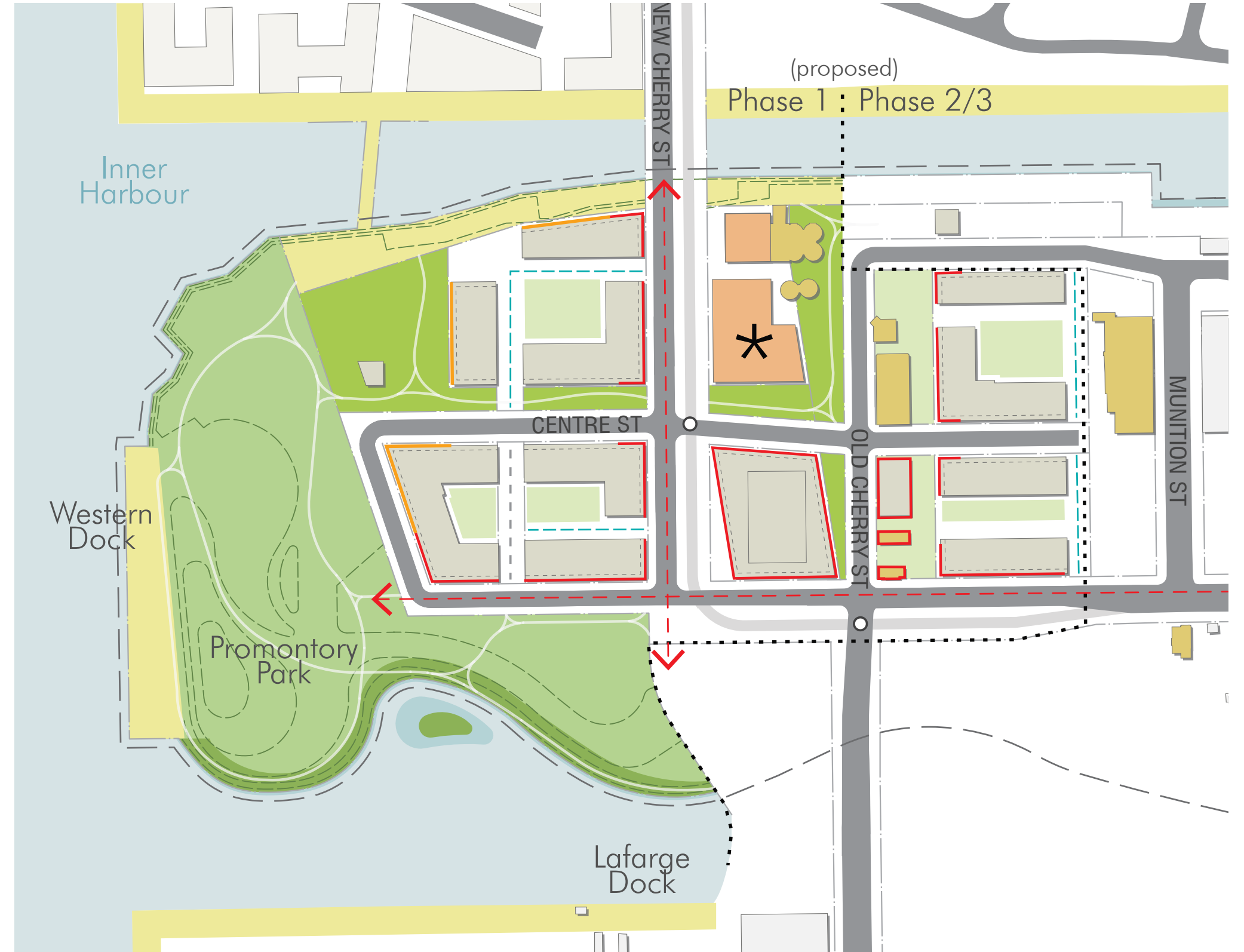
- 01 A wide esplanade along the Keating Channel will extend east of New Cherry Street, with a variety of water edge experiences.
- 02 The Essroc Silos will be re-adapted and integrated with the Catalytic Use, which will be located to the east of the New Keating Channel Crossing.
- 03 An internal 'green' pier will re-interpret Essroc Pier's industrial legacy within the Precinct core, providing a sheltered link from Promontory Park, across New Cherry Street, to the Central Core.
- 04 The Old Cherry Street corridor will be celebrated as a historic corridor, bringing new year-round life to the heritage building, set within a series of connected park and plaza spaces, anchored by the Essroc Silos.
- 05 Active commercial and retail uses will line Commissioners Street, reinforcing the River Park edge.

OPTION 2 LONG TERM PLAN



Interim Plan

Phase 1 in this Option focuses on creating the initial phases of the Cultural Core, including the development of the Catalytic Use at the foot of the new Keating Channel Crossing, Essroc Square and the renewed buildings along Old Cherry Street.



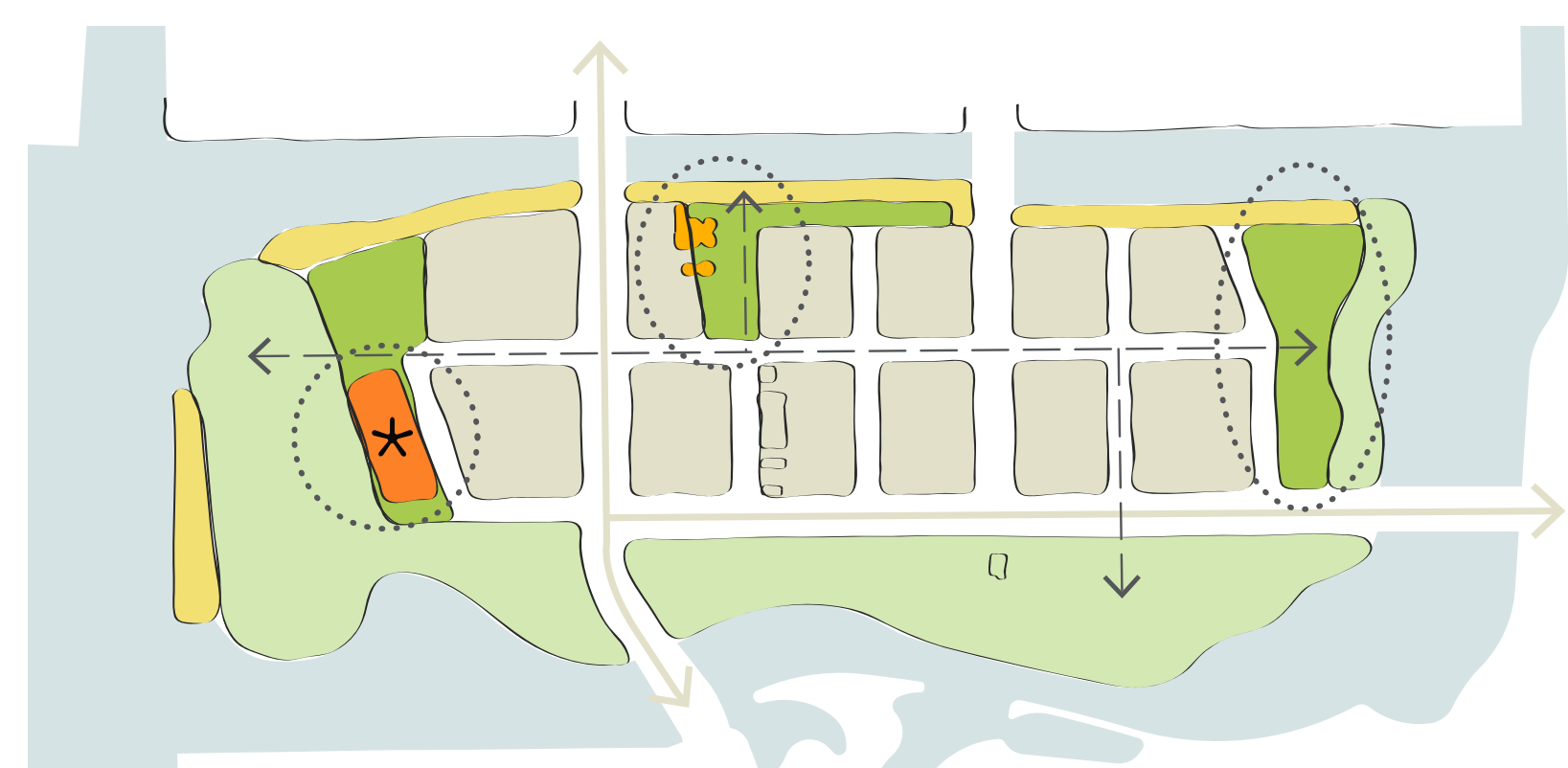
OPTION 2 INTERIM PLAN

OPTION 3 CENTRAL SPINE

In this option, an internal east-west Central Spine links all of the Island's special destinations. Complementing the Central Spine, the Keating Channel Promenade, and Commissioners Street will provide distinct edge spines enveloping the Island.

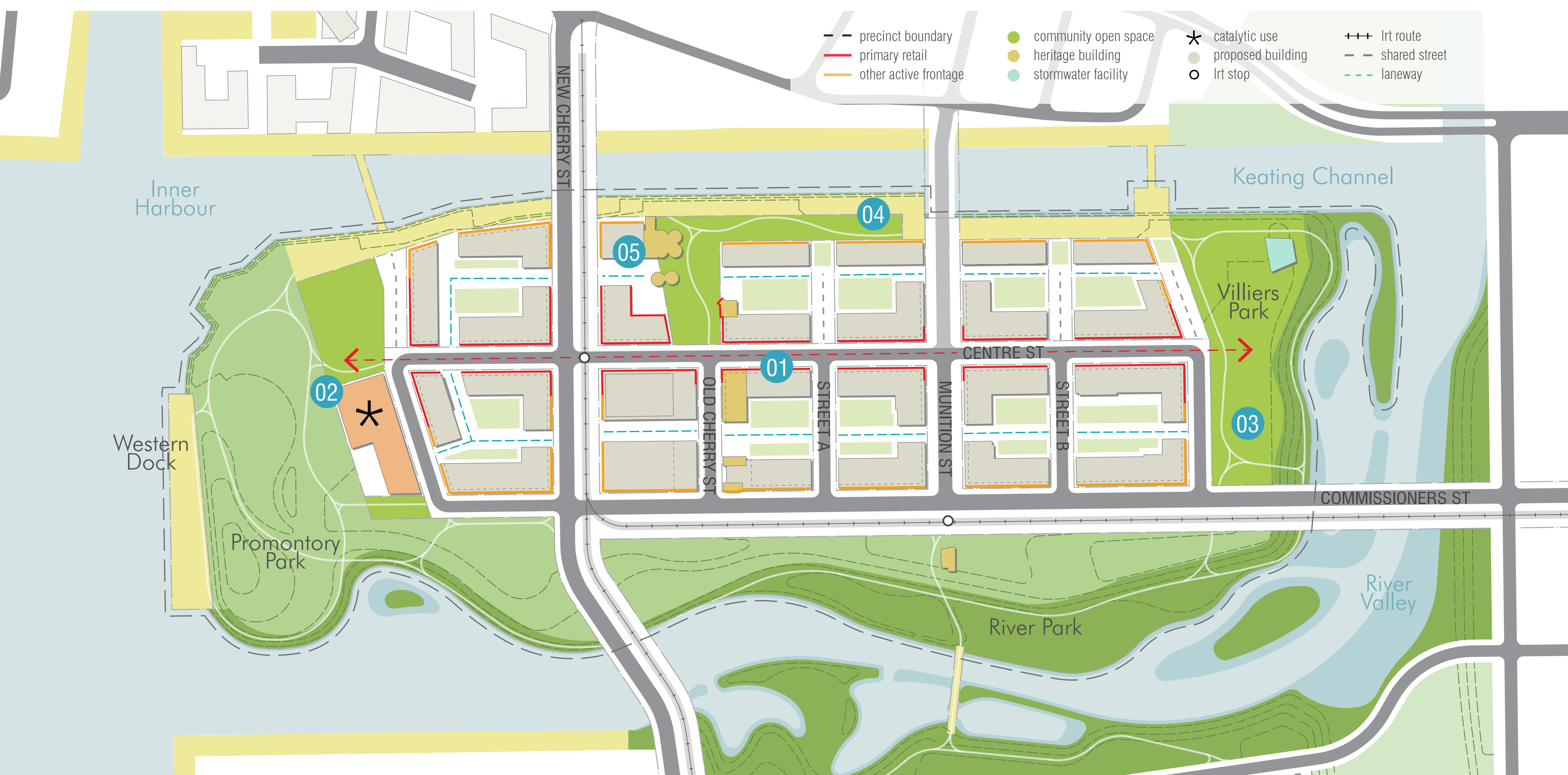
Key Features of the Plan

This option focuses on a key central main street that will run through the heart of the Island, and connect the Catalytic Use and Villiers Park at both ends of the Island. To reinforce the urban edge along the Keating Channel Promenade, the northern half of the Island will be characterized by urban-scaled mid-rise buildings. Tall buildings will be carefully integrated along the Commissioners Street, maximizing southern exposure and views of the River Valley.



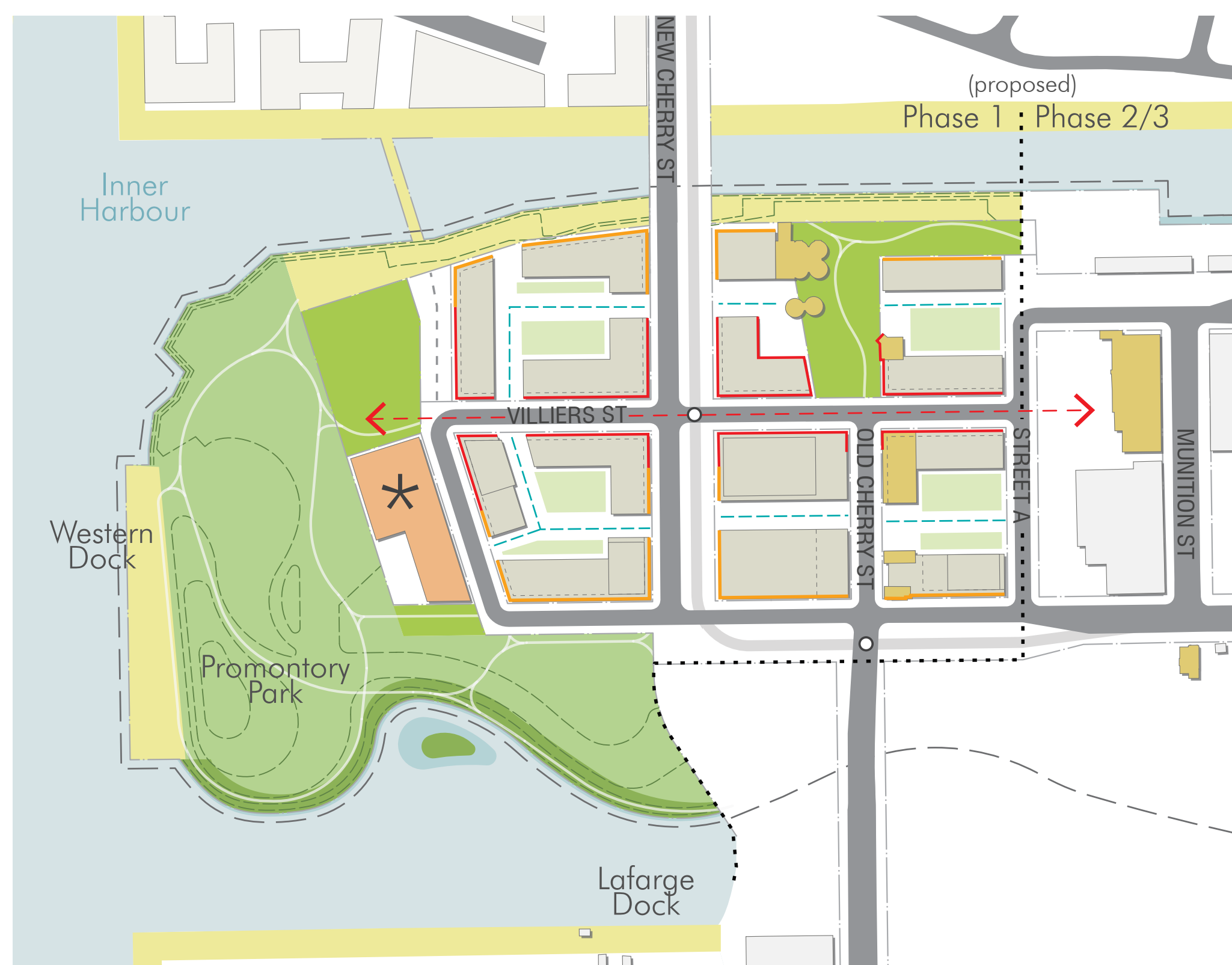
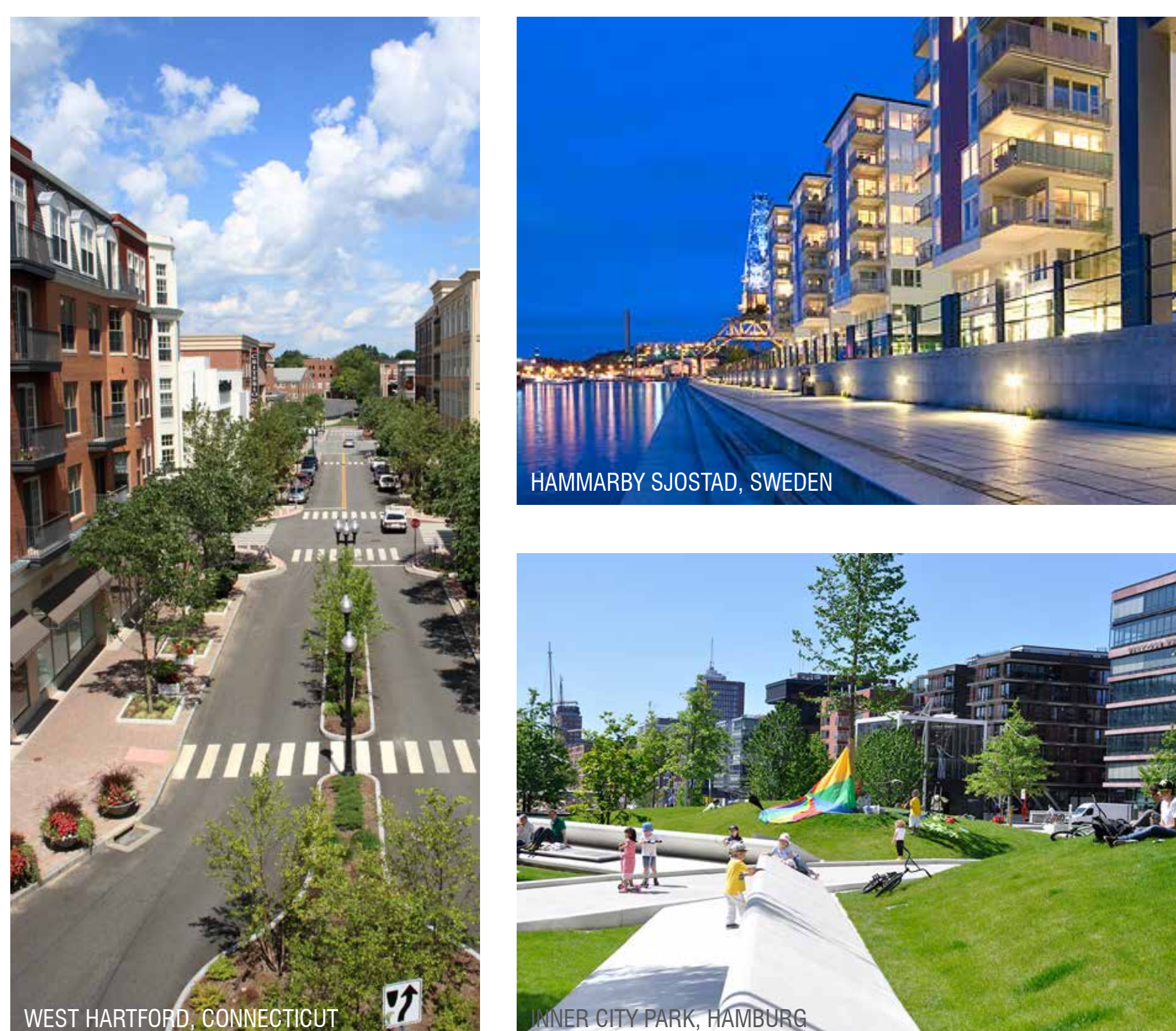
- 01 A central street, extending east to west in the Precinct, will become the Island's main street, lined with active retail uses and provide an important east west connection across the Island.
- 02 The Catalytic Use will be located at the western end of the central main street, and be an anchor to Promontory Park, allowing for a convergence of public space and the distinct destination, fully celebrating the relationship between Villiers Island and the Inner Harbour.
- 03 Villiers Park will be located at the eastern end of the central main street, and provide recreational outdoor space for the local Precinct community, and look onto the Film Studio Precinct across the Don Greenway.
- 04 The Keating Channel Promenade will itself become a key east-west spine at the northern end of the Precinct, supporting a mix of uses and built forms.
- 05 The Essroc Silos will be integrated sensitively with a new commercial or institutional building at the foot of the Keating Channel crossing, and connected to Essroc Square, which will be connected with the historic Old Cherry Street corridor.

OPTION 3 LONG TERM PLAN



Interim Plan

Phase 1 in this option will focus on the creation of the east-west main street and access from New Cherry Street. The main street will provide connection to Catalytic Use and Promontory Park at the western edge of the Island, and the repurposed Essroc Silos, Essroc Square and the Keating Channel Promenade.



OPTION 3 INTERIM PLAN

NEXT STEPS

Thank you for participating! **By speaking up and sharing your values, concerns and aspirations, you can play a vital role in shaping the future of Villiers Island.** Based on your feedback and the Project's Team's evaluation of the three Precinct Plan Development Options, we will select a preferred direction, and prepare the Draft Precinct Plan over the summer and fall.

Evaluating the Options

The Project Team will evaluate and assess the Precinct Plan Development Options and select a preferred direction to move forward with the Draft Plan.

All options incorporate the key directions and technical requirements of the Lower Don Lands Framework Plan, Don Mouth Naturalization and Port Lands Flood Protection EA and the Lower Don Lands EA, and achieve the core principles and policies of the Central Waterfront Secondary Plan.

The Evaluation Framework Criteria will include, but not be limited to the following elements:

- Precinct design maximizes potential for vital, animated place-making and distinct experiences within the Island and along the water's edge
- Streets and blocks pattern is based on a fine-grained network to maximize pedestrian permeability
- Precinct design maximizes quantity and quality of view corridors and minimizes physical and visual barriers to the water's edge
- Catalytic Use location showcases the Precinct's key features and creates a cultural and tourist waterfront destination
- Location and design of primary retail creates an excellent walking and shopping experience
- Open space network includes a variety of scales and types of open spaces and parks at the district and city scales
- Precinct design celebrates and appropriately conserves the Island's heritage assets
- Framework is developable and will best leverage public and private investment
- Framework is implementable in terms of phasing and infrastructure



More information about this project and other studies underway in the Port Lands can be viewed online at:

<http://www.portlandsconsultation.ca>

[#portlandsconsult](https://twitter.com/portlandsconsult)

Contact Us

If you wish to receive further information on Villiers Island Precinct Planning or be added to our mailing list, please contact:

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