



(COUSINS QUAY)

VILLIERS ISLAND PRECINCT PLAN

 #portlandsconsult

Community Meeting #1 | May 15 2014

 www.portlandsconsultation.ca



Tonight's agenda

6:30 pm Welcome and Introductory Remarks

6:40 pm Presentation

- Overview of Port Lands Initiatives and Planning Context
- Villiers Island (Cousins Quay) Context, Vision and Options

7:25 pm Questions of Clarification

7:40 pm Workshop

8:30 pm Report Back and Plenary Discussion

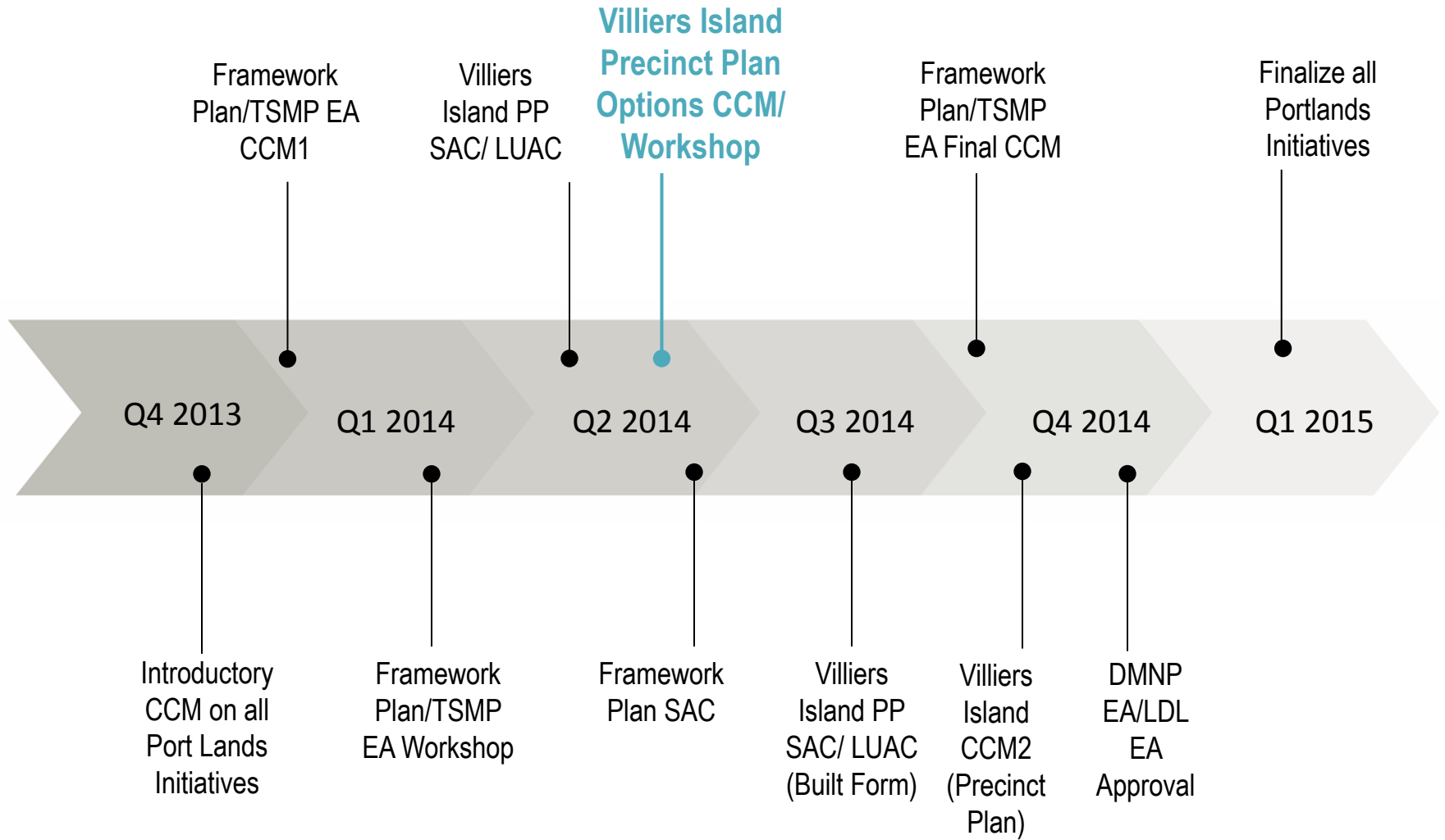
8:55 pm Wrap up and Next Steps

9:00 pm Adjourn

The purpose of today's meeting

1. To review the **context** of the Precinct
2. To refine the **vision** and guiding principles for the precinct
3. To receive feedback on the **three options** for the precinct

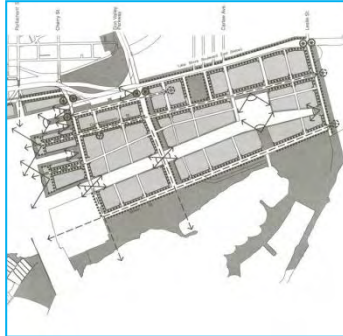
Consultation Timeline





THE CONTEXT

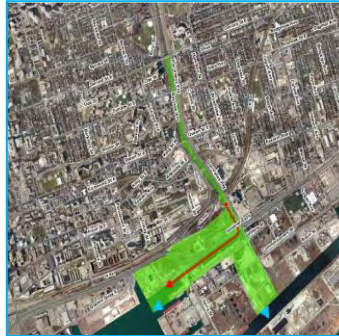
Progression of planning in the port lands



**Unlocking the
Port Lands
1999**



**Central
Waterfront
Secondary Plan
2003**



**Approved DMNP
EA Terms of
Reference, 2006**



**Lower Don
Lands Design
Competition,
2007**



**DMNP EA, LDL
EA, LDL
Framework Plan
2010**



**Port Lands
Acceleration
Initiative (PLAI),
2012**

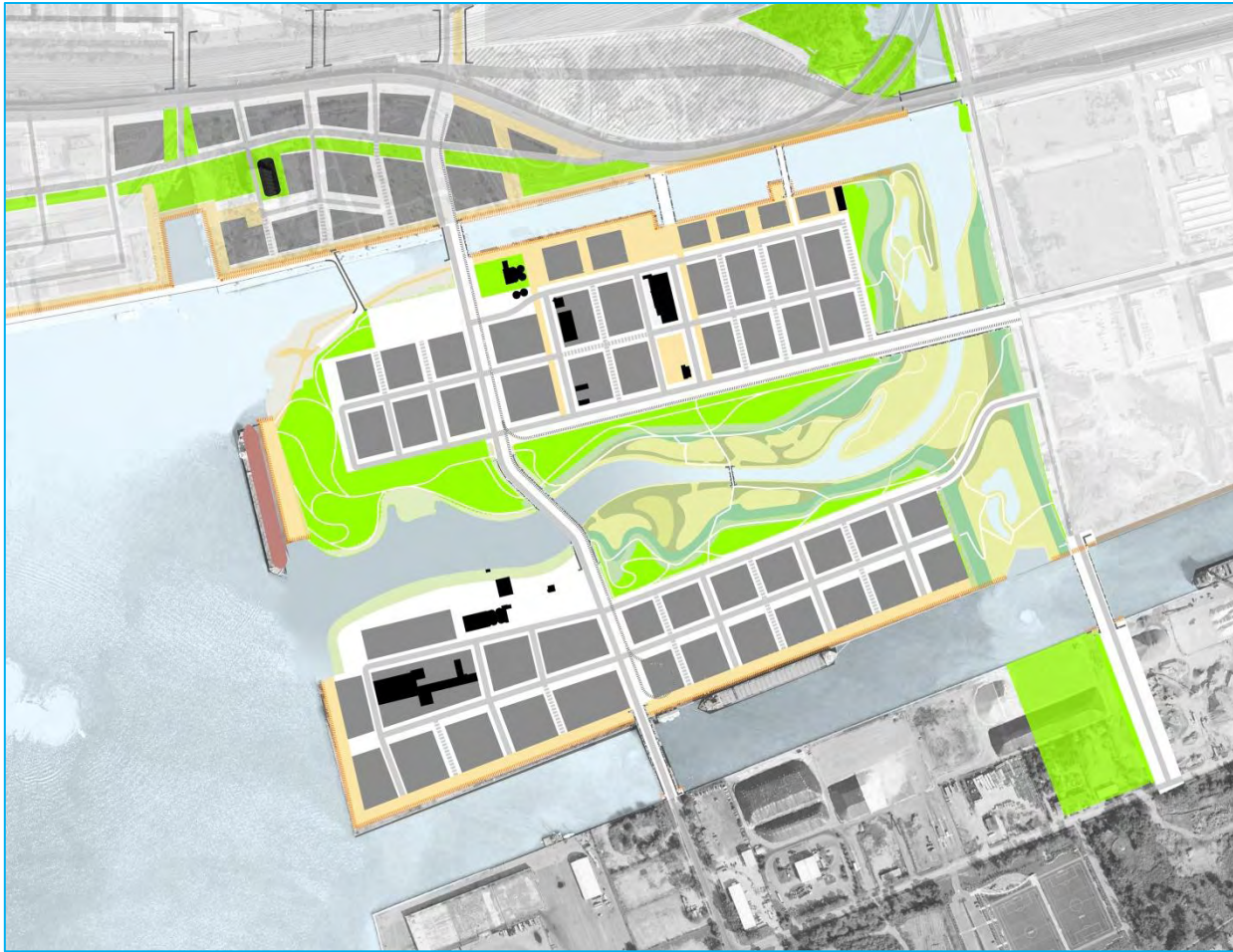


**DMNP and LDL
EA
Amendments,
2013**



**Port Lands
Planning
Framework
Ongoing**

Results of the port lands acceleration initiative



Initiatives from PLAI

**Don Mouth
EA & Lower
Don Lands
Class EA
[2013/2014]**

**Port Lands
Planning
Framework
[2014]**

**South of
Eastern
Strategic
Direction
[2014]**

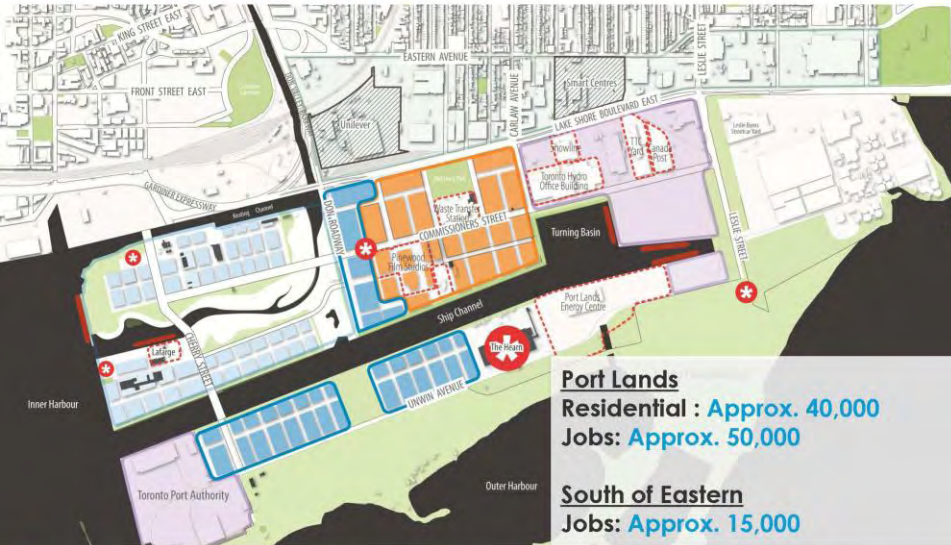
**Film Studio
Precinct
Plan
[2014]**

**Cousins
Quay/Villiers
Island Precinct
Plan
[2014]**

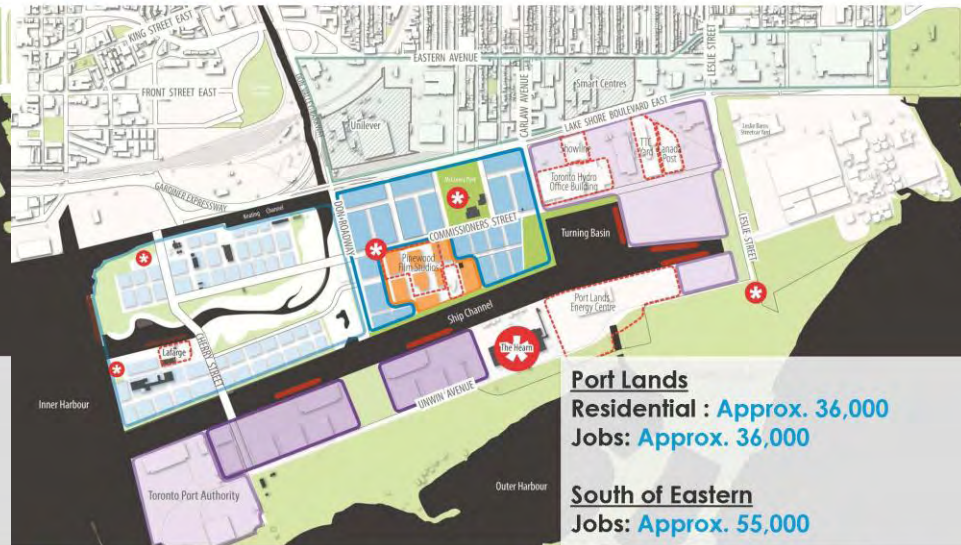
**Port Lands/
South of Eastern
Transportation
Servicing MP
[2014]**

Port lands planning framework land use options

LAND USE OPTION 1



LAND USE OPTION 2



- LIVE-WORK COMMUNITIES
 - CREATIVE INDUSTRY DISTRICT
 - PORT / EMPLOYMENT DISTRICT
 - PARKS & OPEN SPACES
 - SOUTH OF EASTERN EMPLOYMENT AREA
 - EXISTING USES TO REMAIN
 - CATALYST USES / DESTINATIONS
- *Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans

- LIVE-WORK COMMUNITIES
 - CREATIVE INDUSTRY DISTRICT
 - PORT / EMPLOYMENT DISTRICT
 - PARKS & OPEN SPACES
 - SOUTH OF EASTERN EMPLOYMENT AREA
 - EXISTING USES TO REMAIN
 - CATALYST USES / DESTINATIONS
- *Streets and blocks shown are conceptual and are to be determined through the Class EA + Precinct Plans

LAND USE OPTION 3



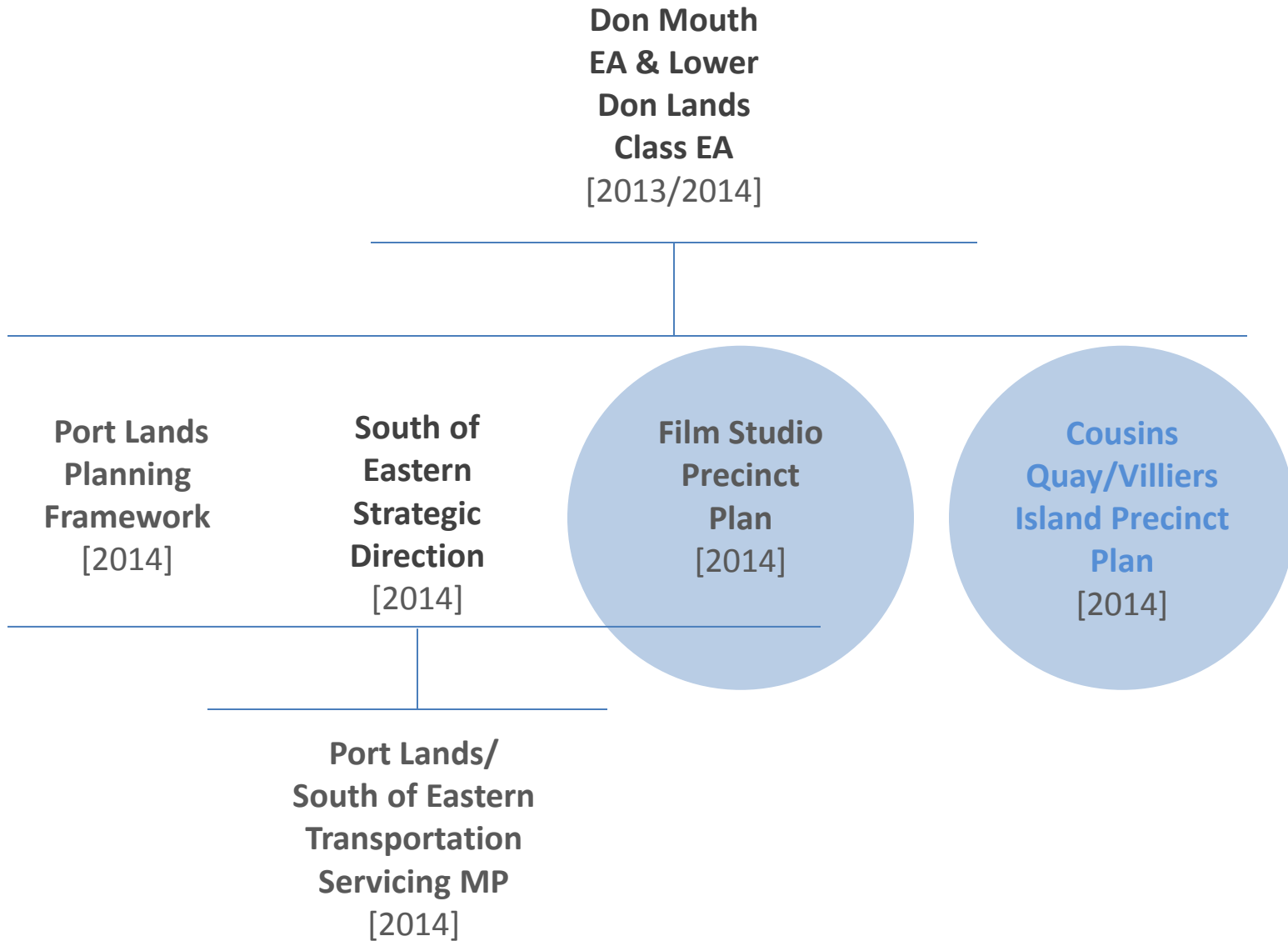
LAND USE OPTION 4



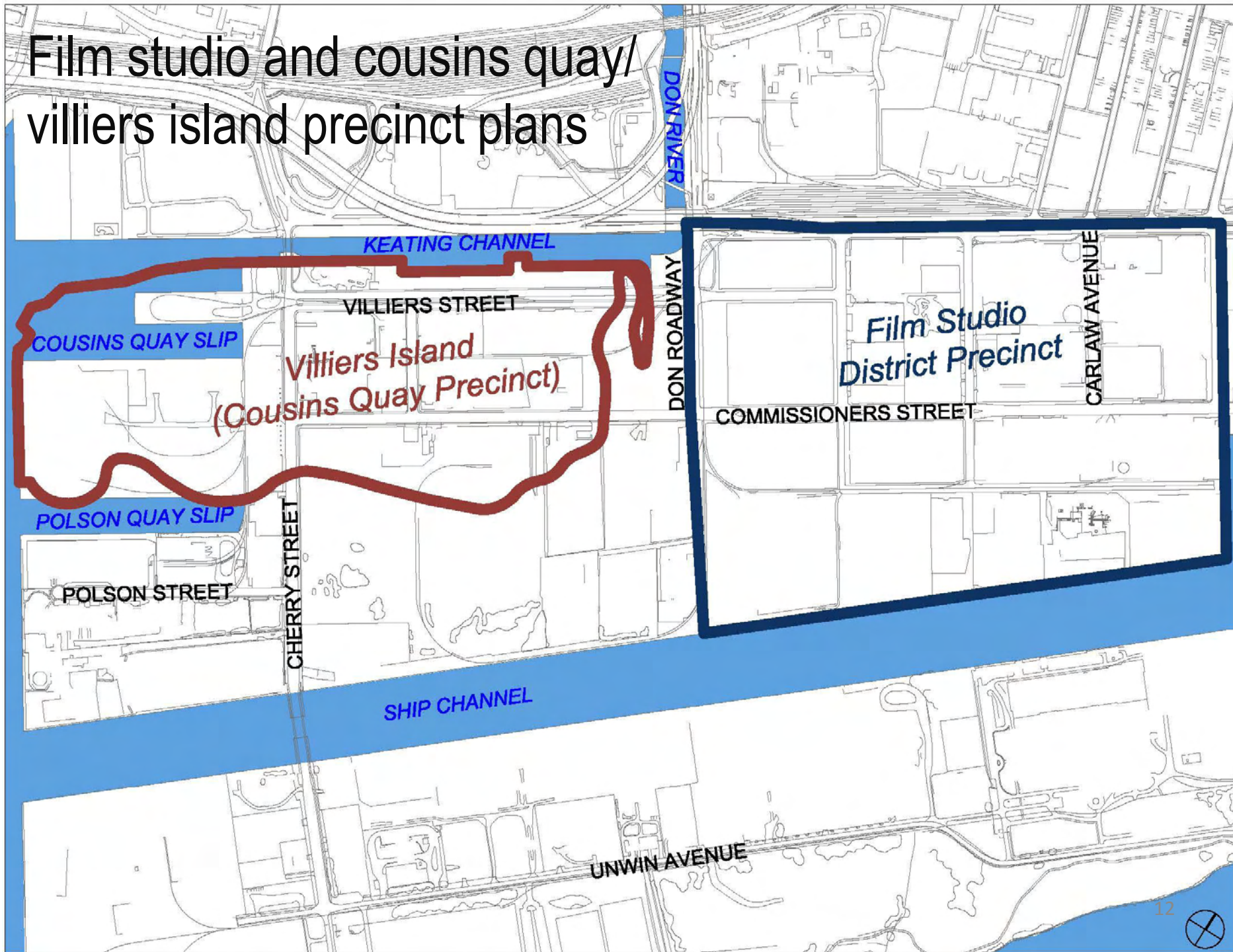
Coordination within the broader initiatives context



Initiatives from PLAI



Film studio and cousins quay/ villiers island precinct plans



Evolution of cousins quay /villiers island precinct



Original Cousins Quay
Precinct Boundary



Extended Cousins
Quay Precinct
Boundary

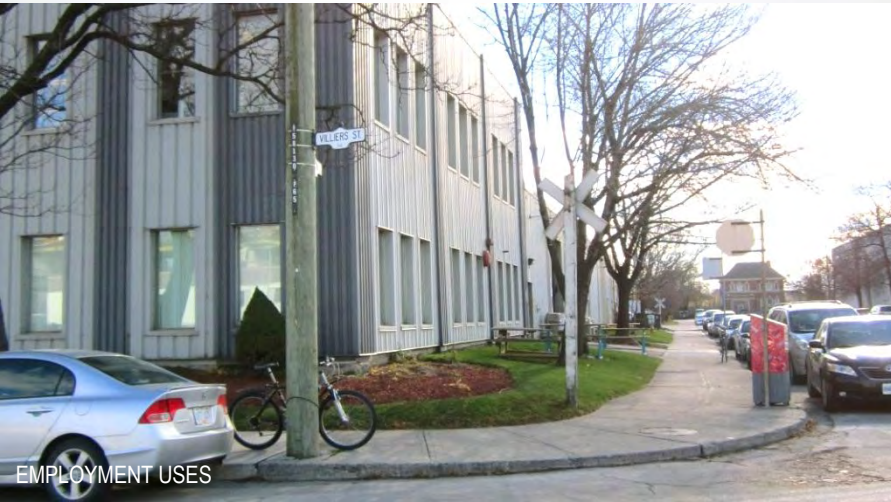


Current Cousins
Quay/Villiers Island
Precinct Boundary

The heart of a large regeneration area



Currently known for its trails, bridges, industrial uses...



... and heritage assets



FORMER DOMINION BANK



FORMER BANK OF MONTREAL

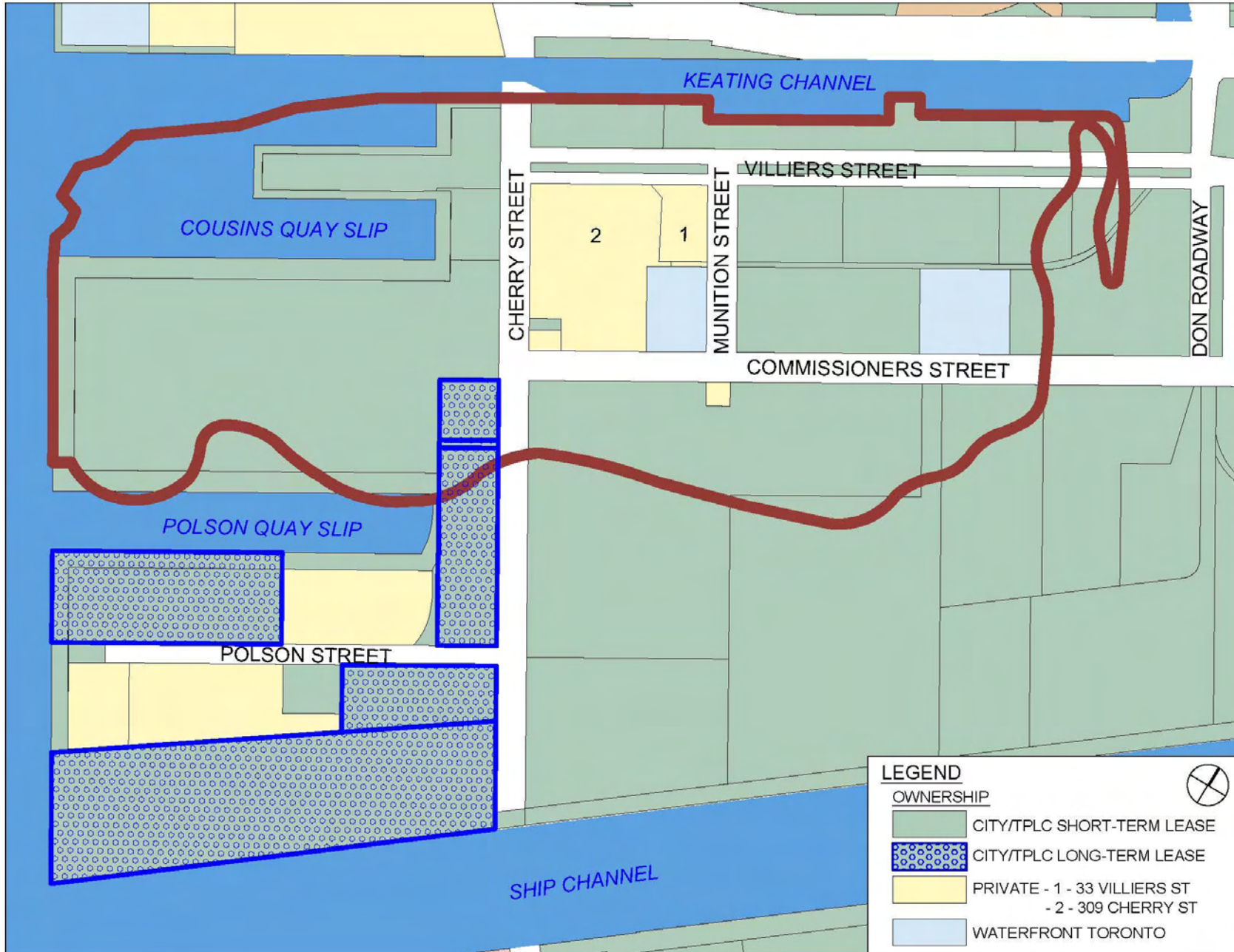


TORONTO HYDRO SUBSTATION

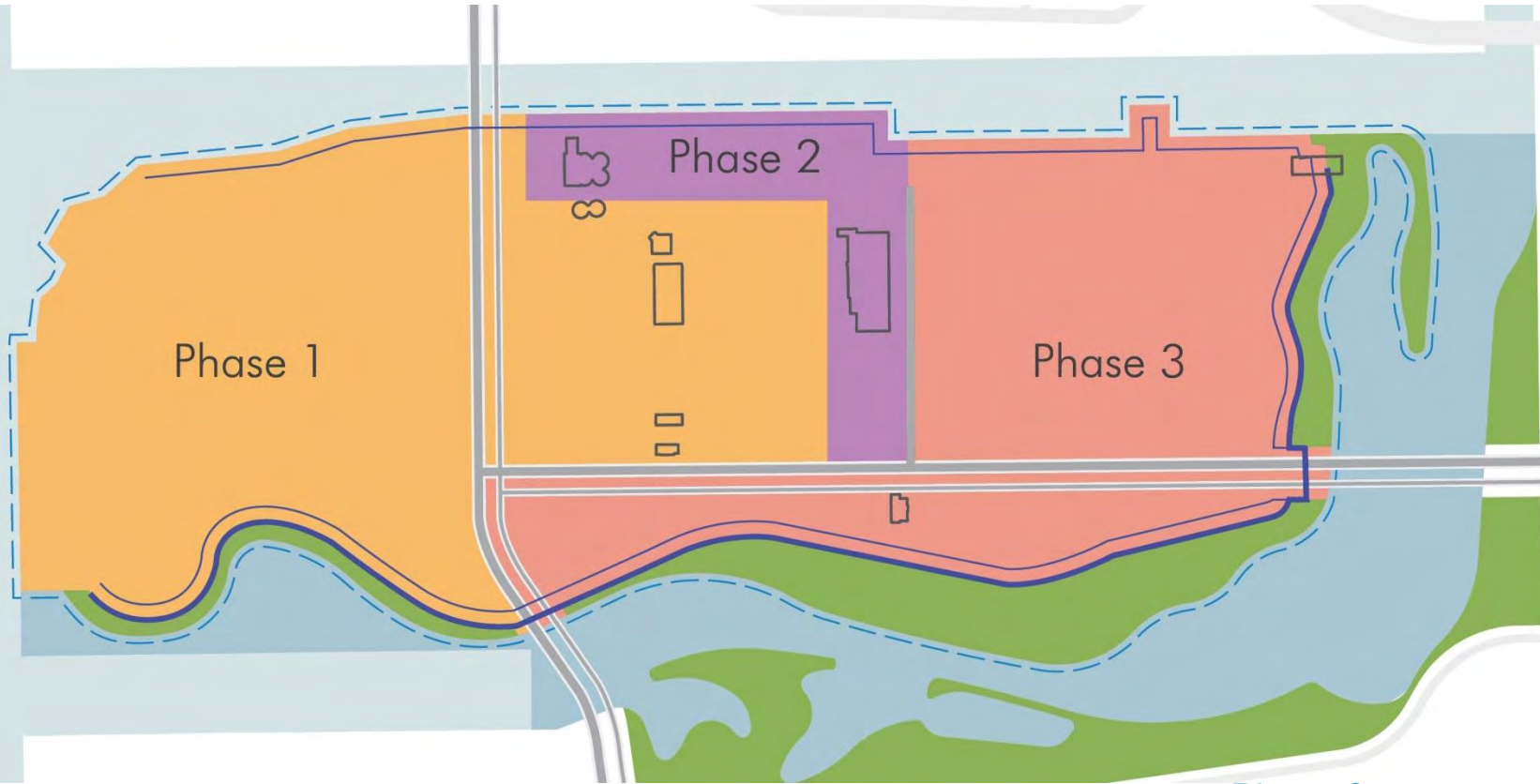


ESSROC SILOS

Mix of privately and publicly owned lands



Flood protection phases and development timelines



Flood Protection

Phase 1:

Raise and Fill the Quays, realign and reconstruct Cherry Street

Phase 2:

Construct Greenway, FPL north of Lakeshore, Raise Don Roadway/valley wall feature and Sediment mgmt area

Phase 3:

Construct Polson Slip bridge and construct river valley system

Development



Purpose of the precinct plan

- Streets and block structure
- Height and massing of buildings
- Provision of parking
- Strategies to balance residential and employment-based development
- Affordable housing targets
- Location of local and regional parks and community facilities
- Sustainable development measures
- Provisions to retain heritage building
- Public art and urban design guidelines
- Active, vehicular and transit routes
- Financial mechanisms





THE VISION

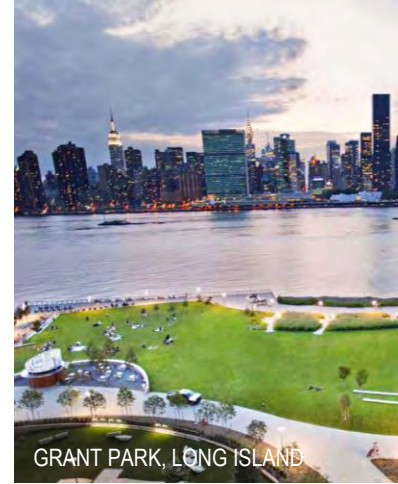
A vision for the precinct



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

Key guiding principles

- Animate and **activate the water's edges**
- Create a **diversity of open spaces** and waterside parks
- **Provide for a catalytic opportunity** which reinforces the island as a regional destination
- Reinforce the island as a **gateway to the Waterfront**, Lower Don Lands and Port Lands
- **Celebrate the area's industrial heritage**, character and legacy
- **Prioritize transit, pedestrian and cycling** infrastructure to, from and on the island
- Plan for a **diverse, mixed use and inclusive community**
- Provide a **variety of building forms** to create an inviting public realm, and establish a distinct skyline
- Develop an innovative model for a **sustainable urban community** and demonstrate **excellence in community design**
- Ensure that the precinct plan is **viable and implementable** from an economic and city wide perspective





We want to hear from you!

What do you think about the vision and guiding principles?

What features of the options do you like?

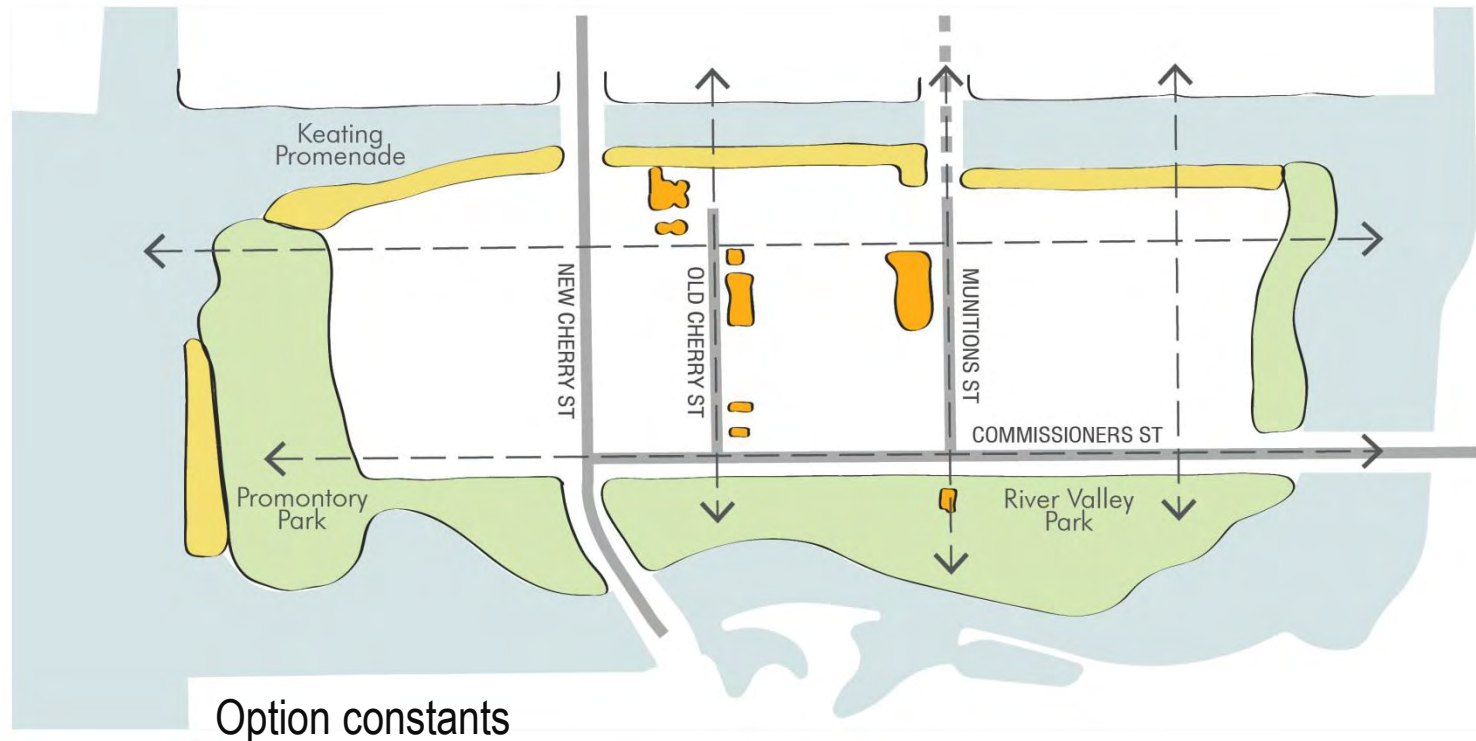
What features of the options do you not like?



THREE OPTIONS

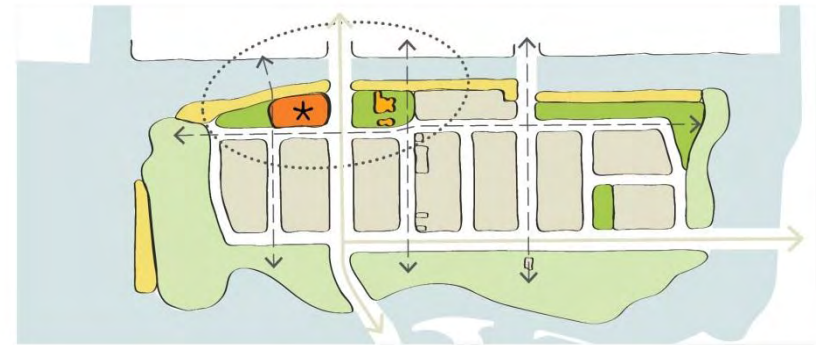
Fixed components

- Promontory Park (general size/location)
- Commissioners Street, New Cherry Street and Munition Street (dimension/configuration)
- Continuous public water's edge access
- Transformation of Old Cherry Street into a Historic Cultural Corridor
- Continued use of the western dock wall
- Precinct design maintains views to the water's edge



Variables

- Location of Catalytic Use (size remains constant)
- Configuration and Role of Local Streets, including Villiers Street
- Size and orientation of blocks
- Location of Key Retail Frontages
- Edge condition and experience along Keating Channel
- Location and distribution of neighbourhood parks, including Villiers Park



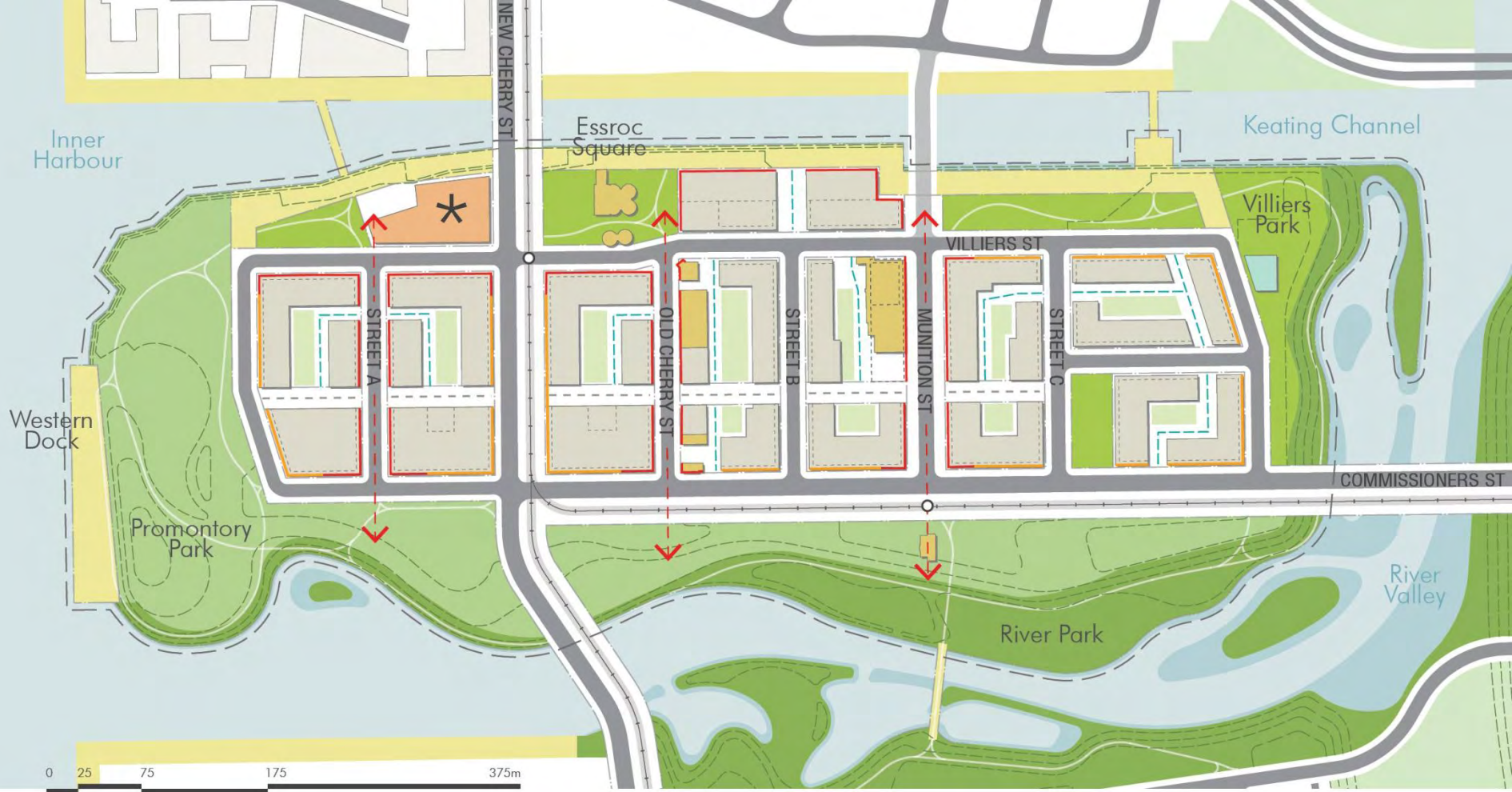
Option 1 Keating Gateway



Option 2 Cultural Core



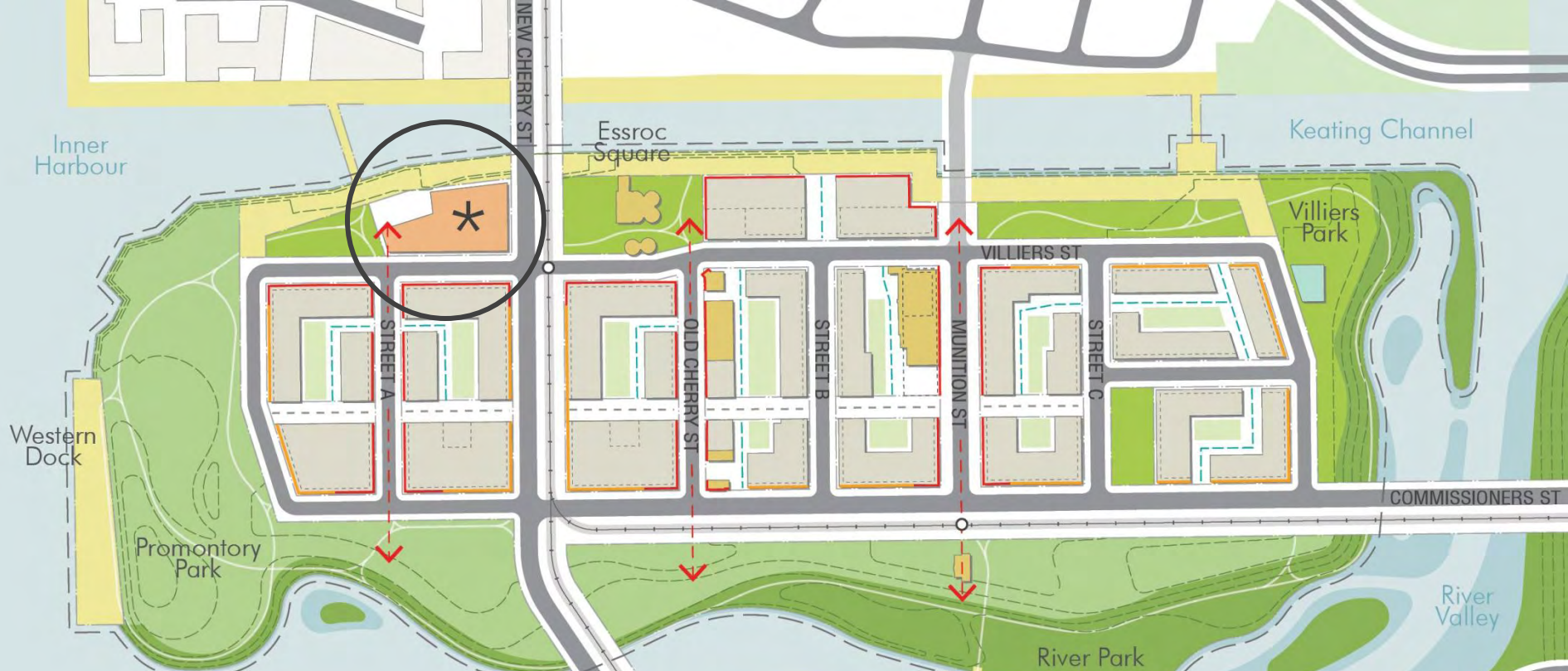
Option 3 Central Spine



- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | * | Irt route | +++ |
| primary retail | — | heritage building | ● | Irt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ■ | laneway | - - - |

The long term plan

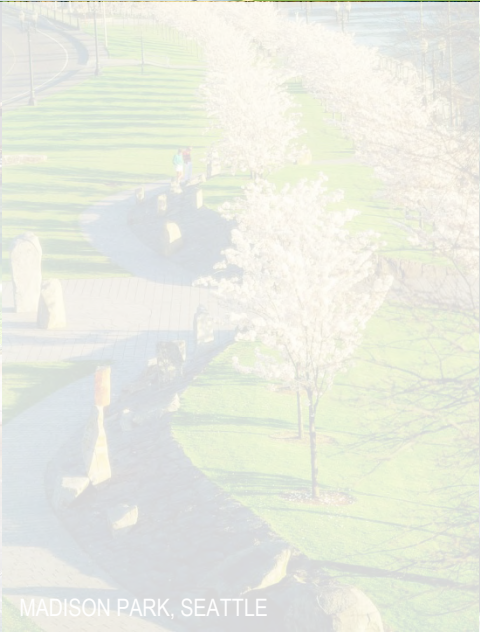
Option 1 - Keating Gateway



HAFENCITY, HAMBURG



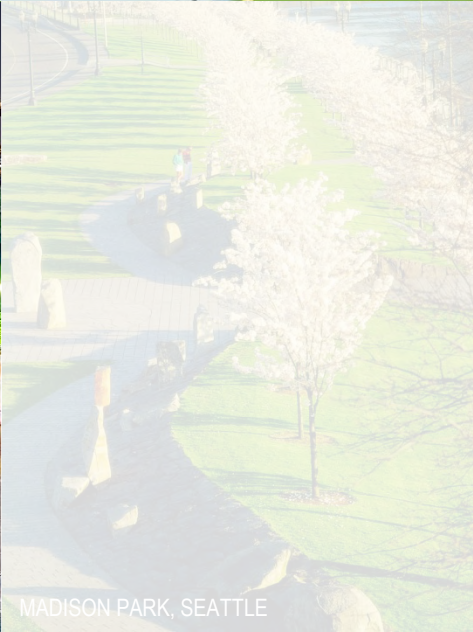
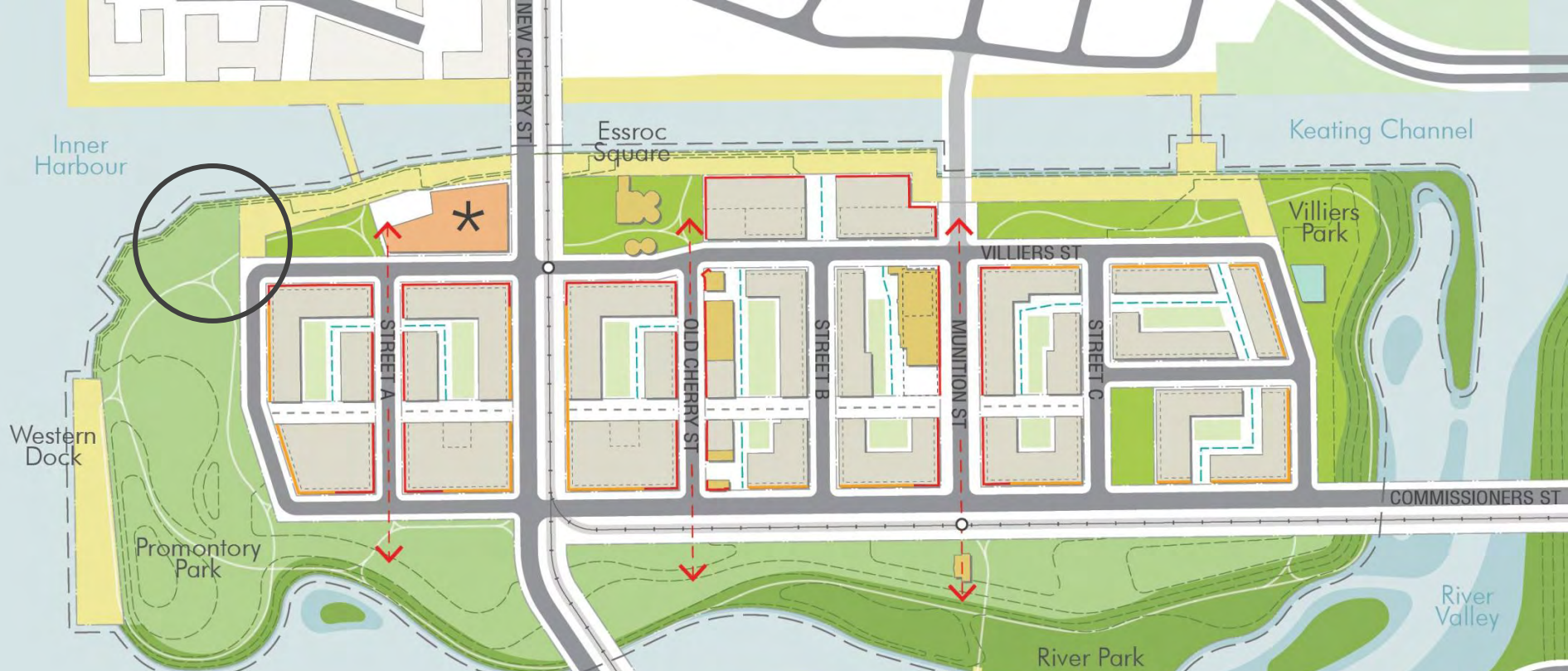
BROOKLYN BRIDGE PARK

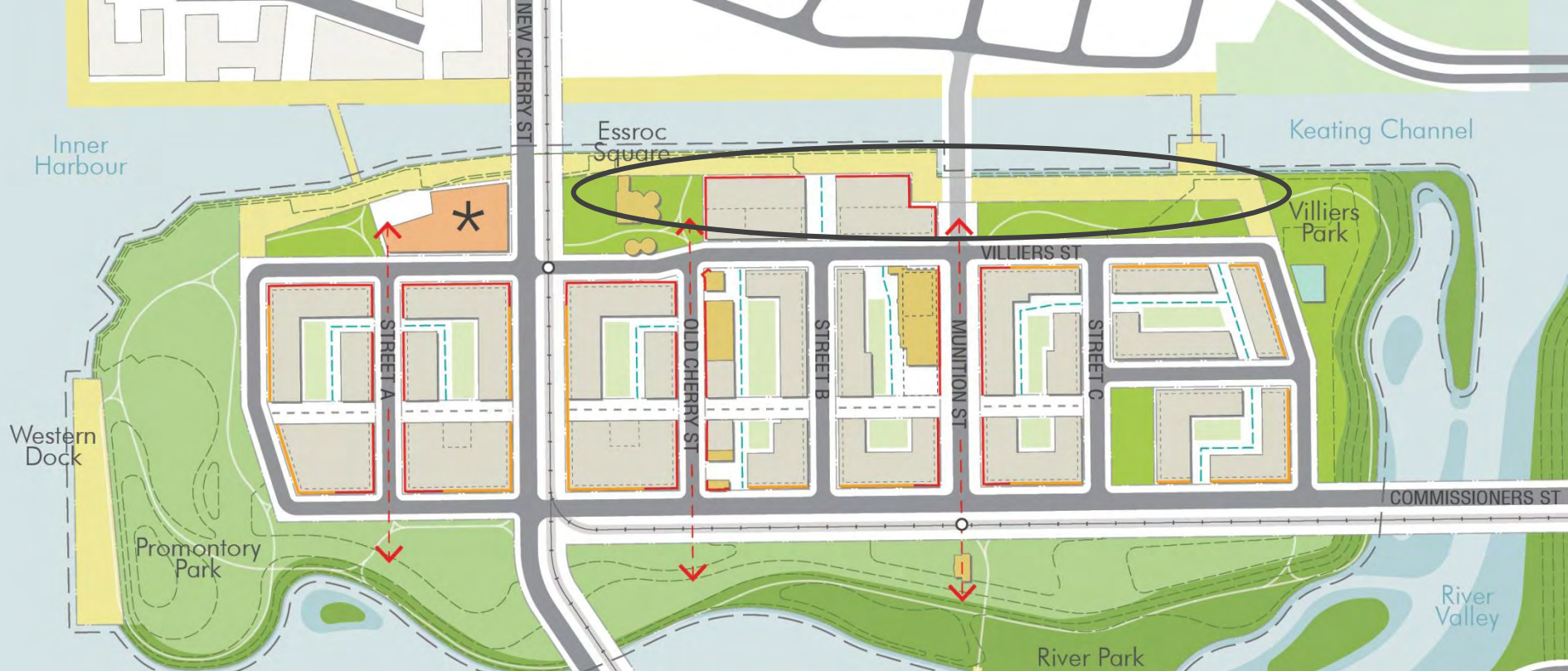


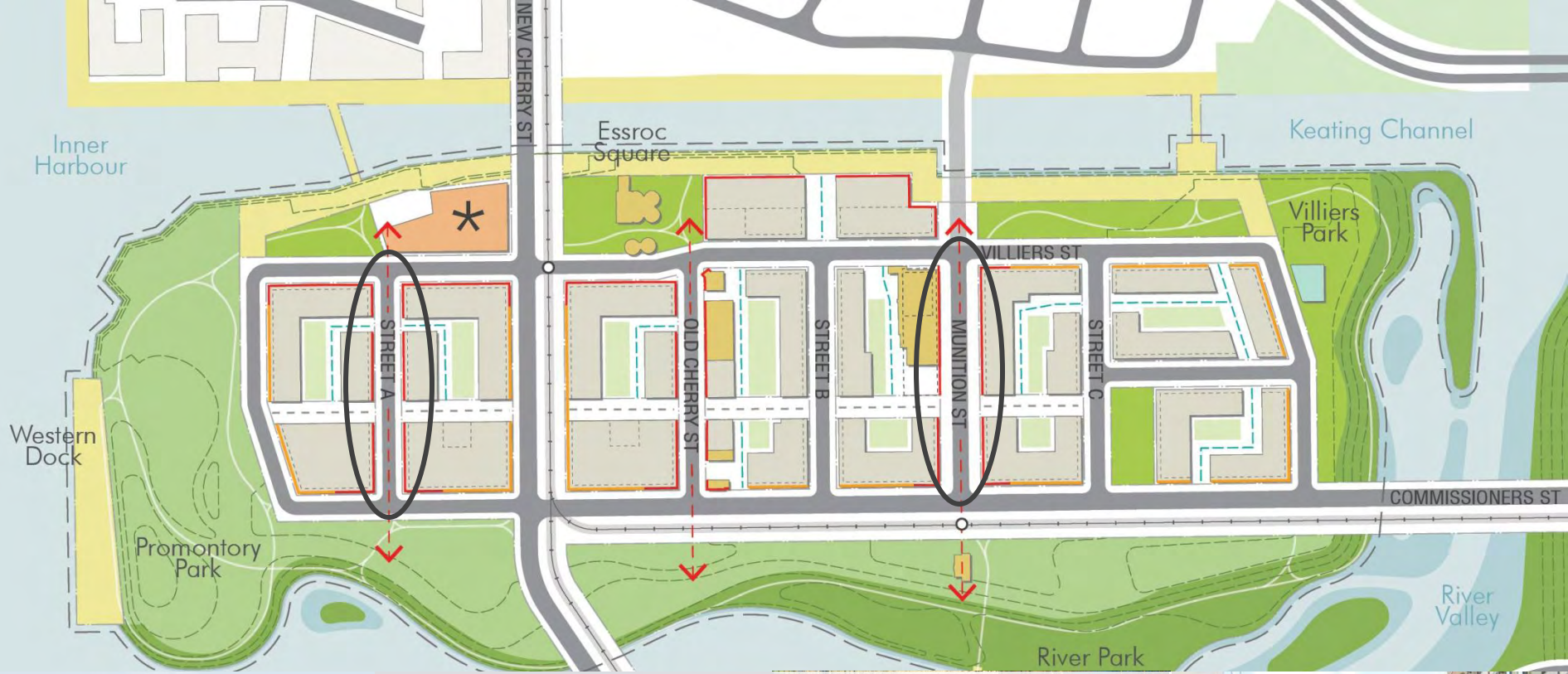
MADISON PARK, SEATTLE



HAFENCITY, HAMBURG



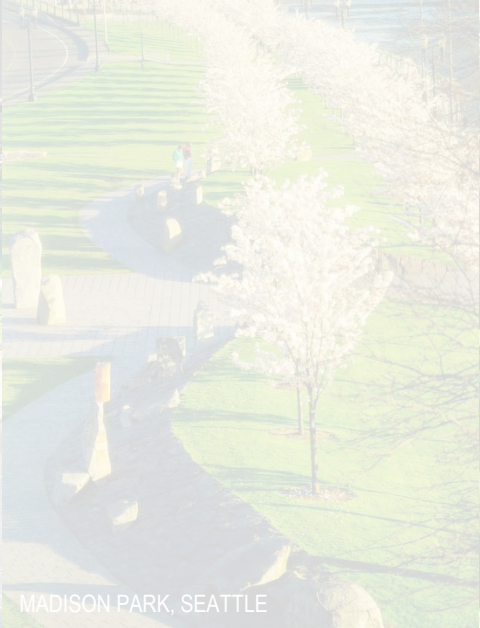




HAFENCITY, HAMBURG



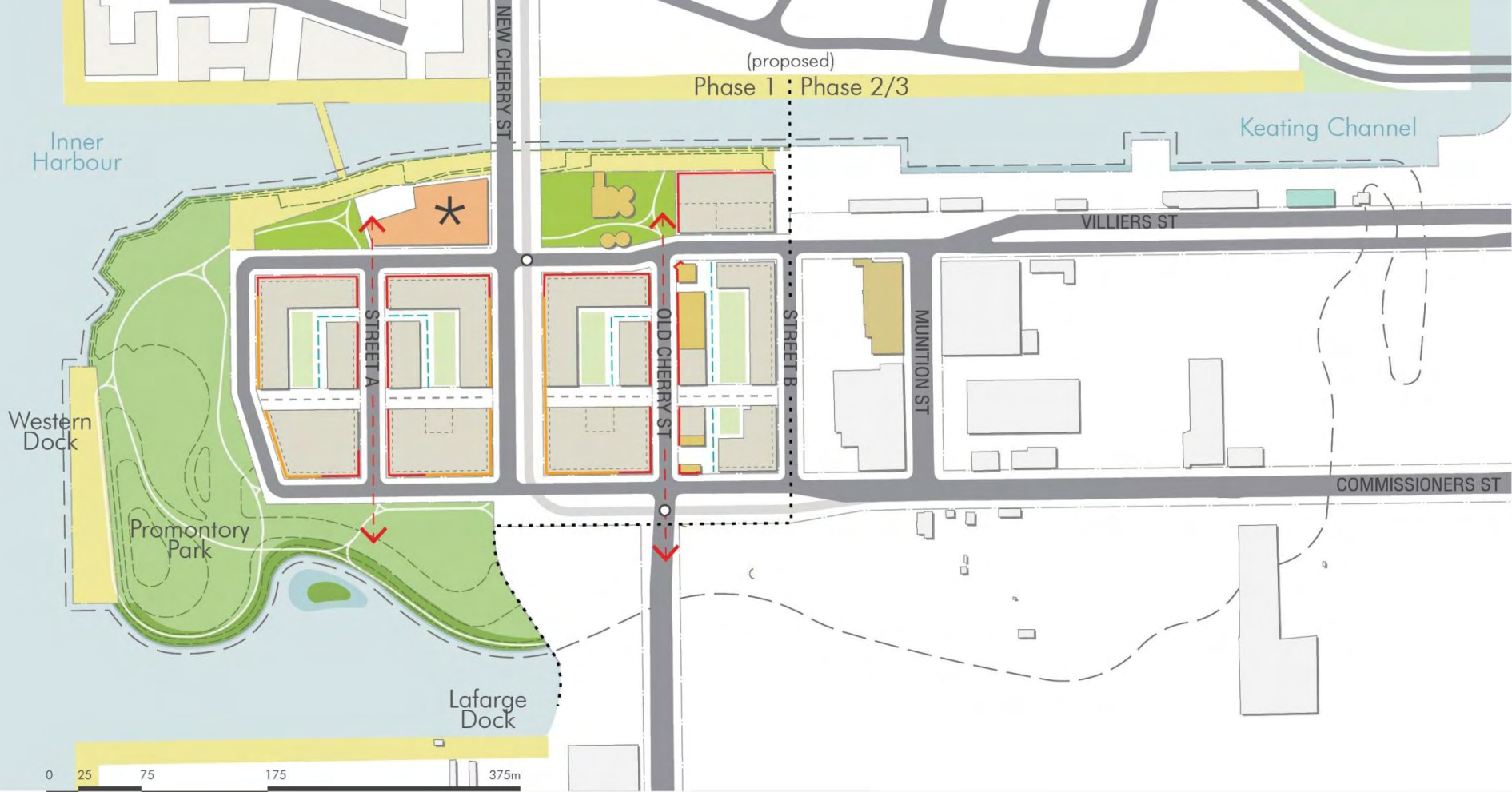
BROOKLYN BRIDGE PARK



MADISON PARK, SEATTLE



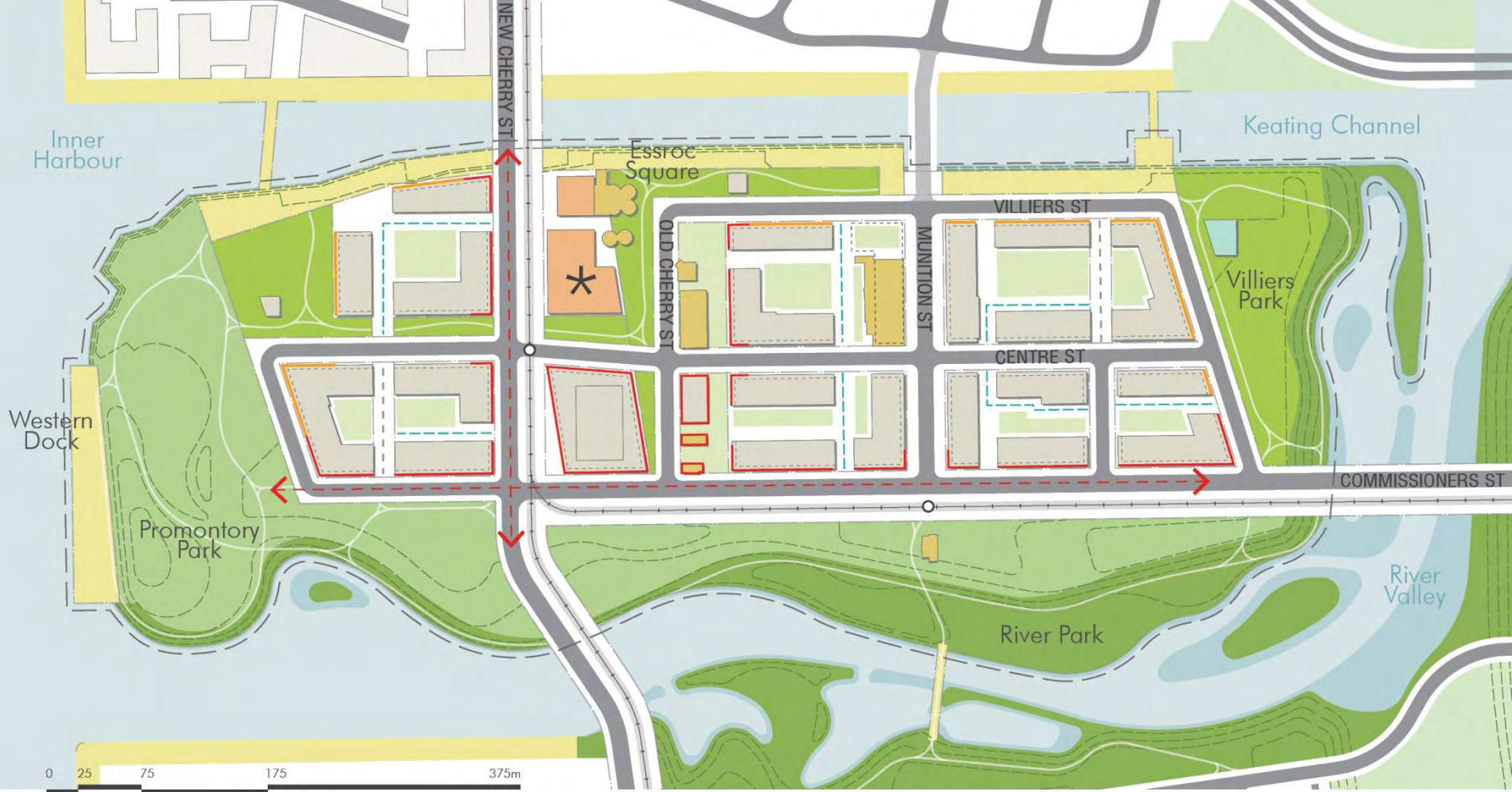
HAFENCITY, HAMBURG



- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | * | Irt route | +++ |
| primary retail | — | heritage building | ● | Irt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ■ | laneway | - - - |

The interim plan

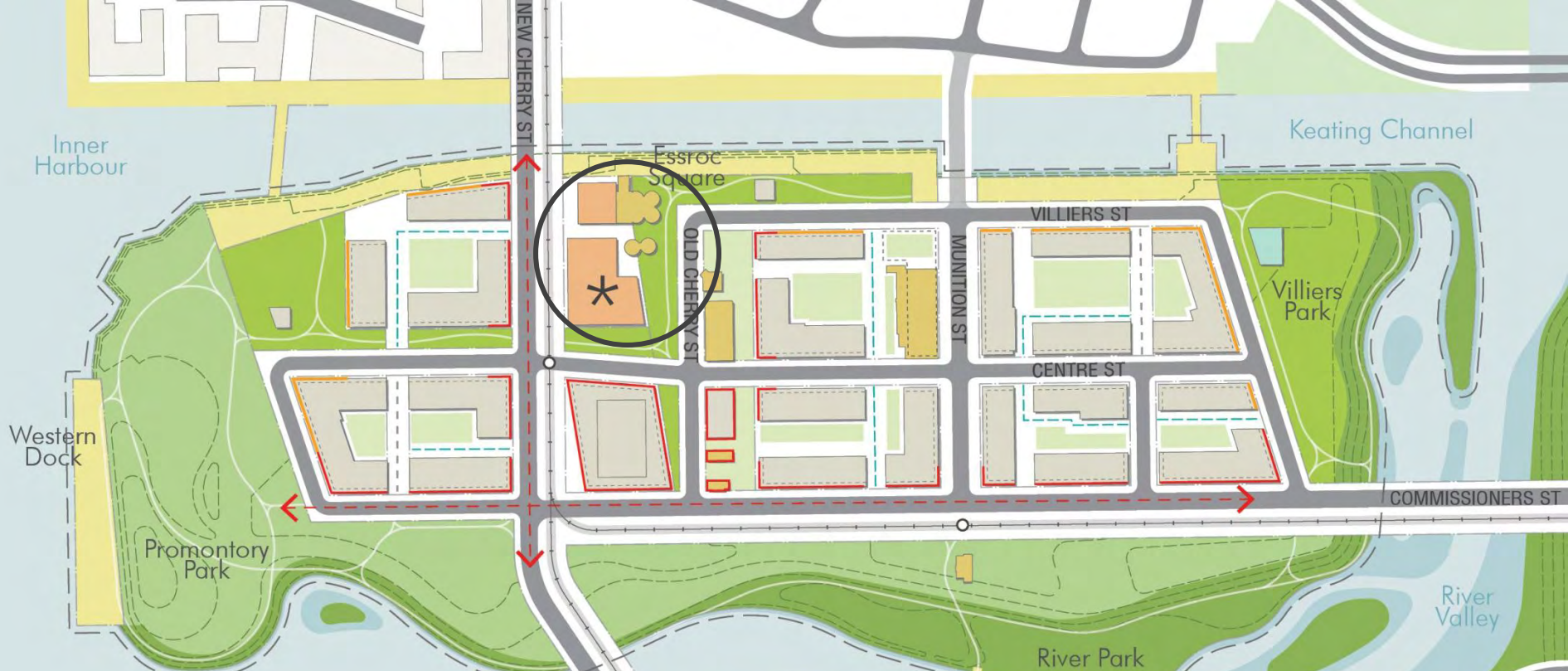
Option 1 - Keating Gateway

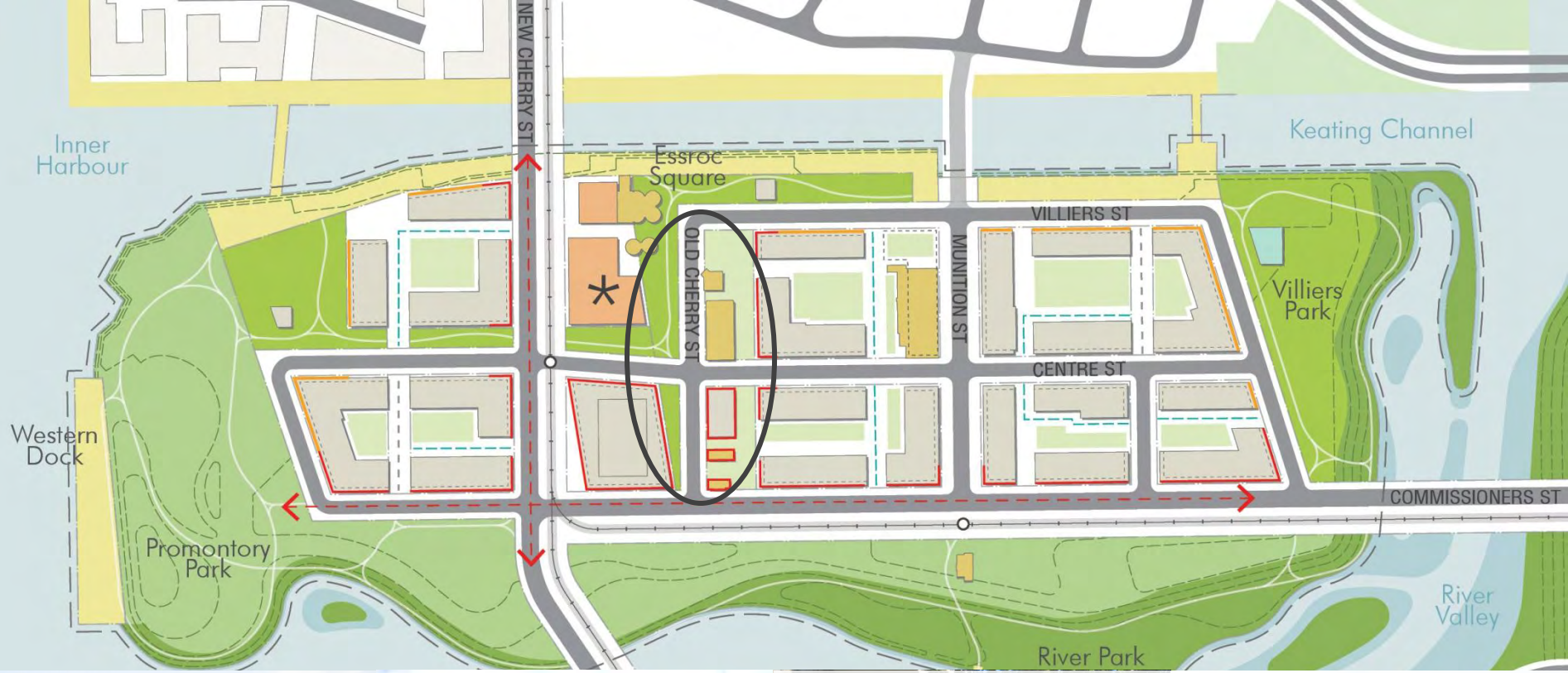


- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | * | Irt route | +++ |
| primary retail | — | heritage building | ● | Irt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ● | laneway | - - - |

The long term plan

Option 2 - Cultural Core





SILo PARK NEW ZEALAND



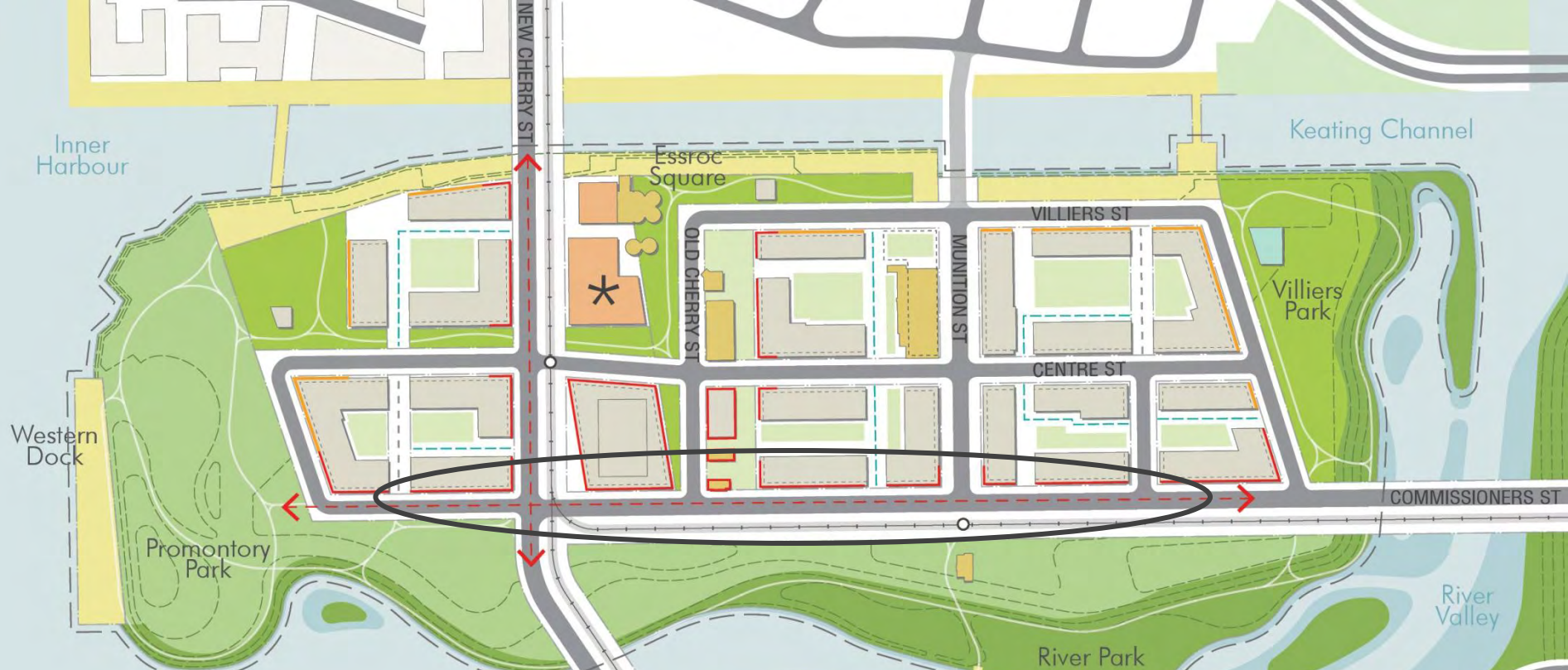
DISTILLERY DISTRICT



PORTLAND, OREGON



BARRIE, ONTARIO



SILo PARK NEW ZEALAND



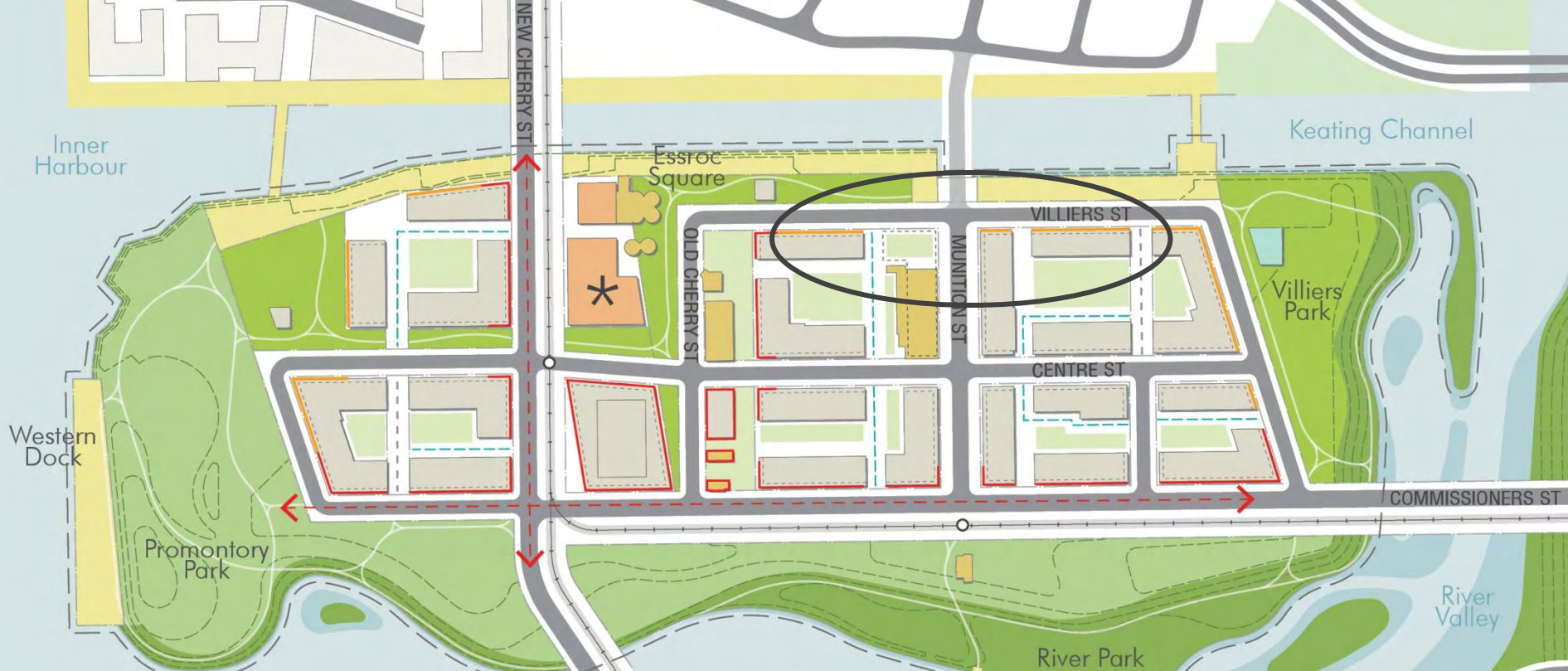
DISTILLERY DISTRICT



PORTLAND, OREGON



BARRIE, ONTARIO



SILo PARK NEW ZEALAND

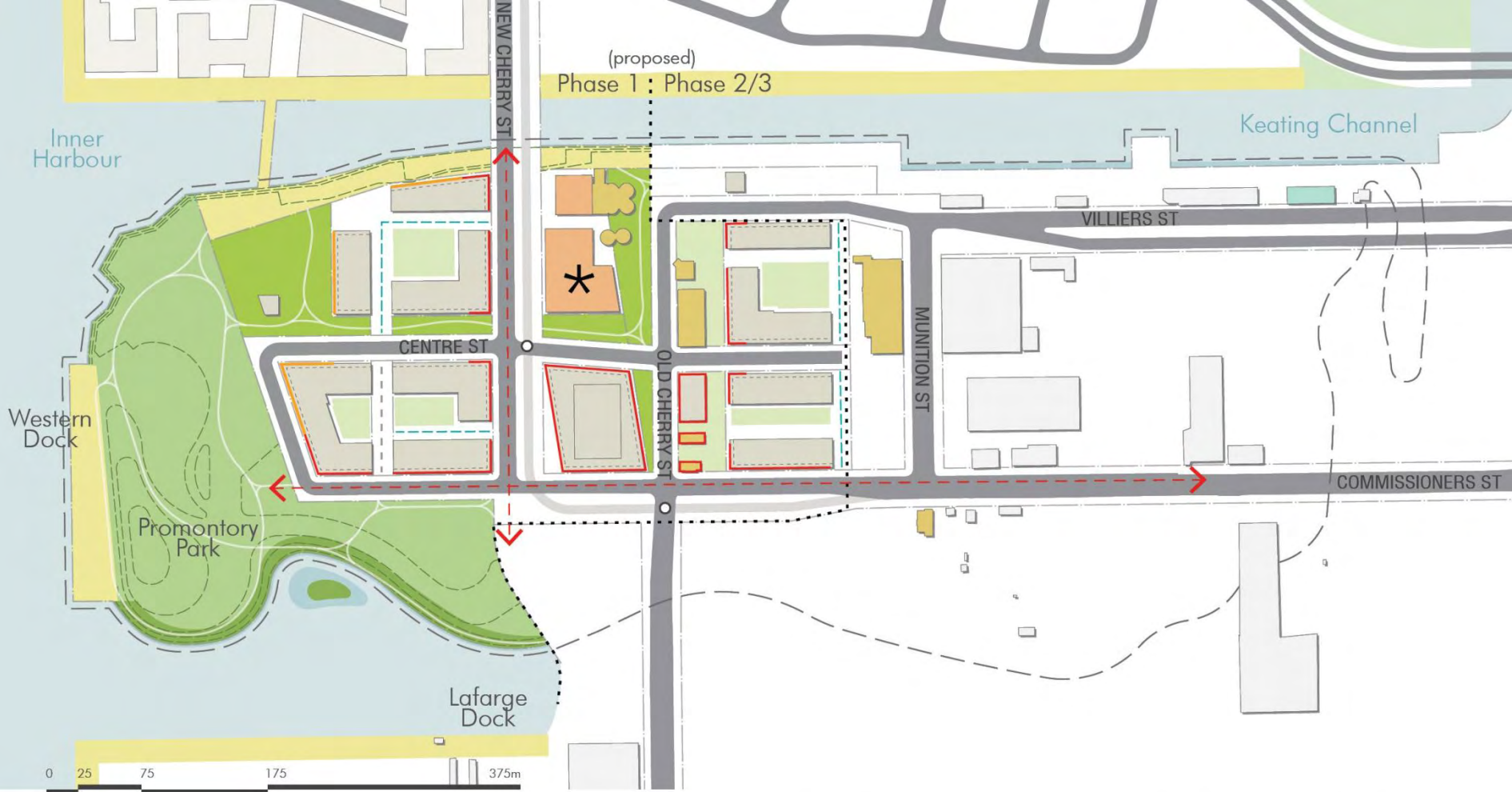


DISTILLERY DISTRICT

PORTLAND, OREGON



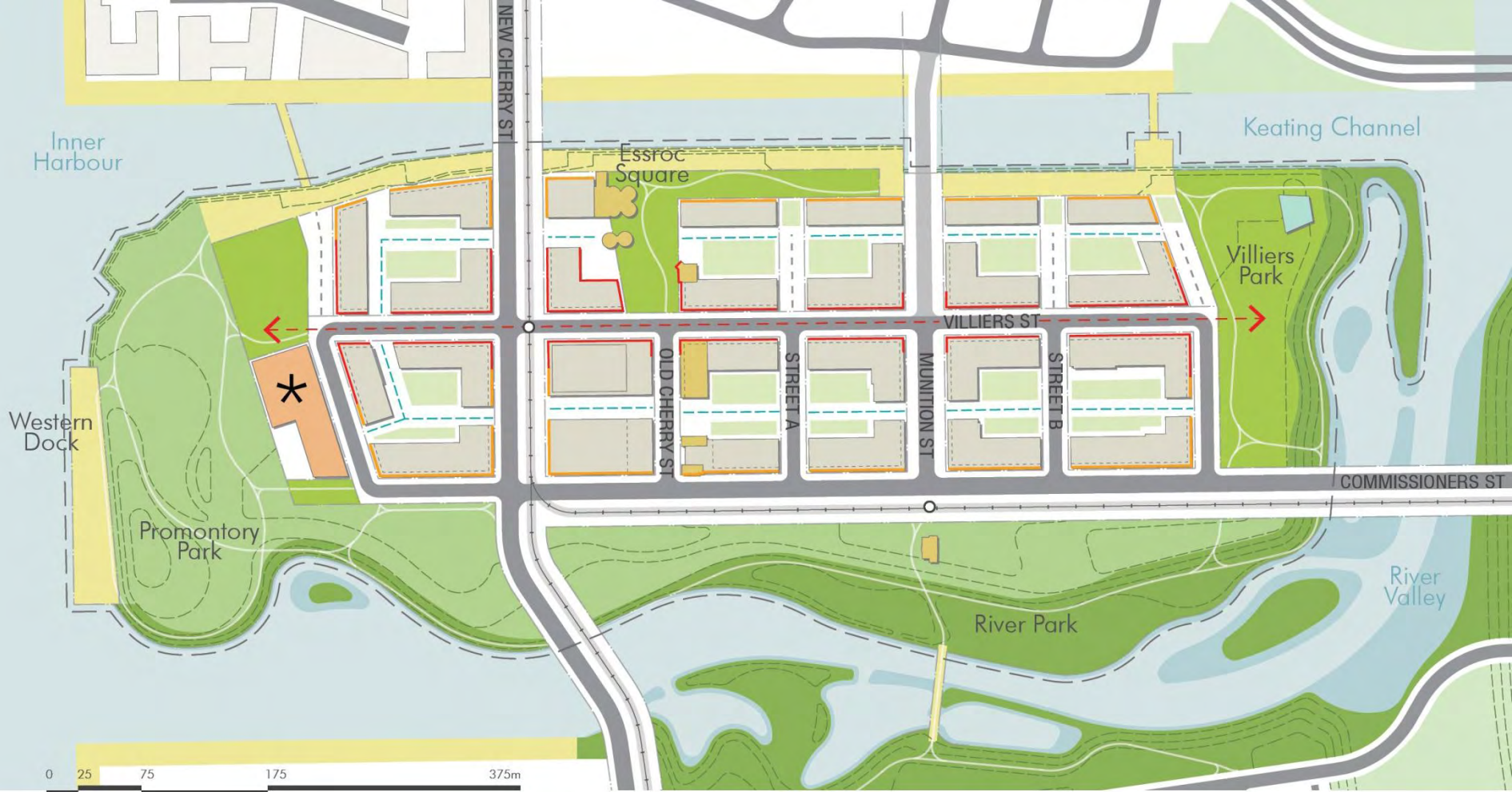
BARRIE, ONTARIO



- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | * | lrt route | +++ |
| primary retail | — | heritage building | ● | lrt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ● | laneway | - - - |

The interim plan

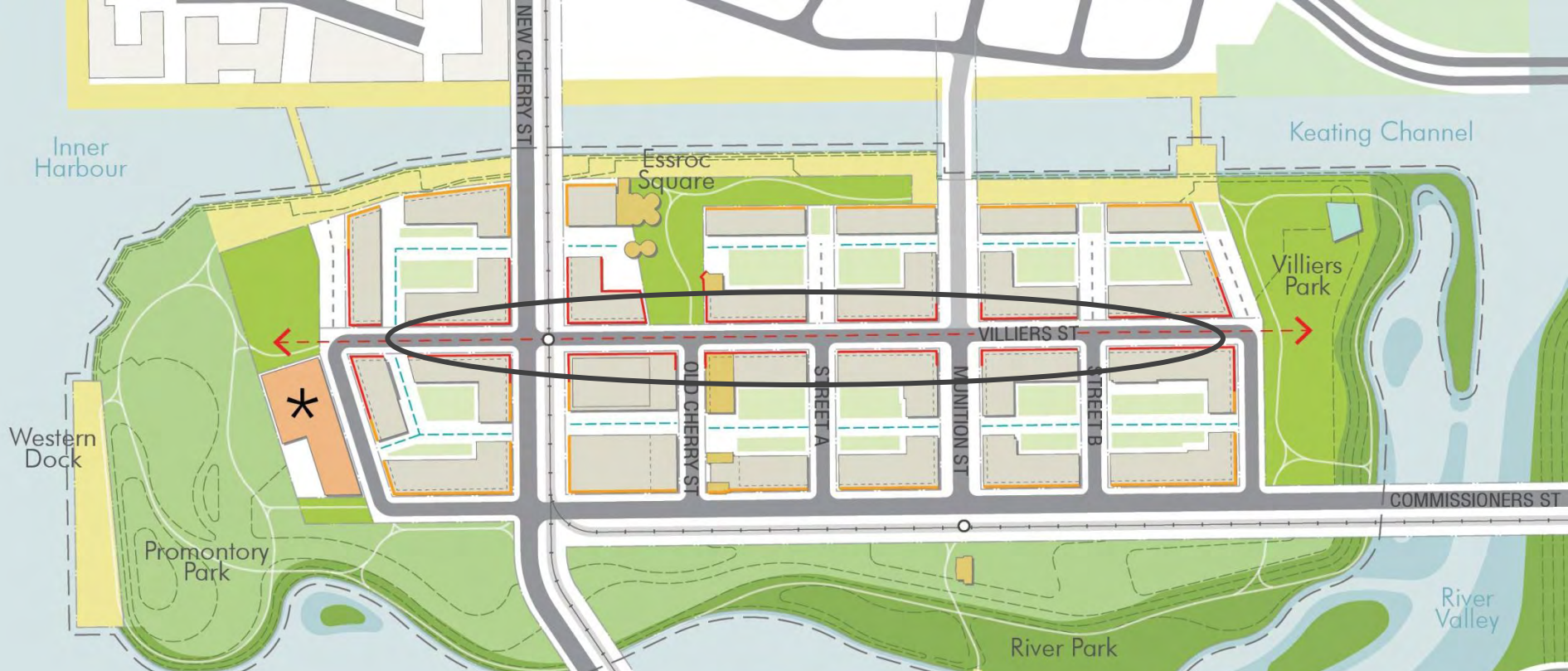
Option 2 - Cultural Core



- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | ★ | Irt route | +++ |
| primary retail | — | heritage building | ● | Irt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ● | laneway | - - - |

The long term plan

Option 3 – Central Spine



KING STREET, KITCHEN CITY



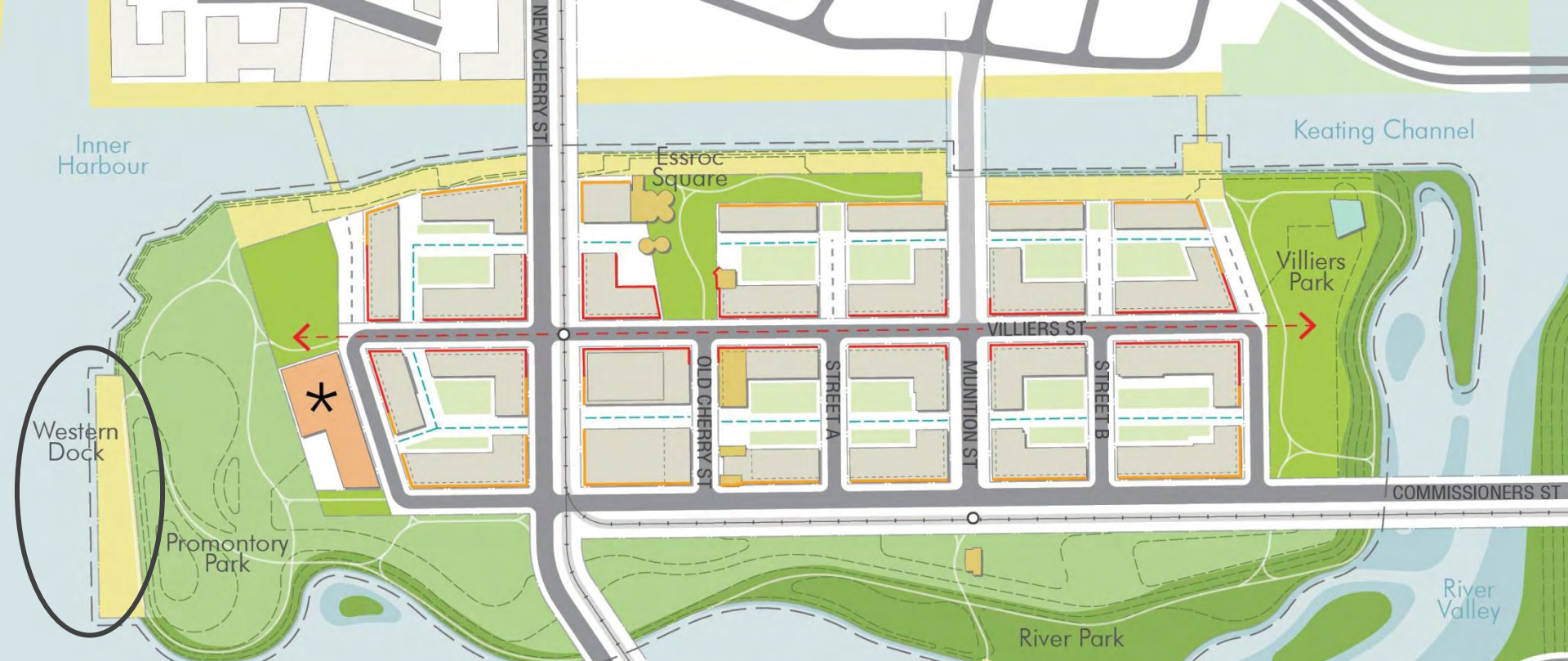
PIER 15, NYC



BALTIMORE



HAFENCITY, HAMBURG



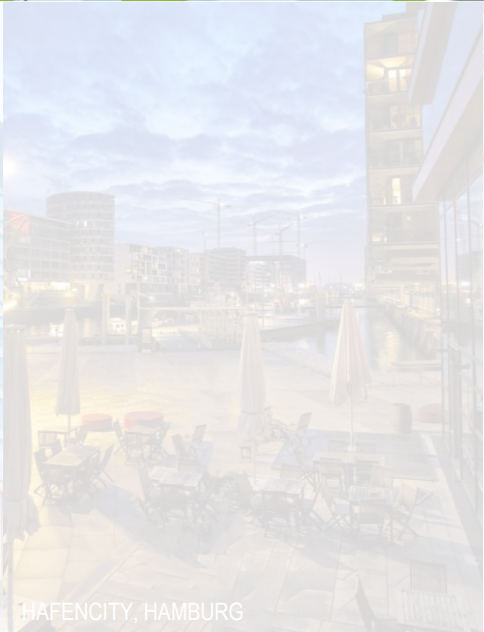
KING STREET, KITCHEN



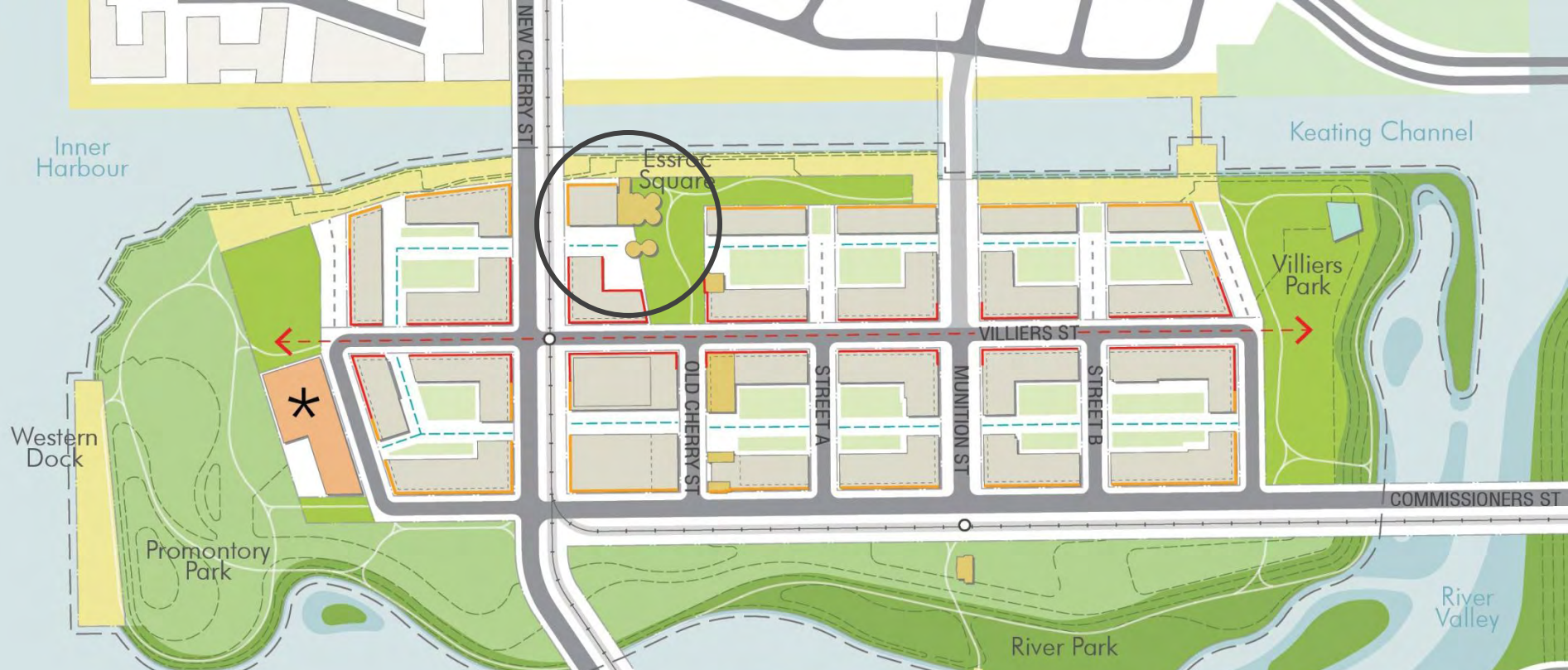
PIER 15, NYC



BALTIMORE



HAFENCITY, HAMBURG



KING STREET, KITCHEN



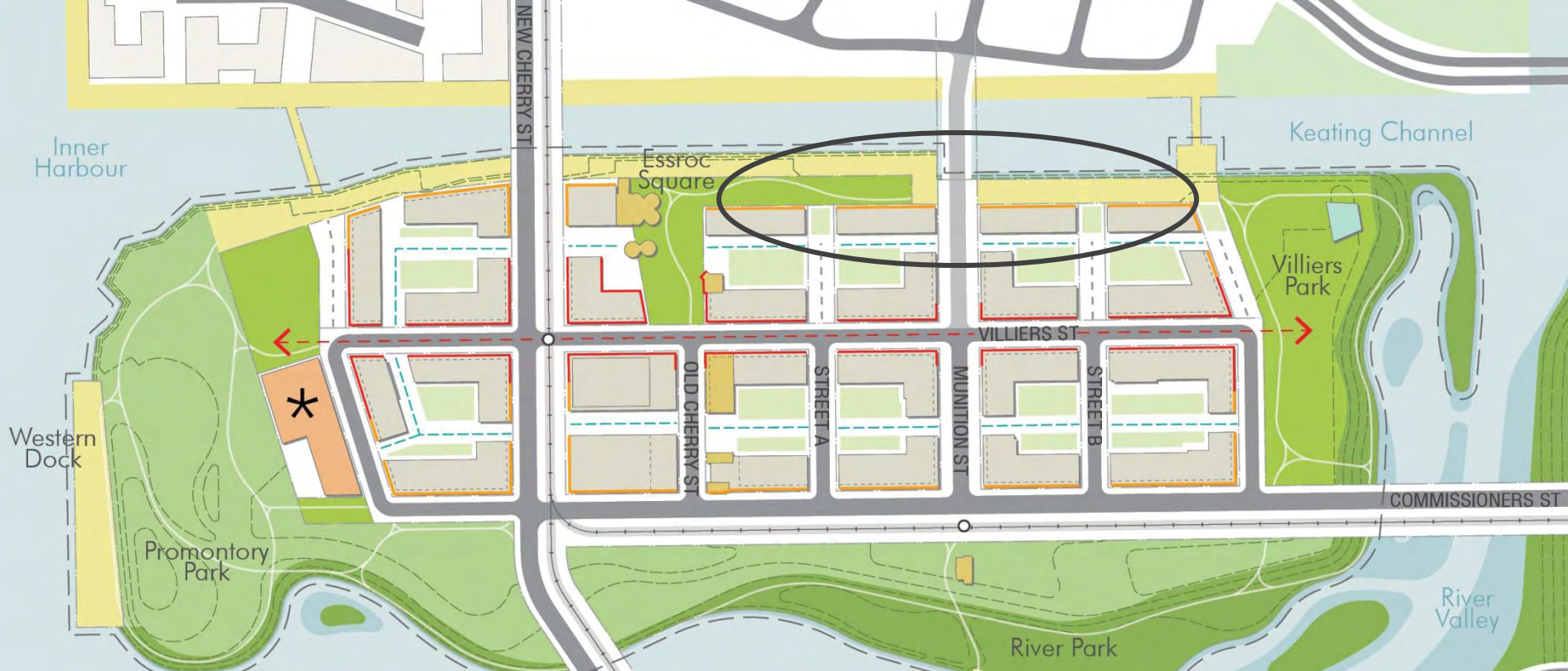
PIER 15, NYC

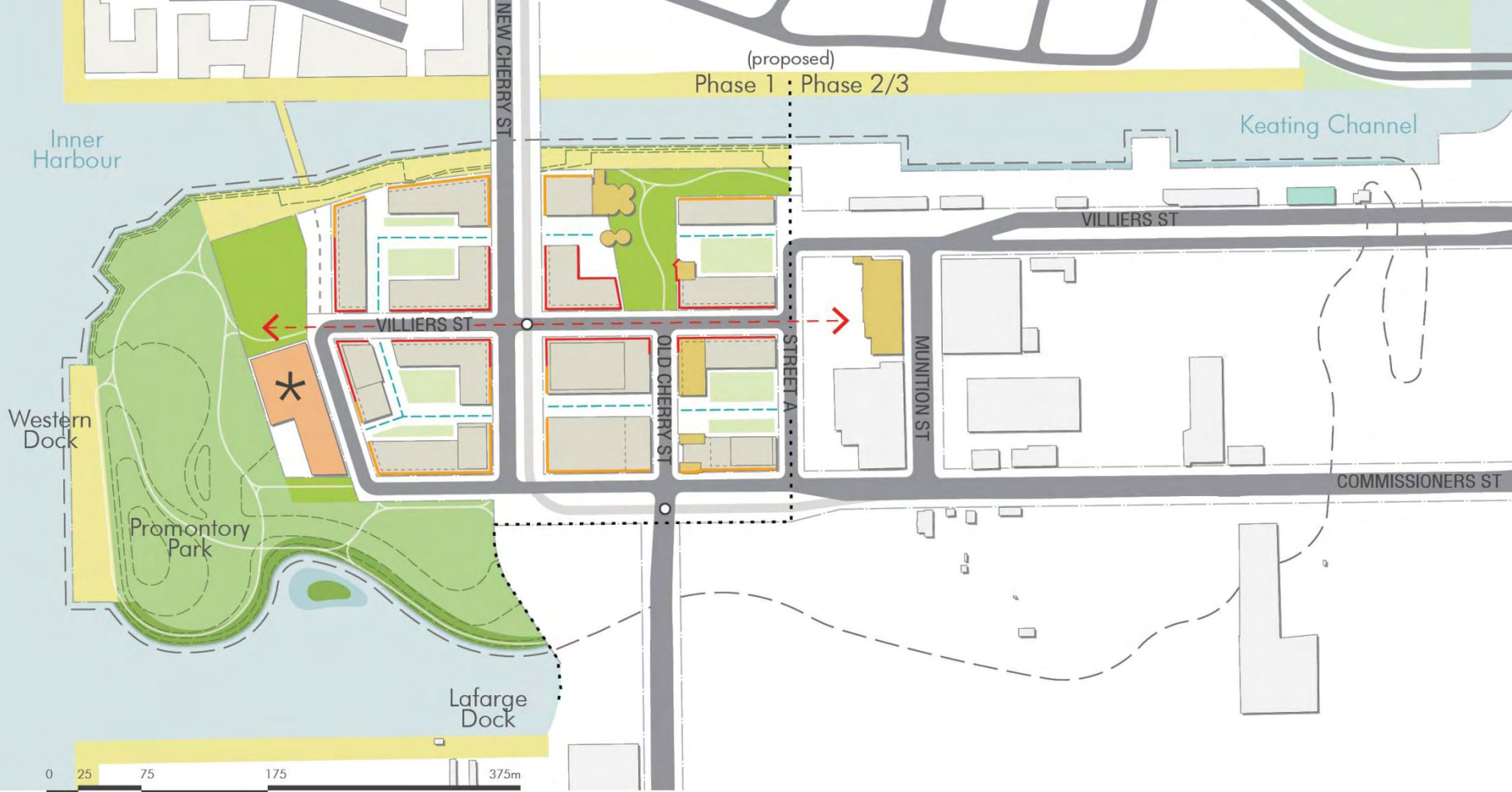


BALTIMORE



HAFENCITY, HAMBURG





- | | | | | | |
|-----------------------|-----|---------------------|---|---------------|-------|
| precinct boundary | - - | catalytic use | * | lrt route | +++ |
| primary retail | — | heritage building | ● | lrt stop | ○ |
| other active frontage | — | stormwater facility | ● | shared street | - - |
| community open space | ● | proposed building | ● | laneway | - - - |

The interim plan
Option 3 – Central Spine

Draft evaluation criteria



- 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 & creates a cultural & 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 spaces at the local, city and regional scale
- Precinct design celebrates and responds to 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

Next steps

- Evaluate the Options
- Select a Preferred Direction
- Prepare the Draft Precinct Plan



THANK YOU!