Project Background and Description

Project History
- Work on the Urban Design Guidelines began in 2018 and is expected to be complete by early 2021

Application and DRP History
- This is the first presentation to the Waterfront Design Review Panel
- At least one additional presentation is expected (transportation system can addressed in greater detail at this point)

Proposal Summary
- The Production, Interactive, Creative (PIC) Core Urban Design Guidelines will be a comprehensive public document to guide built form, streets and public spaces
- The role of the Urban Design Guidelines is to build upon and add greater detail to the vision outlined in the Port Lands Planning Framework (PLPF) and subsequent Official Plan Modification (OPM), both of which dealt with a much broader area
Port Lands Planning Framework

Adopted by City Council on December 8, 2017 as the 50-year vision of the revitalization of the Port Lands, with a number of Districts and land use typologies that create unique mix of employment-focused districts and mixed use precincts. The Framework addresses land use, transportation, infrastructure, community facilities, parks, biodiversity, built form and sustainability.

It envisions:

**New Mixed Use Communities**
- Four emerging mixed-use residential communities
- Up to 30,000 new residents

**A Film-Friendly Future**
- Diverse range of film activities accommodated
- Flexibility and adaptability for a changing industry

**Industry + Port Thrives**
- Sufficient lands to support industrial, port and City-servicing uses

**Growing and Sustaining Our Economy**
- Diverse opportunities
- Intensification of employment uses over time to support 25-30,000 employees
What is Production, Interactive and Creative (PIC) Core?

- Modern urban employment districts with a focus in creativity and innovation
- Film and media cluster, anchored by Pinewood Studios, that will continue to grow Toronto’s screen-based industries
- Compact urban form mixed with active ground floor frontages
- Diversity of light industrial and office building typologies to accommodate many uses
- Large floor plates and clear spans for production studios
Urban Design Guidelines Purpose

The Project
The Port Lands Planning Framework includes a set of urban design and built form principles which establish the overall vision for the Port Lands. The PIC Core Urban Design Guidelines will further expand on the urban design and built form direction of the Planning Framework.

The Result
The Urban Design Guidelines:

- Provide flexibility based upon use and site-specific conditions
- Provide robust and consistent direction on how the Port Lands will evolve over time
- Will be applied at various stages of the development review process and will also inform Context Plans
- Are being developed concurrently with, and will be informed by, a PIC Core Zoning By-law
Urban Design Guidelines Scope

DTAH has been retained to assist the City in developing Urban Design Guidelines beginning with a review of the PLPF and the Zoning Review progress to date. The PIC Core Urban Design Guidelines will include enhanced direction on:

**Built Form**
- The types and height of buildings
- How are developments organized
- More urban, dense developments

**Streets and Blocks**
- Street and block pattern that can evolve into a finer-grain urban fabric
- On-street and off-street parking
- Designing Film-Friendly Local Streets

**Public Realm**
- Public realm and streetscape design
- Landscaping and screening
- Designing engaging and attractive employment-focused districts
- Developing an identity that celebrates film, media and creative industries

**Additional Considerations**
- Planning for buildings that last and can be reused
- Sustainable and climate positive development
PIC Core Urban Design Guidelines Process

Phase 1: Research and Analysis (Q1 – Q3 2019)

Phase 2a: Emerging Ideas, Aspirations & UDG Direction (Q3 2019 – Q2 2020)

Phase 2b: Draft UDG & Zoning By-law (Q3 – Q4 2020)

Phase 3: Finalize the UDG & Zoning By-law (Q4 2020 – Q1 2021)

- SAC + LUAC MEETING #1 Introduction
- PUBLIC MEETING #1 Introduction
- Toronto Film Board Direction
- WTDSP MEETING #2 Draft Final & Direction
- SAC + LUAC MEETING #3 Review
- Landowner/User Meetings
- Film Board Focus Group Meetings
- SAC + LUAC MEETING #2 Draft Final
- PUBLIC MEETING #3 Draft Final
- WTDSP MEETING
Urban Design Guidelines Principles

**Good Neighbour:** Development must carefully consider both existing and future relationships with surrounding properties and the public realm.

**Innovative Employment Opportunities:** Diversity of innovative and creative industries should be able to find a home in PIC Core districts.

**Corridors to the Water:** Public connections to the waterfront should be provided where opportunities exist.

**Film-Friendly Districts:** Incorporate design elements that support and encourage film, media and creative uses.

**Robust Urban Fabric:** Protecting for a fine-grain street and block pattern as the Port Lands evolves over time.

**Placemaking:** Unique sense of place and identity based on landmarks, film and media industries, and the emerging blue and green network.

**Connectivity:** Create an integrated and interconnected Port Lands and PIC Core public realm system.

**Future Forward:** Create resilient future forward and climate positive modern creative employment districts.
Areas for Panel Consideration

1. How can the guidelines be sufficiently flexible to accommodate a diversity of building types in this creative employment-focused area?

2. How can the guidelines advance resiliency and future-proofing, both considering the climate emergency and the changing nature of work?

3. What challenges might limit the ability to implement the guidelines?

4. What other considerations should be explored to further drive design excellence?
Districts and Quadrants

“Media City”
SW Quadrant

“Turning Basin”
SE Quadrant

NE Quadrant
Existing Elements
Edges

- Don River Frontage
- Ship Channel Frontage
- Commissioners Frontage
- Broadview Frontage
- Logan / McCleary Frontage
- Lake Shore Frontage
- Carlaw Frontage
- Turning Basin Frontage

Legend:
- Water’s Edge Frontages
- Park-Facing Frontages
- Green Street Frontages
- Other Street Type Frontages
Other Features
Port Lands Planning Framework (PLPF)
Existing Buildings

Pinewood Offices (Quadrangle)
Pinewood Mega Studio (Alsop)
Sun Oil Building (heritage)
Gas station
Mayfair Club
FedEx Building
Buildings on Carlaw
Former Toronto Hydro building (heritage)
Public Realm Vision

Focus is on Edges
- PIC Core area has limited interior space, many edges – these edges are the primary opportunity for public realm improvement.
- Looking to extend and build on design work already done for Don Roadway, Commissioners Street and the Broadview Extension – other edges will take on their own individual characters.

A New Kind of Water’s Edge Promenade
- The Water’s Edge Promenade along the Ship Channel is the only major public park planned within the area, and will connect to the wider trail system (smaller parks will be established through precinct planning, design guidelines and context plans).
- Although the PLPF long term vision calls for an urban edge akin to the Central Waterfront, in the short to medium term it may have a more natural and industrial character.
- Need to accommodate ongoing shipping needs alongside recreational activity.
Don River Frontage

Existing condition (2019)
Don River Frontage
Don River Frontage

View from Inner Harbour
Don River Frontage

Conceptual rendering, Port Lands Planning Framework (facing south)
Don River Frontage

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

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

Existing condition (2019)
Shipping Channel Frontage
Shipping Channel Frontage

Conceptual renderings with and without waterfront street. Port Lands Planning Framework (facing east).
Shipping Channel Frontage

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

Potential Built Form Frontage

Docklands, Dublin, Ireland

Trondheim, Norway

Center for Urban Waters, Tacoma, USA

Aker Brygge, Oslo, Norway
Shipping Channel Frontage

- Major edge, and opportunity for a new waterfront public space.
  - Long-term vision is an urban promenade, similar to East Bayfront.
  - In the short to medium-term, however, it may operate more like a recreational trail.
- Shipping Channel dockwall will continue to be used for ship moorage.
Water’s Edge Promenades

Zollverein Coal Mine Trail, Essen, Germany

Riga, Latvia

Harbourfront, Toronto

Fells Point, Baltimore, USA

Auckland, New Zealand

Sugar Beach, Toronto
Turning Basin Frontage
Turning Basin Frontage
Turning Basin Frontage

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

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

Existing condition (2019)
Commissioners Frontage

Conceptual rendering, Port Lands Planning Framework (between Don Roadway and Broadview extension, facing east)
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 (when not fronting onto a public street or the Water’s Edge Promenade)
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.
- Priority activation frontage and site of major nodes.
  - Consistent streetwall expected.
  - Screening and landscaped buffers appropriate intermittently between built form.

Potential Built Form Frontage
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.
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.
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 McKeary Park, using local streets and mid-block connections.
Demonstration Scenario: Potential Northeast Quadrant Evolution
Demonstration Scenario: Phase 1
Demonstration Scenario: Phase 2
Demonstration Scenario: Phase 3
Active Frontages in Policy
Ground Floor Activation

Activate with high ground floor ceiling heights and a wealth of details

Ground-level facades should be 70% transparent
Hierarchy of Active Frontages

- **High Public Access**
  - Retail shops, restaurants and cafés, entertainment and cultural uses
  - Concentrated at key nodes within primary frontage areas and at strategic locations along the primary, secondary and water’s edge promenade frontage areas

- **Less Frequent Public Access**
  - Showrooms, office lobbies, artisan studios, community spaces
  - Located within Primary, Secondary and Water’s Edge frontage areas

- **Transparent, No Public Access**
  - Offices and workshops (if significantly transparent), private cafeterias and meeting spaces
  - May comprise the bulk of Secondary and Water’s Edge frontage areas
Active Uses

Retail and Service

Production Studio

Office and Flex Space

Institutions and Workshops

Entertainment and Cultural Uses
Identity and Celebration

Gainsborough Studios, London, UK
Trollhättan, Sweden
Barrandov, Prague, Czechia
Film props, Cité du Cinema, Paris, France
Nordisk, Film, Copenhagen, Denmark
Film Screening Pavilion, Porto, Portugal
Quick Starts
Blank Walls and Wrappers

Adelaide Studios, Adelaide, Australia

Ciné Bassin, Bordeaux, France

Pinewood Studios, Toronto

Adelaide Studios, Adelaide, Australia

Caligari Halle, Babelsberg, Berlin, Germany

Babelsberg Studio, Berlin, Germany
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
Built Form Direction

**Identity**
- Buildings will respond to surrounding context and character defining features.
- Wide, naturalized, landscaped setbacks required adjacent to key streets.

**Legibility**
- Buildings heights and placement will preserve, create and accentuate views.
- Building placement will permit the extension of the public street network.

**Diversity**
- Diversity through strong, repeating vertical articulation and facade designs.
- Diversity through different building heights and height shifts.

**Adaptability**
- Urban street-edge relationships with buildings framing the public realm.
- Minimum building heights and floor to floor ceiling heights for non-residential on key frontages.

**Activity**
- Activate with high ground floor ceiling heights and a wealth of details.
- Ground-level facades should be 70% transparent.

**Skyline Topography**
- Buildings will contribute to the creation of a distinct and dynamic skyline.
- New buildings will not detract from or dominate the port lands existing skyline.
Port Lands Official Plan Modification (OPM) Minimum Heights

Study area

Minimum 3 storeys (or 12m equivalent) on streets identified in OPM

Legend: Study area

Legend: Minimum 3 storeys (or 12m equivalent) on streets identified in OPM
Streetwall Frontage: Lower Scale Employment Buildings

- Allows for lower scale industrial employment activities (studios, workshops, warehouses)
- Uses that may not be ‘good neighbours’ located internal to block with local street access
Streetwall Frontage: Mid-Scale Employment Buildings

- Provides office and commercial/retail (at sidewalk level) supported by transit on major roads
- Balances scale of the street (road width to streetwall height), framing street and public realm for pedestrian comfort
Streetwall Frontage: Taller Mid-Scale Employment Buildings

- Signals higher order transit / mobility on major roads
- Create visually prominent ‘special’ / ‘signature’ buildings at nodes / gateways that signal significant intersections, act as landmarks, add to skyline
Sustainability: Toronto Green Standards

- Challenge of applying TGS to the PIC Core area:
  - Stormwater treatment
  - Greening
  - Energy
- Opportunity to define new standard for the future
- Focus on additional resilience strategies (e.g. encourage adaptability, design for future conversion and reuse, future energy generation (solar and wind readiness))
- Encourage wood frame structures
- Work with employers and property owners to promote sustainable commuting options, dependent on supporting infrastructure
Sustainability: Stormwater

- 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
- Opportunities to pilot creative solutions to managing stormwater on-site (i.e. blue roofs, integrated low-impact development systems)

Detail of stormwater strategy diagram, Port Lands Planning Framework.
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